

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 21st day of January, 2025 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
Beth Tiggelaar	Member
Traci Hutton	Member
Jason Parker	Member
Kirby Kercheval	Member
Mark Assaad	Alternate Member
Wayne Johnson Jr.	Alternate Member

constituting a quorum with Member Justin Roberts being absent and Wayne Johnson Jr. serving as a voting member; and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Natalie Gulo	Assistant City Attorney
Erica Marohnic	Planning Services Director
Tara Brooks	City Secretary

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

Item 1. Invocation and Pledge of Allegiance

Council Member Leon Leal gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 2. Conditional Use Permit **CU24-48A** (Sunbelt Rentals)

The public hearing for this item was opened and tabled at the December 17, 2024 joint meeting.

Planning Services Director Erica Marohnic reported the applicant was requesting a conditional use permit to amend the previously approved site plan CU23-05 (Ordinance No. 2023-018) to allow sales and rental of heavy equipment and machinery. This request is specifically to allow monument signs to exceed maximum height and effective area requirements. The subject property is located at 1035 Texan Trail and is currently zoned "BP", Business Park District.

Applicant Representative Jason Tieman, Director of Construction, explained the purpose of the sign design and answered questions from the Commission and Council.

Director Marohnic answered questions from 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, Hotelling, Tiggelaar, Hutton, Parker, Kercheval, and Johnson
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

Item 3. Conditional Use Permit **CU24-51** (Grapevine Mills Mall EV)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to amend the previously approved site plan CU24-01 (Ordinance No. 2024-044) for a planned commercial center in excess of 1,000,000 square feet of gross, leasable spaces. This request is specifically to add three Level 3 electric vehicle (EV) charging stations to the site for public use. The subject property is located at 3000 Grapevine Mills Parkway and is currently zoned "CC" Community Commercial District.

Applicant Representative Brian Powers with Black and Vetch described the project and answered questions from Council.

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

Motion was made to close the public hearing.

Motion: Tiggelaar
Second: Parker
Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Parker, Kercheval, and Johnson
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 4. Zoning Application **Z24-10** and Conditional Use Permit **CU24-56** (Shammy's Car Wash)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting to rezone 1.448 acres from "PO", Professional Office District to "CC", Community Commercial District and a conditional use permit to develop a drive-through, automatic car wash. The subject property is located at 3721 Ira E. Woods Avenue.

Director Marohnic answered questions from the Commission.

Applicant representative Matt Carnes presented this item and answered questions from the Commission and Council.

Applicant representatives John Young and Kevin Patel answered questions from the Commission.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: Rogers
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, 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 5. Citizen Comments

John Renger, 2904 Oak Forest Drive, Grapevine requested Council modify the ordinances to allow Code Enforcement the ability to cite the home at 2905 Oak Forest Drive.

NEW BUSINESS

Item 6. Consider **Resolution No. 2025-003** authorizing staff to submit an application to the Urban Area Security Initiative Grant in order to procure a lift bag kit for the Grapevine Fire Department's technical rescue team, and take any necessary action.

Chief Darrell Brown presented this item and described the use and need of a lift bag kit and requested Council authorize staff to submit a grant application to the Urban Area Security Initiative.

Chief Brown answered questions from Council.

Motion was made to approve **Resolution No. 2025-003** authorizing staff to submit an application to the Urban Area Security Initiative Grant in order to procure a lift bag kit for the Grapevine Fire Department's technical rescue team, and take any necessary action.

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

RESOLUTION NO. 2025-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION OF AN URBAN AREA SECURITY INITIATIVE (UASI) GRANT ON BEHALF OF THE NORTHEAST FIRE

DEPARTMENT ASSOCIATION (NEFDA) AND PROVIDING
AN EFFECTIVE DATE

Item 7. Consider **Resolution No. 2025-004** authorizing staff to submit an application for the FY 2024 Assistance to Firefighters Grant in order to procure funds that will assist in providing annual physicals for Grapevine Fire Department personnel, and take any necessary action.

Chief Brown presented this item and requested authorization to allow staff to submit a grant application for funds to assist in the costs of the annual physicals for Grapevine Fire Department personnel.

Motion was made to approve **Resolution No. 2025-004** authorizing staff to submit an application for the FY 2024 Assistance to Firefighters Grant in order to procure funds that will assist in providing annual physicals for Grapevine Fire Department personnel, and take any necessary action.

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

RESOLUTION NO. 2025-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION
OF AN FY24 ASSISTANCE TO FIREFIGHTERS GRANT
AND PROVIDING AN EFFECTIVE DATE

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 16. Conditional Use Permit **CU24-48A** (Sunbelt Rentals)

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

Motion was made to approve Conditional Use Permit CU24-48A (Sunbelt Rentals) and **Ordinance No. 2024-107**.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
Nays: Rogers
Approved: 6-1

ORDINANCE NO. 2024-107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-48A TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU23-05 (ORDINANCE NO. 2023-018) TO ALLOW FOR THE SALES AND RENTAL OF HEAVY EQUIPMENT AND MACHINERY, SPECIFICALLY TO ALLOW MONUMENT SIGNS TO EXCEED THE MAXIMUM HEIGHT AND EFFECTIVE AREA REQUIREMENTS FOR BLOCK 2, LOT 2A, AIRPORT CROSSING JV WELLS ADDITION (1035 TEXAN TRAIL) IN A DISTRICT ZONED "BP", BUSINESS PARK 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 17. Conditional Use Permit **CU24-51** (Grapevine Mills Mall EV)

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

Motion was made to approve Conditional Use Permit CU24-51 (Grapevine Mills Mall EV) and **Ordinance No. 2025-003**.

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

ORDINANCE NO. 2025-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU24-51 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU24-01 (ORDINANCE NO. 2024-044) FOR A PLANNED COMMERCIAL CENTER IN EXCESS

OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE, SPECIFICALLY TO ADD THREE PUBLIC USE, FREESTANDING LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE EXISTING MALL PARKING LOT FOR BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION, PHASE 1 (3000 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 18. Zoning Application **Z24-10** (Shammy's Car Wash)

Chairman Oliver reported the Commission denied the zoning application for Shammy's Car Wash with a vote of 7-0.

Motion was made to **deny** Zoning Application Z24-10 (Shammy's Car Wash).

Motion: Slechta

Second: Rogers

Ayes: Tate, Rogers, Coy, Slechta, and Leal

Nays: Freed, O'Dell

Approved to deny: 5-2

Item 19. Conditional Use Permit **CU24-56** (Shammy's Car Wash)

Chairman Oliver reported the Commission denied the conditional use permit for Shammy's Car Wash with a vote of 7-0.

Motion was made to **deny** Conditional Use Permit CU24-56 (Shammy's Car Wash).

Motion: Slechta

Second: Rogers

Ayes: Tate, Rogers, Coy, Slechta, and Leal

Nays: Freed, O'Dell

Approved to deny: 5-2

City Council continued with the agenda in the published order.

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. No one requested to remove any items 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 8. Consider the purchase of replacement cardiovascular equipment for the REC from Team Marathon Fitness.

Parks and Recreation Director Chris Smith recommended approval of the purchase of cardiovascular equipment as part of the annual equipment plan at the REC for a total amount not to exceed \$93,282

Item 9. Consider the purchase of replacement windscreens and top rails for Oak Grove Baseball from Pioneer Athletics.

Parks and Recreation Director Smith recommended approval of the purchase of windscreens and top rails for fences at Oak Grove Ballfields for an amount not to exceed \$18,770.

Item 10. Consider the renewal of software and equipment for the lightning warning system at the athletic complexes from Perry Weather Consulting.

Parks and Recreation Director Smith recommended approval of the renewal of software and equipment for the lightning warning systems for an amount not to exceed \$22,661.

Item 11. Consider a contract for Cartegraph asset management system software updates, support, and maintenance with OpenGov/Vertosoft.

Parks and Recreation Director Smith recommended approval of the Cartegraph asset management system software updates, support and maintenance for an amount not to exceed \$45,506.

Item 12. Consider the renewal of an annual contract for RFP 04-23 for parks janitorial services with PureService Corporation.

Parks and Recreation Director Smith recommended approval of the renewal of the contract for janitorial services to be performed at the parks, medians, right-of-ways, outdoor facility hardscaping, open spaces and outdoor athletic complexes for an annual estimated amount of \$536,100.

Item 13. Consider the purchase of Motorola portable radios, chargers and accessories from Motorola Solutions, Inc.

Police Chief Mike Hamlin recommended approval of the purchase of Motorola portable radios, chargers and accessories for the Police Department for an amount not to exceed \$350,002.

Item 14. Consider the renewal of an annual contract for directional drilling services with Predur Underground Construction, Inc.

Public Works Director Bryan Beck recommended approval of the renewal of the annual contract for directional drilling services for an annual estimated amount of \$100,000.

Item 15. Consider the minutes of the January 7, 2025 Regular City Council meeting.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:21 p.m.

Motion: Rogers
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 February, 2025.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

