

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 20th day of May, 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
Sean Shope	Council Member - Elect

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 Kerchavel	Member
Justin Roberts	Member
Mark Assaad	Alternate Member
Wayne Johnson Jr.	Alternate Member

constituting a quorum, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Matthew C. G. Boyle	City Attorney
Erica Marohnic	Director of Planning Services
Tara Brooks	City Secretary

CALL TO ORDER

Mayor William D. Tate called the meeting to order at 6:45 p.m. in the City Council Chambers.

Item 1. City Secretary to administer the Oath of Office for City Council Place 3 to Leon Leal.

City Secretary Tara Brooks administered the Oath of Office to Leon Leal to City Council Place 3 for a 3-year term.

No action was taken by City Council.

Item 2. City Secretary to administer the Oath of Office for City Council Place 4 to Sean Shope.

City Secretary Brooks administered the Oath of Office to Sean Shope to City Council Place 4 for a 3-year term.

No action was taken by City Council.

Mayor Pro Tem Darlene Freed left the meeting at 6:52 and Council Member Shope took his seat at the dais.

Item 3. Consider the appointment of the Mayor Pro Tem and take any necessary action.

Mayor Tate opened the discussion regarding the appointment of the Mayor Pro Tem.

Motion was made to nominate Council Member Paul Slechta to serve as Mayor Pro Tem.

Motion: Coy

Second: O'Dell

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

Nays: None

Approved: 7-0

Item 4. 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.
- 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.

The City Council recessed to the City Council Conference Room and began the closed session at 6:56 p.m. The closed session ended at 7:05 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, 551.076 or 551.087.

City Manager Bruno Rumbelow stated no action was necessary.

### CALL TO ORDER

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers.

### Item 5. Invocation and Pledge of Allegiance

Commissioner Monica Hotelling gave the invocation and led the Pledge of Allegiance.

### JOINT PUBLIC HEARINGS

### Item 6. Conditional Use Permit **CU25-11** (Wine Tasting Room)

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic reported the applicant was requesting a conditional use permit to allow a 2,548 square foot wine tasting facility at 406 South Main Street which is currently zoned "CBD", Central Business District.

Applicant Brian Heath with Heath Family Brands/Grape Creek presented this item and answered questions from the Commission and Council.

During the public hearing the following people spoke:

Leslie Hillhouse, 3532 Marsh Lane, Grapevine, spoke in support of this request.

Stephanie Tedder, 7907 Jefferson Circle, Colleyville, spoke in support of this request.

Mark Terpening, 516 Dunn Court, Grapevine, spoke in opposition to a wine tasting room at this location.

Lisa M. Miller, 2505 Highland Park, Colleyville, spoke in support of this request.

Chuck Bultmann, 334 South Main Street, Grapevine, spoke in support of this request.

Michael Meek, 1025 Brownstone Drive, Grapevine, spoke in support of this request.

Curtis Ratliff, 220 Blevins Street, Grapevine, spoke in opposition to a wine tasting room at this location.

Mitch Hall, 1304 Mulholland Drive, Grapevine, spoke in support of this request.

Melva Stanfield, 318 Pebble Brook Drive, Grapevine, spoke in opposition to the wine tasting room at this location.

There was one letter of support from a property owner within the 200-foot notification area. Thirty-nine letters in support and four letters in opposition from outside the 200-foot notification area were provided to the Council and Commission.

Council discussed this item, specifically as it relates to maintaining the balance of retail and restaurants on Main Street and the distribution of parking spaces.

Motion was made to close the public hearing.

Motion: Parker

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

Motion was made to close the public hearing.

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

Item 7. Conditional Use Permit **CU25-12** (Landmark Coffee)

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 CU20-18 (Ordinance No. 2020-045) to allow for a 1,256 square-foot coffee shop with outdoor dining. The subject property is located at 530 South Main Street, Suite 100 and is currently zoned "CBD", Central Business District.

Applicants Brady and Witney Johnson presented this item and answered questions from the Commission.

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

Motion was made to close the public hearing.

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

Item 8. Conditional Use Permit **CU25-15** (Casa Fairview Canines)

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 SP04-19 to allow for a dog and cat

kennel. The subject property is located at 1201 Minters Chapel Road, Suite 302 and is currently zoned "LI", Light Industrial District.

Applicant Pilar Kuhn presented this item and described her business as a global pet shipping solutions provider. Ms. Kuhn answered questions from the Commission and Council.

No one spoke during the public hearing. One letter, with questions, was provided to the Commission and Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

#### Item 9. Conditional Use Permit **CU25-16** (AC Hotel)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant had requested to table the Conditional Use Permit request and public hearing to the June 17, 2025 Joint Meeting.

Motion was made to table the public hearing of Conditional Use Permit **CU25-16** (AC Hotel) to the June 17, 2025 City Council meeting.

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

Motion was made to table the public hearing of Conditional Use Permit **CU25-16** (AC Hotel) to the June 17, 2025 City Council meeting.

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

Item 5. Citizen Comments

Nancy Snyder, 2848 Dove Pond Drive, Grapevine, requested that while reviewing the Parks and Recreation Master Plan, the City focus on conservation areas at Meadowmere Park.

Phillip Hinkle, 1232 Berkley Drive, Grapevine expressed his support for item 11 regarding noise nuisances and asked the City to ensure the enforcement of this ordinance.

City Attorney Matthew C.G. Boyle answered questions from Council regarding the alcohol regulations at the parks.

NEW BUSINESS

Item 11. Consider **Ordinance No. 2025-019** amending the Grapevine Code of Ordinances Article V. Miscellaneous Sections 12-90 and 12-91 regarding noise nuisances, and take any necessary action.

Parks and Recreation Director Chris Smith presented this item to Council and explained the need for the ordinance, specifically the increase in noise complaints and lack of definitions in the ordinance that make enforcement difficult. Director Smith answered questions from Council.

Motion was made to approve Ordinance No. 2025-019 amending the Grapevine Code of Ordinances Article V, Miscellaneous Sections 12-90 and 12-91 regarding noise nuisances, and take any necessary action.

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

ORDINANCE NO. 2025-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES ARTICLE V. MISCELLANEOUS, SECTIONS 12-87 AND 12-91 REGARDING NOISE NUISANCES; PROVIDING A REPEALING CLAUSE; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider **Ordinance No. 2025-020** amending the Grapevine Code of Ordinances Chapter 23 Traffic, Article V Parking, Section 23-63 No Parking Zones; Restricted Parking Zones; No Standing Zones; No Stopping Zones; and replacing the table under the Corps of Engineers Parks, Lake Grapevine, and take any necessary action.

Traffic Engineer Elizabeth Reynolds presented this item and answered questions from Council. Staff proposes changing the current Lake Parks street designation to the actual street names to assist with the enforcement of the no parking ordinances.

Motion was made to approve Ordinance No. 2025-020 amending the Grapevine Code of Ordinances Chapter 23 Traffic, Article V Parking, Section 23-63 No Parking Zones; Restricted Parking Zones; No Standing Zones; No Stopping Zones; and replacing the table under the Corps of Engineers Parks, Lake Grapevine, and take any necessary action.

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

ORDINANCE NO. 2025-020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING CHAPTER 23 TRAFFIC, ARTICLE V PARKING, SECTION 23-63 NO PARKING ZONES; AUTHORIZING THE ERECTION OF TRAFFIC REGULATION SIGNS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00); PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

Item 22. Conditional Use Permit **CU25-11** (Wine Tasting Room)

Chairman Larry Oliver reported the Commission approved the conditional use permit with a vote of 6-1.

Motion was made to **deny** Conditional Use Permit **CU25-11** (Wine Tasting Room).

Motion: Slechta  
Second: Coy  
Ayes: Tate, Slechta, Rogers, Coy, and Leal  
Nays: O'Dell and Shope  
Approved: 5-2 to **deny**

Item 23. Conditional Use Permit **CU25-12** (Landmark Coffee)

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

Motion was made to approve Conditional Use Permit **CU25-12** (Landmark Coffee) and **Ordinance No. 2025-023**.

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

ORDINANCE NO. 2025-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU25-12 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU20-18 (ORDINANCE NO. 2020-045) TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON-AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) IN CONJUNCTION WITH A WINERY; THIS REQUEST IS SPECIFICALLY TO ALLOW A 1,256 SQUARE-FOOT COFFEE SHOP WITH OUTDOOR SEATING, FOR BLOCK 4, LOT 3A, CITY OF GRAPEVINE ADDITION (530 SOUTH MAIN STREET, SUITE 100) IN A DISTRICT ZONED "CBD", CENTRAL BUSINESS 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 24. Conditional Use Permit **CU25-15** (Casa Fairview Canines)

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

Motion was made to approve Conditional Use Permit **CU25-15** (Casa Fairview Canines) and **Ordinance No. 2025-024**.

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

Nays: None  
Approved: 7-0

ORDINANCE NO. 2025-024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-15 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN SP04-19 TO DEVELOP A 6,919 SQUARE FOOT BUILDING TO AN EXISTING OFFICE/WAREHOUSE DEVELOPMENT FOR A TOTAL OF FOUR BUILDINGS; THIS REQUEST IS SPECIFICALLY TO ALLOW FOR A DOG AND CAT KENNEL FOR BLOCK 2, LOT 1, DFW AIR FREIGHT CENTRE ADDITION (1201 MINTERS CHAPEL, SUITE 302) IN A DISTRICT ZONED "LI", LIGHT INDUSTRIAL 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 25. Conditional Use Permit **CU25-16** (AC Hotel)

Earlier in the meeting, during the public hearings, this item was tabled to the June 17, 2025 Joint Meeting. No action was taken by Council.

City Council continued with the remaining agenda items in the order in which they were published.

Item 13. Consider a contract for the relocation of the historic Tate House from 122 West Peach Street to the Cotton Belt Railroad District to H.D. Snow and Son House Moving, Inc. **Ordinance No. 2025-021** to appropriate funds, and take any necessary action.

Convention and Visitors Bureau Executive Director PW McCallum presented this item to Council and answered their questions. The Tate House will be moved from its current location to the Depot District for an amount of \$40,200.

Motion was made to approve a contract for the relocation of the historic Tate House from 122 West Peach Street to the Cotton Belt Railroad District to H.D. Snow and Son House Moving, Inc, **Ordinance No. 2025-021** to appropriate funds, and take any necessary action.

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

#### ORDINANCE NO. 2025-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS; APPROPRIATING \$40,200 IN THE GRAPEVINE TOWNSHIP REVITALIZATION FUND FOR SERVICES CONTRACT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

#### 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. 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 14. Consider the renewal of an annual contract for the purchase of office supplies from Office Depot.

Chief Financial Officer Jeff Strawn recommended approval of the annual contract for the purchase of office supplies by City departments on an as-needed basis for an estimated annual amount of \$45,000.

Motion was made to approve the consent agenda as presented.

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

#### Item 15. Consider a personal services contract for Fire Department employee background checks with KB Backgrounds owned by Keith Bauman.

Fire Chief Darrell Brown recommended approval of the contract for employee background checks for Fire Department personnel for an amount not to exceed \$28,000.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the renewal of the annual contract for the Parks and Recreation Department magazine print services with Texas Monthly.

Parks and Recreation Director Smith recommended approval of the annual contract for printing and associated services of the Parks and Recreation Department magazines for an amount not to exceed \$196,485.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the renewal of annual contracts for the purchase of swimming pool chemicals with Petra Chemical Company, Inc. and Sunbelt Pools.

Parks and Recreation Director Smith recommended approval of the renewal of the annual contracts for the purchase of swimming pool chemicals for an estimated amount of \$72,000.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the renewal of an annual contract for grounds maintenance equipment, irrigation parts, supplies and installations from Longhorn, Inc.

Parks and Recreation Director Smith recommended approval of the renewal of the annual contract for grounds maintenance equipment, irrigation parts, supplies and installations for an annual estimated amount of \$40,000.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider renewal of an annual contract for carpet and tile flooring services from RCS Flooring Services, LLC.

Public Works Director Bryan Beck recommended approval of an annual contract for carpet and tile flooring services for citywide facilities on an as-needed basis for an annual estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the contracts for ground-based mosquito control services with Municipal Mosquito and Vector Disease Control International.

Public Works Director Beck recommended approval of the contracts for ground-based mosquito control services for an annual estimated amount of \$36,000.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider the minutes of the May 6, 2025 Regular City Council meeting and the May 14, 2025 Special City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 9:44 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 3rd day of June, 2025.

APPROVED:



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

ATTEST:



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

