



CITY OF GRAPEVINE, TEXAS  
REGULAR CITY COUNCIL MEETING AGENDA  
TUESDAY, JULY 1, 2025

GRAPEVINE CITY HALL, COUNCIL CHAMBERS  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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6:15 p.m.	Dinner - City Council Conference Room
6:45 p.m.	Board and Commission Discussion (no action will be taken) - City Council Conference Room
7:30 p.m.	Regular Meeting - City Council Chambers

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**CALL TO ORDER: 6:45 p.m.** – City Council Conference Room

1. City Council to discuss board and commission appointments. *(City Council will not take any action until later in the meeting.)*

**REGULAR MEETING CALL TO ORDER: 7:30 p.m.** – City Council Chambers

2. Invocation: Pastor Jonathan Cook, First Baptist Grapevine
3. Posting of the Colors and Pledges of Allegiance: Scouts from the local Pathfinder District

**CITIZEN COMMENTS**

4. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the City Secretary. A member of the public may address the City Council regarding an item on the agenda either before or during the Council's consideration of the item, upon being recognized by the Mayor or upon the consent of the City Council. Citizens will have three (3) minutes to address Council. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

**PRESENTATIONS**

5. Terry Munoz Director with the Texas Association of Campground Owners to present the Vineyards Campground with the Park of the Year 2025 Award.
6. Planning Services Director to present an update to Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map).

## NEW BUSINESS

7. Consider the appointments of members to the City's Boards and Commissions and take any necessary action.

## 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 Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion.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.

8. Consider the purchase of GETAC Rugged tablets for Emergency Medical Services from Upstate Wholesale Supply. Fire Department recommends approval.
9. Consider the renewal of a contract for the Employee Assistance Program (EAP) with Optum Behavioral Health. Human Resources Director recommends approval.
10. Consider the renewal of a contract for vision insurance with VSP. Human Resources Director recommends approval.
11. Consider a contract for employee health advocacy services with Medefy. Human Resources Director recommends approval.
12. Consider a contract for Life, AD&D, Long-Term Disability, and voluntary supplemental health plans with The Hartford. Human Resources Director recommends approval.
13. Consider the purchase of replacement servers for the public computers at The REC from Waypoint Business Solutions. Chief Information Officer recommends approval.
14. Consider the renewal of an annual contract for janitorial services with Regent Services. Public Works Director recommends approval.
15. Consider the renewal of annual contracts for equipment rental services to Fox Rental, Herc Rentals and Kirby-Smith. Public Works Director recommends approval.
16. Consider the annual renewal of JustFOIA Public Information Act request processing software from JustFOIA Inc. City Secretary recommends approval.
17. Consider the minutes of the June 17, 2025 Regular City Council meeting. City Secretary recommends approval.

Pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551.001 et seq, one or more of the above items may be considered in Executive Session closed to the public. Any decision held on such matter will be taken or conducted in open session following conclusion of the executive session.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on June 27, 2025 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

This meeting can be adjourned and reconvened, if necessary, the following regular business day.

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>

**MEETING DATE:** JULY 1, 2025

**SUBJECT:** MAP 2: LAND USE PLAN OF THE COMPREHENSIVE MASTER PLAN (FUTURE LAND USE MAP).

**RECOMMENDATION:** Planning Services Director to present an update to Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map).

**FUNDING SOURCE:**

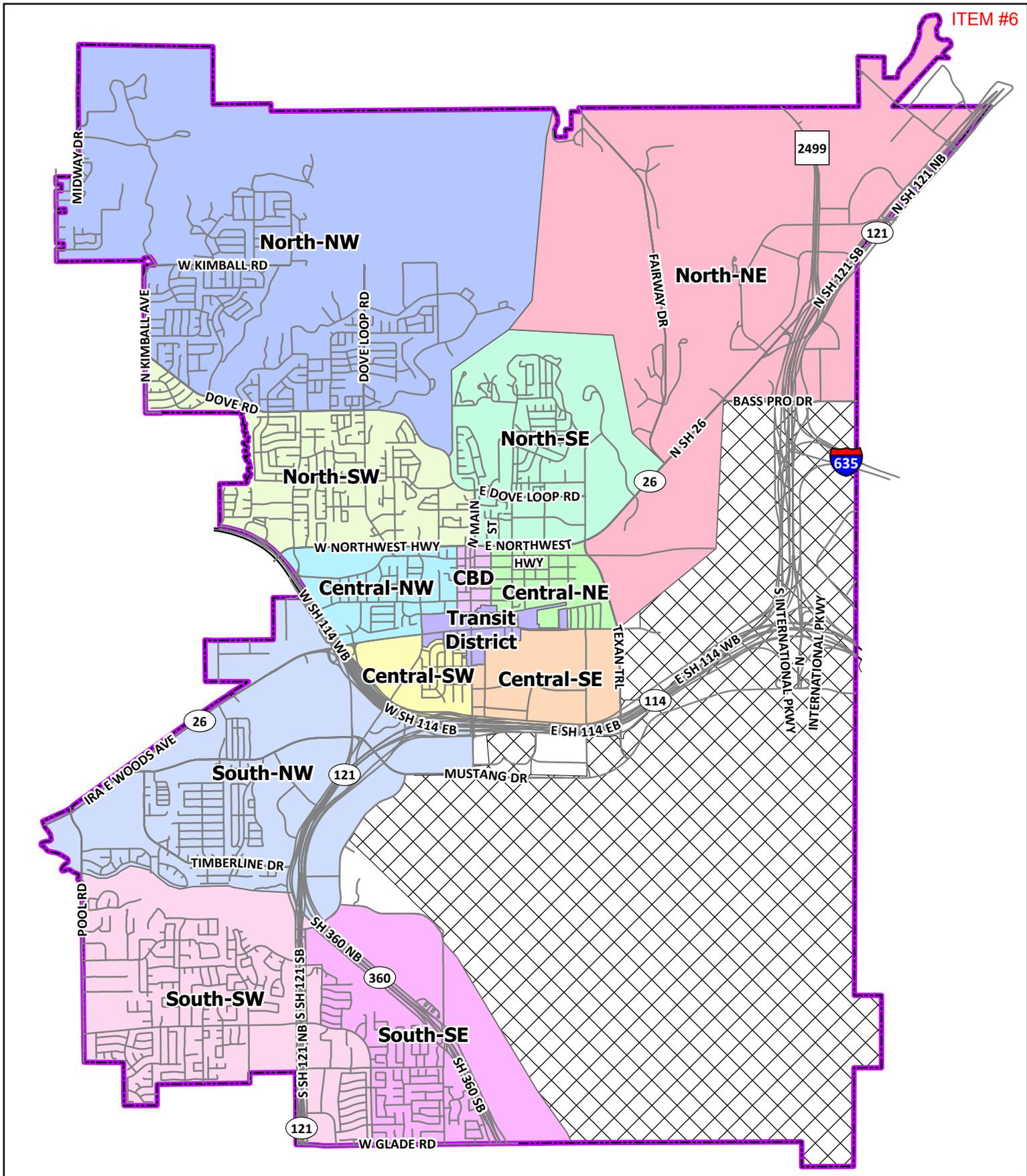
**BACKGROUND:** Last summer, the Planning and Zoning Commission held a series of workshops and subcommittee meetings to evaluate the city's zoning in relation to the Future Land Use designations within 13 defined assessment areas. This review aimed to identify inconsistencies, consider future growth patterns, and address amendments made in 2023, which adjusted future land use designations.

Plan for Moving Forward:  
The proposed amendments include cleanup efforts and citywide updates to enhance consistency between zoning regulations and the adopted Future Land Use Map (Map 2: Land Use Plan). Each presentation will begin with a brief recap of the background work and the purpose of the amendments, followed by a discussion of the assessment areas according to the following schedule:

- July 1: North (4 assessment areas)
- August 5: South (3 assessment areas)
- September 2: Central (4 assessment areas)
- October 7: Central Business District and Transit District Overlay (4 assessment areas)

There are several attached exhibits for clarification, each intended to illustrate the following:

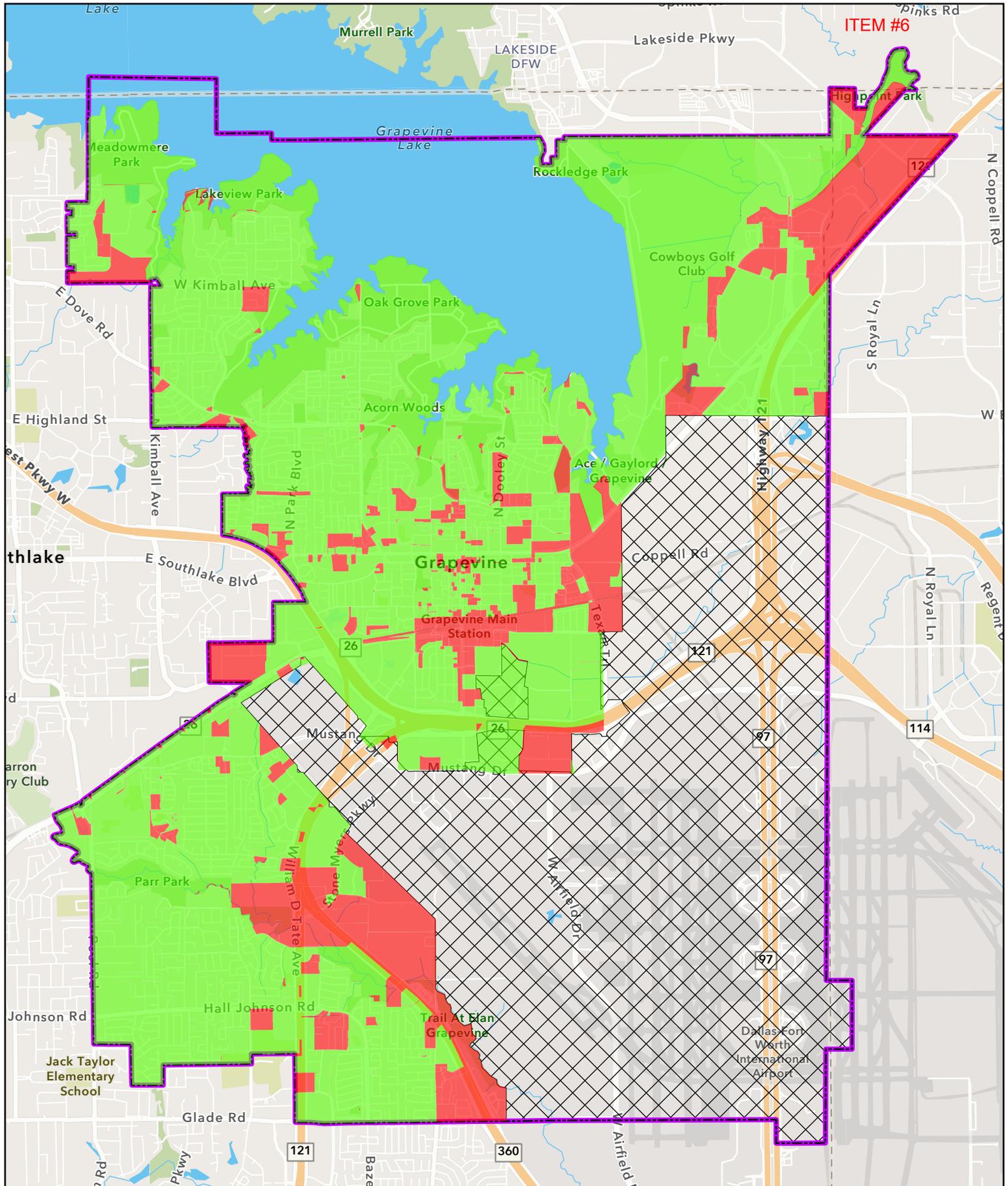
1. Future Land Use Assessment Areas: This exhibit shows the 13 assessment areas used to evaluate the entire city's future land use designations.
2. Zoning Compliance with Future Land Use: This illustration highlights properties in red throughout the city where the future land use designation is currently not compliant with the property's zoning district (19%).
3. Zoning Compliance with Proposed Future Land Use: This exhibit indicates properties in red throughout the city where the future land use designation will not be compliant with the property's zoning district if all suggested amendments are approved (9% ).
4. Existing Future Land Use and Proposed Future Land Use Comparison Table: This table provides a statistical snapshot of current versus proposed future land use designation compliance city-wide.
5. Proposed Future Land Use Impacted Parcels: This series presents tables by address within each assessment area where a proposed change to the current future land use designation is suggested. The table includes the zoning designation, an "FLU" column for existing future land use, and a "PFLU" column for proposed future land use. Compliance is determined by using the table in Subsection E, Future Land Use, of the Comprehensive Master Plan, which categorizes which zoning districts are consistent with which future land use designation.



**City of Grapevine  
FUTURE LAND USE  
ASSESSMENT AREAS**

- CBD
- Central-SW
- North-SW
- Transit District
- Central-NE
- North-NE
- South-NW
- Grapevine City Limits
- Central-NW
- North-NW
- South-SE
- South-SW
- Central-SE
- North-SE
- DFW Airport

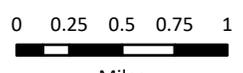




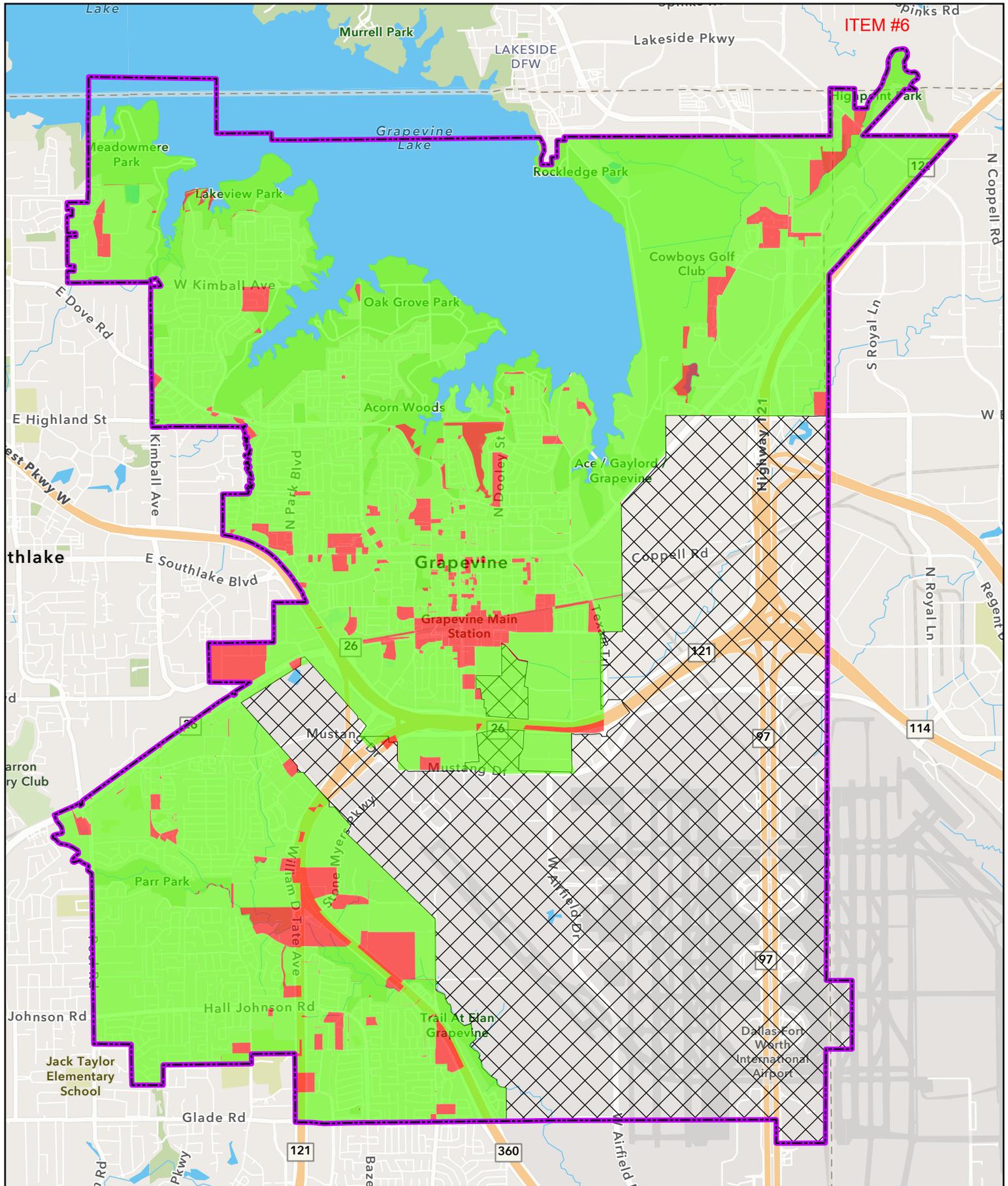
ITEM #6

**City of Grapevine  
ZONING COMPLIANCE  
WITH FUTURE LAND USE**

- Compliant (10,408 acres | 81%)
- Not Compliant (2,422 acres | 19%)
- Grapevine City Limits
- DFW Airport Grapevine Boundary



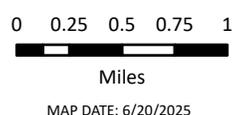
MAP DATE: 6/20/2025



ITEM #6

**City of Grapevine  
ZONING COMPLIANCE  
WITH PROPOSED FUTURE LAND USE**

- Compliant (11735 acres | 91%)
- Not Compliant (1095 acres | 9%)
- Grapevine City Limits
- DFW Airport Grapevine Boundary



<b>COMPREHENSIVE MASTER PLAN</b>		
<b>Citywide Zoning to Future Land Use Compliance</b>		
<b>Existing Future Land Use</b>		
<b>COMPLIANCE</b>	<b>ACREAGE</b>	<b>%</b>
Zoning District Compliant with Future Land Use	10,408	81%
Zoning District Not Compliant with Future Land Use	2,422	19%
	12,830	100%
<b>Proposed Future Land Use</b>		
<b>COMPLIANCE</b>	<b>ACREAGE</b>	<b>%</b>
Zoning District Compliant with Proposed Future Land Use	11735	91%
Zoning District Not Compliant with Proposed Future Land Use	1095	9%
	12830	100%

<b>COMPREHENSIVE MASTER PLAN</b>		
<b>Impacted Parcels Zoning to Future Land Use Compliance</b>		
<b>total parcel acreage represented</b>		
<b>Existing Future Land Use</b>		
<b>COMPLIANCE</b>	<b>ACREAGE</b>	<b>%</b>
Zoning District Compliant with Future Land Use	149.75	8%
Zoning District Partially Compliant with Future Land Use	254.32	14%
Zoning District Not Compliant with Future Land Use	1412.43	78%
	1816.50	100%
<b>Proposed Future Land Use</b>		
<b>COMPLIANCE</b>	<b>ACREAGE</b>	<b>%</b>
Zoning District Compliant with Future Land Use	1413.25	78%
Zoning District Partially Compliant with Future Land Use	33.11	2%
Zoning District Not Compliant with Future Land Use	370.14	20%
	1816.50	100%

industrial district unit, capable of accommodating buffer zones, accessory land uses, parking, truck loading, and other amenities necessary for viable development.

### POLIC 2-2

Truck traffic shall be routed to avoid residential areas and industrial and heavy commercial land uses shall not be located at the end of collectors that serve or pass through residential areas.

## E. FUTURE LAND USE

Map 2 is the Land Use Plan for the City of Grapevine, and is the graphic representation of the goals, objectives and policies of the City of Grapevine, as adopted by the City Council. The land use policies establish the reasoning and set the design standards of the type, amount, and density of development shown on the map. The land use patterns of the map cannot be achieved without adopted policies directed toward that end, and when the map is in conflict with the policies, the map should be revised to meet those policies. Likewise, when a development proposal is in conformance with the policies but in conflict with the map, it is in accordance with the Comprehensive Plan as the map is nothing more than a graphic representation of those policies.

Map 2 as a graphic representation denotes the land uses with colors.

<b>COMPREHENSIVE MASTER PLAN LAND USE CATEGORIES</b>	<b>COLORS REPRESENTED ON MAP 2: LAND USE PLAN</b>
Residential Low Density (RL) Land Use	Light Pink
Residential Medium Density (RM) Land Use	Dark Green
Residential High Density (RH) Land Use	Light Purple
Governmental Use (GU) Land Use	Red Pink
Central Business District (CB) Land Use	Blue Gray
Low Intensity Commercial (LC) Land Use	Light Blue
Commercial (CO) Land Use	Light Green
Industrial (IN) Land Use	Hot Pink
Recreation/Amusement (RA)	Plum

<b>Residential Low Density</b>	<b>Residential Medium Density</b>
"R-20" Single Family (2 DUs/ac)	"R-5.0" Zero-Lot-Line (8 DU/ac)
"R-12.5" Single Family (3 DUs/ac)	"R-3.5" Two Family District (8 DU/ac)
"R-7.5" Single Family (4 DUs/ac)	"R-3.75" Three & Four Family (10 DU/ac)
	"R-MH" Manufactured Home (10 ac min.)
	"R-TH" Townhouse (8 DU/ac)
	"R-MODH" Modular Home (Consistent with R-7.5 regulations)

<b>Residential High Density</b>	<b>Governmental Use</b>
"R-MF" Multifamily (20 DU/ac)	"GU" Governmental Use

<b>Central Business District</b>	<b>Flood Plain*</b>
"CBD" Central Business District	Any District

<b>Low Intensity Commercial</b>	<b>Commercial</b>
"CN" Neighborhood Commercial	"CC" Community Commercial
"GV" Grapevine Vintage	"HC" Highway Commercial
"PO" Professional Office	"HCO" Hotel/Corporate Office
	"PCD" Planned Commerce Development
	"BP" Business Park

<b>Recreation/Amusement</b>	<b>Industrial</b>
"RA" Recreation/Amusement	"LI" Light Industrial
	"PID" Planned Industrial Development

\*Flood Plain refers to a geographical feature affecting a property.

**NORTH-NW ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

ITEM #6

Zoning Compliance with Future Land Use and Proposed Land Use

	<b>OWNER NAME</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>FLU</b>	<b>FZCOMPLIANCE</b>	<b>PFLU</b>	<b>PZCOMPLIANCE</b>
1	GRAPEVINE, CITY OF	1100 DOVE LOOP RD	R-7.5	GU & RL	No & Yes	GU	No
2	GRAPEVINE, CITY OF	1150 DOVE LOOP RD	R-7.5	RL	Yes	GU	No
3	KENIMER, WALLACE H	1225 MURRELL RD	GU	GU	Yes	RL	No
4	JIA, HONGMEI	1800 CASTLE CT	R-5.0	LC	No	RM	Yes
5	ITTIRUCK, SUWIT	1801 CASTLE CT	R-5.0	LC	No	RM	Yes
6	PINTO, SHERYL G	1804 CASTLE CT	R-5.0	LC	No	RM	Yes
7	THALAPANENI, SANDEEP	1805 CASTLE CT	R-5.0	LC	No	RM	Yes
8	FARKAS, SUSAN	1808 CASTLE CT	R-5.0	LC	No	RM	Yes
9	ZIEMIANEK, KRZYSZTOF	1809 CASTLE CT	R-5.0	LC	No	RM	Yes
10	EM&J PROPERTIES LLC	1812 CASTLE CT	R-5.0	LC	No	RM	Yes
11	LANGENBERG HOLT REVOCABLE TRUST	1816 CASTLE CT	R-5.0	LC	No	RM	Yes
12	SOUTHLAKE CITY OF	2101 LONESOME DOVE RD	R-20	RA	No	RL	Yes
13	U S A	2200 N KIMBALL AVE	R-20	RA	No	RL	Yes
14	EKSTROM, DARREL L	3100 MEADOWMERE LN	R-20	RA	No	RL	Yes
15	EKSTROM, DARREL L	3150 MEADOWMERE LN	R-20	RA	No	RL	Yes
16	BERGS, LEE	3206 FOXFIRE LN	R-20	RA	No	RL	Yes
17	WARNER RADIO & COMMUNICATIONS	3212 FOXFIRE LN	R-20	RA	No	RL	Yes
18	POPE, ROBERT	3216 FOXFIRE LN	R-20	RA	No	RL	Yes
19	MALONE, KURT	3220 FOXFIRE LN	R-20	RA	No	RL	Yes
20	THOMAS AND JULIE WRIGHT REVOCABLE TRUST	3224 FOXFIRE LN	R-20	RA	No	RL	Yes
21	UPHAM, OLIVIA	3228 FOXFIRE LN	R-20	RA	No	RL	Yes
22	EKSTROM, DELTON E	3400 FOXFIRE LN	R-20	RA	No	RL	Yes
23	EKSTROM, DELTON E	3400 FOXFIRE LN	R-20	RA	No	RL	Yes

**NORTH-NE ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

ITEM #6

Zoning Compliance with Future Land Use and Proposed Land Use

	OWNER NAME	SITE ADDRESS	ZONING	FLU	FZCOMPLIANCE	PFLU	PZCOMPLIANCE
1	GREAT WOLF LODGE GRAPEVINE LLC	100 GREAT WOLF DR	CC	C/MU	No	CO	Yes
2	GRAPEVINE CITY OF	100 Patriot Dr	BP	IN	No	GU	No
3	KUBOTA USA INC	1000 Kubota Dr	CC	C/MU	No	CO	Yes
4	SUNBELT RENTALS INC	1035 TEXAN TR	BP	C/MU	No	CO	Yes
5	ONCOR ELECTRIC DELIVERY COMPANY LLC	1057 TEXAN TR	CC	C/MU	No	CO	Yes
6	AMB INSTL ALLIANCE FUND III LP	1063 TEXAN TR	LI	IC	No	IN	Yes
7	TNV GRAPEVINE LTD	1085 E NORTHWEST HWY	LI	IC	No	IN	Yes
8	ONCOR ELECTRIC DELIVERY CO LLC	1095 TEXAN TR	LI	IC	No	IN	Yes
9	GCP SOUTHLAND LLC	1100 Kubota Dr	CC	C/MU	No	CO	Yes
10	GREAT WOLF LODGE GRAPEVINE LLC	1100 STATE HWY 26	CC	C/MU	No	CO	Yes
11	GREAT WOLF LODGE GRAPEVINE LLC	1230 STATE HWY 26	CC	C/MU	No	CO	Yes
12	GREAT WOLF LODGE GRAPEVINE LLC	1250 STATE HWY 26	CC	C/MU	No	CO	Yes
13	GRAPEVINE EQUITY PARTNERS LLC	1701 STATE HWY 26	CC	C/MU	No	CO	Yes
14	JDFW II (SILVERLAKE) LLC	1775 STATE HWY 26	CC	C/MU	No	CO	Yes
15	SUPREME BRIGHT GRAPEVINE VII LLC	1785 STATE HWY 26	CC	C/MU	No	CO	Yes
16	CITY OF GRAPEVINE	1960 ENCHANTED WAY	GU	CO	No	GU	Yes
17	GRAPEVINE CITY OF	2000 N Grapevine Mills Blvd	CC	C/MU	No	CO	Yes
18	GRAPEVINE CITY OF	2000 N Grapevine Mills Blvd	CC	C/MU	No	CO	Yes
19	GVWB LAND LTD	2000 N GRAPEVINE MILLS BLVD	CC	C/MU	No	CO	Yes
20	KOCH LLC	2010 N GRAPEVINE MILLS BLVD	R-20	IN	No	CO	No
21	KOCH LLC	2010 N GRAPEVINE MILLS BLVD	R-20	IN	No	CO	No
22	GRAPEVINE METRO HOTEL GP LLC	2200 BASS PRO CT	CC	C/MU	No	CO	Yes
23	GRAPEVINE EQUITY PARTNERS LLC	2205 BASS PRO CT	CC	C/MU	No	CO	Yes
24	GRAPEVINE, CITY OF	2235 BASS PRO CT	CC	C/MU	No	GU	No
25	GRAPEVINE EQUITY PARTNERS LLC	2250 BASS PRO CT	CC	C/MU	No	CO	Yes
26	CROW BILLINGSLEY AIRPORT 1 LTD	2251 STATE HWY 26	CC	C/MU	No	CO	Yes
27	GRAPEVINE, CITY OF	2749 ANDERSON GIBSON RD	PID	CO	No	GU	No
28	TOTAL E&P USA REAL ESTATE LLC	2800 GRAPEVINE MILLS PKWY	CC & HCO	IN	No & No	CO	Yes & Yes
29	TOTAL E&P USA REAL ESTATE LLC	3015 E GRAPEVINE MILLS CIR	HCO	CO & IN	Yes & No	CO	Yes
30	EPC-GVWB LLC	3155 STARS & STRIPES WAY	CC	C/MU	No	CO	Yes
31	TOTAL E&P USA REAL ESTATE LLC	3421 GRAPEVINE MILLS PKWY	HCO	IN	No	CO	Yes
32	PAYCOM PAYROLL LLC	3489 State Hwy 121	CC	C/MU	No	CO	Yes
33	GRAPEVINE, CITY OF	3509 GRAPEVINE MILLS PKWY	CC & MXU	C/MU	No	CO	Yes & No
34	GRAPEVINE, CITY OF	3509 N GRAPEVINE MILLS BLVD	CC	C/MU	No	CO	Yes
35	GRAPEVINE CITY OF	3509 N GRAPEVINE MILLS BLVD	CC	C/MU	No	CO	Yes
36	SL GRAPEVINE LAND LP	3509 N GRAPEVINE MILLS BLVD	CC	C/MU	No	CO	Yes
37	GRAPEVINE, CITY OF	3509 N GRAPEVINE MILLS BLVD	CC	C/MU	No	CO	Yes
38	WMCI DALLAS IX LLC	3535 BLUFFS LN	R-MF	C/MU	No	RH	Yes
39	GRAPEVINE, CITY OF	3535 BLUFFS LN	CC	C/MU	No	CO	Yes
40	CROW-BILLINGSLEY AIROPRT #1 LTD	3570 GRAPEVINE MILLS BLVD N	CC	C/MU	No	CO	Yes

**NORTH-NE ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

ITEM #6

Zoning Compliance with Future Land Use and Proposed Land Use

	<b>OWNER NAME</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>FLU</b>	<b>FZCOMPLIANCE</b>	<b>PFLU</b>	<b>PZCOMPLIANCE</b>
41	CROW BILLINGSLEY AIRPORT #1 LTD	3570 N GRAPEVINE MILLS BLVD	CC	C/MU	No	CO	Yes
42	GRAPEVINE RETAIL NO 1 LTD	3580 GRAPEVINE MILLS BLVD N	CC	C/MU	No	CO	Yes
43	GRAPEVINE RETAIL NO 1 LTD	3580 N GRAPEVINE MILLS BLVD	CC	C/MU	No	CO	Yes
44	BREIHAN FAMILY TRUST A & B	3590 N GRAPEVINE MILLS BLVD	CC	C/MU	No	CO	Yes
45	BREIHAN FAMILY TRUST	3590 N GRAPEVINE MILLS BLVD	CC	C/MU	No	CO	Yes
46	GRAPEVINE, CITY OF	3650 GRAPEVINE MILLS PKWY	CC	C/MU	No	CO	Yes
47	GRAPEVINE, CITY OF	3700 GRAPEVINE MILLS PKWY	CC	C/MU & CO	No & Yes	CO	Yes
48	SL GRAPEVINE LAND LP	3702 GRAPEVINE MILLS PKWY	CC	C/MU	No	CO	Yes
49	GRAPEVINE, CITY OF	3858 GRAPEVINE MILLS PKWY	LI	IN	Yes	GU	No
50	I & G DIRECT REAL ESTATE 33 LP	400 FREEPORT PKWY	BP	IN	No	CO	Yes
51	GRAPEVINE CITY OF	4001 Corporate Drive	CC	C/MU	No	CO	Yes
52	LIPT CORPORATE DRIVE LLC	4050 CORPORATE DR	BP	IN	No	CO	Yes
53	DCT DFW LP	4051 FREEPORT PKWY	BP	IN	No	CO	Yes
54	SMS INFOCOMM CORPORATION	4051 STATE HWY 121	BP	IN	No	CO	Yes
55	LIPT CORPORATE DRIVE LLC	4055 CORPORATE DR	BP	IN	No	CO	Yes
56	SUNBELT STATE HWY LLC	4151 STATE HWY 121	BP	IN	No	CO	Yes
57	I & G DIRECT REAL ESTATE 33 LP	420 FREEPORT PKWY	BP	IN	No	CO	Yes
58	ABGI PROPERTIES GRAPEVINE LLC	4205 Lakeside Pkwy	LI	IN	Yes	CO	No
59	INDUSTRIAL PPTY FUND VII LP	4250 PATRIOT DR	BP	IN	No	CO	Yes
60	LIBERTY PROPERTY LP	4251 STATE HWY 121	BP	IN	No	CO	Yes
61	I&G DIRECT REAL ESTATE 33 LP	4255 Patriot Dr	BP	IN	No	CO	Yes
62	I & G DIRECT REAL ESTATE 33A LP	4255 PATRIOT DR	BP	GU	No	CO	Yes
63	TEACHERS INSURANCE & ANNUITY ASSOC OF AMERICA	4265 TRADE CENTER DR	BP	IN	No	CO	Yes
64	LIT INDUSTRIAL LTD PS	4300 LAKESIDE PKWY	BP	IN	No	CO	Yes
65	GRAPEVINE CITY OF	4301 LAKESIDE PKWY	LI	IN	Yes	GU	No
66	TEXAS MIDSTREAM GAS SERV	4400 LAKESIDE PKWY	BP	IN	No	CO	Yes
67	LIT INDUSTRIAL LTD PS	4450 LAKESIDE PKWY	BP	IN	No	CO	Yes
68	LIT INDUSTRIAL LTD PS	4490 LAKESIDE PKWY	BP	IN	No	CO	Yes
69	DCT TRADE CENTER DFW LLC	603 STATE HWY 121	BP	IN	No	CO	Yes
70	SL GRAPEVINE LAND LP	GRAPEVINE MILLS PKWY	CC	C/MU	No	CO	Yes
71	FORT WORTH TRANSPORTATION AUTH	TEXAN TR	LI	IC	No	IN	Yes

**NORTH-SE ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

ITEM #6

Zoning Compliance with Future Land Use and Proposed Land Use

	OWNER NAME	SITE ADDRESS	ZONING	FLU	FZCOMPLIANCE	PFLU	PZCOMPLIANCE
1	DELISIO, ANNE	1002 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
2	PEACOCK FAMILY REVOCABLE TRUST	1006 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
3	MUDRO, SAMUEL J	101 WILDWOOD CT	R-3.75	RH	No	RM	Yes
4	CAMPBELL TRUST	1010 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
5	BRAINARD, BRENDA	1014 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
6	SHERRIE W PROFT REVOCABLE FAMILY TRUST	1018 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
7	CUNNINGHAM, STEVE	1022 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
8	CLARK, MICHELLE	1026 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
9	JOHNSON, C	1030 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
10	TRUST	1034 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
11	ARCHER, JOSH	1038 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
12	DENTON, PATRICK	105 WILDWOOD CT	R-3.75	RH	No	RM	Yes
13	BENIYA, RISA	109 WILDWOOD CT	R-3.75	RH	No	RM	Yes
14	HERNANDEZ, MAGDALENO G	112 W PEACH ST	R-5.0	RH	No	RM	Yes
15	BLT LIVING TRUST	113 WILDWOOD CT	R-3.75	RH	No	RM	Yes
16	HUSEIN, ZEKIRIJA	117 WILDWOOD CT	R-3.75	RH	No	RM	Yes
17	HERZOG, HOLLEY	119 HALL ST	R-5.0	RH	No	RM	Yes
18	SIDDIQI, AISHA	121 WILDWOOD CT	R-3.75	RH	No	RM	Yes
19	KM PROPERTIES INC	122 W PEACH ST	R-5.0	RH	No	RM	Yes
20	PRITCHARD, DINAH SUE LEE	125 HALL ST	R-5.0	RH	No	RM	Yes
21	BLT LIVING TRUST	125 WILDWOOD CT	R-3.75	RH	No	RM	Yes
22	DAUSSAT, PATSY	128 W PEACH ST	R-5.0	RH	No	RM	Yes
23	TEPPER FAMILY SUVIVORS TRUST	129 WILDWOOD CT	R-3.75	RH	No	RM	Yes
24	JONES, JEANINE	1301 TILLERY CT	R-TH	LC	No	RM	Yes
25	SUR, YOUNG	1305 TILLERY CT	R-TH	LC	No	RM	Yes
26	ASUNCION PROPERTIES LLC 1307 WORTHINGTON STREET SERIES	1307 WORTHINGTON DR	HC	CO	Yes	RL	No
27	MAYKUS CUSTOM HOMES INC	1309 TILLERY CT	R-TH	LC	No	RM	Yes
28	AREKAPUDI, KRYSTEN	1313 TILLERY CT	R-TH	LC	No	RM	Yes
29	MCNABUEY, WILLIAM J	1315 WORTHINGTON DR	R-7.5	CO	No	RL	Yes
30	DANNELS, STACY	1317 TILLERY CT	R-TH	LC	No	RM	Yes
31	CROOK, CYNTHIA	1319 WORTHINGTON DR	R-7.5	CO	No	RL	Yes
32	SWEENEY, KATHERINE	1321 TILLEY CT	R-TH	LC	No	RM	Yes

**NORTH-SE ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

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Zoning Compliance with Future Land Use and Proposed Land Use

	OWNER NAME	SITE ADDRESS	ZONING	FLU	FZCOMPLIANCE	PFLU	PZCOMPLIANCE
33	FRITZ, BRADLEY	1325 TILLERY CT	R-TH	LC	No	RM	Yes
34	IRKASA INC	1414 N DOVE RD	CN	RL	No	LC	Yes
35	WRIGHT GVS PROPERTIES LLC	1600 W NORTHWEST HWY	CC & R-7.5	CO & LC	Yes & No	LC	No & No
36	WELLMAKER, TOLETA H	205 HALL ST	R-5.0	RH	No	RM	Yes
37	PARK PLACE SHOPPING CNTR LTD	2050 W NORTHWEST HWY	CN	LC	Yes	CO	No
38	ABBA KD INVESTMENT LLC	206 N DOVE RD	HC	CO	Yes	LC	No
39	KM PROPERTIES INC	206 W PEACH ST	R-5.0	RH	No	RM	Yes
40	AGUILAR, JOSE	207 W PEACH ST	R-3.5	RH	No	RM	Yes
41	209 LUCAS SERIES	209 LUCAS DR	R-7.5	CO	No	RL	Yes
42	RETHMEIER, JOYCE	209 W PEACH ST	R-3.5	RH	No	RM	Yes
43	FISHER, GLENDA J	210 HALL ST	R-MF-1	RH	Yes	RM	No
44	GRAPEVINE CONSOLIDATED GRP LLC	2100 W NORTHWEST HWY	SP	LC	No	CO	No
45	GRAPEVINE CONSOLIDATED GRP LLC	2100 W NORTHWEST HWY	R-20	LC	No	CO	No
46	PARK PLACE SHOPPING CNTR LTD	2100 W NORTHWEST HWY	CN	LC	Yes	CO	No
47	KRIZENESKY, TONYA M	2101 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
48	ELLIOT AND KARLA SALTZMAN FAMILY TRUST	2105 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
49	GRIFFIN, BILL	2109 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
50	WELLMAKER, MICHELLE	211 HALL ST	R-5.0	RH	No	RM	Yes
51	211 LUCAS SERIES	211 LUCAS DR	R-7.5	CO	No	RL	Yes
52	FISCHER, R KARL	211 W PEACH ST	R-3.5	RH	No	RM	Yes
53	PEEBLES, SCOTT	2113 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
54	THURSTON, JOHN N	2117 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
55	GOMEZ, BLANCA	212 W PEACH ST	R-5.0	RH	No	RM	Yes
56	OHAIR, CYNTHIA	2121 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
57	CHARLTON, ERIC	2125 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
58	BAIA, CALIN EUGEN	2129 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
59	FISCHER, R KARL	213 W PEACH ST	R-3.5	RH	No	RM	Yes
60	DYSON, MARYJANE A	2133 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
61	WARD, JANET	2137 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
62	EL N BOB PROPERTIES LLC	2141 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
63	OLSON STEVEN A REVOCABLE TRUST	2145 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
64	HALVORSON, ERIK	2149 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
65	BERAN, BEVERLY	215 LUCAS DR	R-7.5	CO	No	RL	Yes

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	OWNER NAME	SITE ADDRESS	ZONING	FLU	FZCOMPLIANCE	PFLU	PZCOMPLIANCE
66	THE MCCARTY FAMILY PARTNERSHIP, LP	215 W PEACH ST	R-3.5	RH	No	RM	Yes
67	PARK PLACE SHOPPING CNTR LTD	2150 W NORTHWEST HWY	CN	LC	Yes	CO	No
68	MOORE, CYNDIA	2153 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
69	ALTO ASSET COMPANY 2 LLC	2157 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
70	G2L2 LP	216 N DOVE RD	HC	CO	Yes	LC	No
71	HAMILTON, AMANDA	2161 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
72	ZHANG, XIA	2165 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
73	QUIROZ, JULIETA PILAR	2169 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
74	BRIGGS, PATTI	217 W PEACH ST	R-3.5	RH	No	RM	Yes
75	HART2HART PROPERTIES LLC - SERIES A	2173 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
76	CLEMENS, NOLAN J	2177 S WINDING CREEK DR	R-7.5	RH	No	RL	Yes
77	JOHNSON CLYDENE LIVING TRUST	219 W PEACH ST	R-3.5	RH	No	RM	Yes
78	BIGSIX REALTY LTD	2200 E STATE HWY 114	R-20	LC	No	CO	No
79	BIGSIX REALTY LTD	2200 W NORTHWEST HWY	CN	LC	Yes	CO	No
80	MALICK, AARON	221 LUCAS DR	R-7.5	CO	No	RL	Yes
81	TEDDERS, NEVA J	221 W PEACH ST	R-3.5	RH	No	RM	Yes
82	POPIEL, RANDAL A	222 LUCAS DR	R-7.5	CO	No	RL	Yes
83	HENIN, SAMI	223 W PEACH ST	R-3.5	RH	No	RM	Yes
84	SMITH, JODY ANN	225 LUCAS DR	R-7.5	CO	No	RL	Yes
85	MARTIN, JUDITH	225 W PEACH ST	R-3.5	RH	No	RM	Yes
86	GRAPEVINE HISTORIC HOMES LLC	226 LUCAS DR	R-7.5	CO	No	RL	Yes
87	IEC UNLIMITED INC	226 N DOVE RD	HC	CO	Yes	LC	No
88	LANGHORNE PROPERTIES LLC	227 W PEACH ST	R-3.5	RH	No	RM	Yes
89	LANGHORNE PROPERTIES LLC	229 W PEACH ST	R-3.5	RH	No	RM	Yes
90	LANGHORNE PROPERTIES LLC	231 W PEACH ST	R-3.5	RH	No	RM	Yes
91	LANGHORNE PROPERTIES LLC	233 W PEACH ST	R-3.5	RH	No	RM	Yes
92	ORTEGO, ROBERT LEONARD	235 W PEACH ST	R-3.5	RH	No	RM	Yes
93	MADERA, JENNIFER	237 W PEACH ST	R-3.5	RH	No	RM	Yes
94	CAOTRAN REVOCABLE LIVING TRUST	239 W PEACH ST	R-MF-1	RH	Yes	RM	No
95	BR'S PORK CHOP LTD	2400 W STATE HWY 114	CC	LC	No	CO	Yes
96	SMARTT, HEATHER A	243 W PEACH ST	R-MF-1	RH	Yes	RM	No
97	U S A	2433 DOVE RD	GU	RL	No	GU	Yes
98	U S A	2451 DOVE RD	GU	RL	No	GU	Yes
99	GRAPEVINE, CITY OF	2801 PANHANDLE DR	R-7.5	RL	Yes	GU	No

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	OWNER NAME	SITE ADDRESS	ZONING	FLU	FZCOMPLIANCE	PFLU	PZCOMPLIANCE
100	MUFASA MEADOWS LLC	2934 KOSSE CT	R-5.0	GU	No	RM	Yes
101	MUFASA MEADOWS LLC	2940 KOSSE CT	R-5.0	GU	No	RM	Yes
102	MUFASA MEADOWS LLC	2941 KOSSE CT	R-5.0	GU	No	RM	Yes
103	MUFASA MEADOWS LLC	2946 KOSSE CT	R-5.0	GU	No	RM	Yes
104	MUFASA MEADOWS LLC	2947 KOSSE CT	R-5.0	GU	No	RM	Yes
105	MUFASA MEADOWS LLC	2952 KOSSE CT	R-5.0	GU	No	RM	Yes
106	MUFASA MEADOWS LLC	2953 KOSSE CT	R-5.0	GU	No	RM	Yes
107	MUFASA MEADOWS LLC	2958 KOSSE CT	R-5.0	GU	No	RM	Yes
108	MUFASA MEADOWS LLC	2959 KOSSE CT	R-5.0	GU	No	RM	Yes
109	MUFASA MEADOWS LLC	2964 KOSSE CT	R-5.0	GU	No	RM	Yes
110	MUFASA MEADOWS LLC	2965 KOSSE CT	R-5.0	GU	No	RM	Yes
111	MUFASA MEADOWS LLC	2970 KOSSE CT	R-5.0	GU	No	RM	Yes
112	MUFASA MEADOWS LLC	2971 KOSSE CT	R-5.0	GU	No	RM	Yes
113	MUFASA MEADOWS LLC	2976 KOSSE CT	R-5.0	GU	No	RM	Yes
114	MUFASA MEADOWS LLC	2977 KOSSE CT	R-5.0	GU	No	RM	Yes
115	MUFASA MEADOWS LLC	2982 KOSSE CT	R-5.0	GU	No	RM	Yes
116	MUFASA MEADOWS LLC	2983 KOSSE CT	R-5.0	GU	No	RM	Yes
117	MUFASA MEADOWS LLC	2988 KOSSE CT	R-5.0	GU	No	RM	Yes
118	MUFASA MEADOWS LLC	2989 KOSSE CT	R-5.0	GU	No	RM	Yes
119	MUFASA MEADOWS LLC	2994 KOSSE CT	R-5.0	GU	No	RM	Yes
120	MUFASA MEADOWS LLC	3000 KOSSE CT	R-5.0	GU	No	RM	Yes
121	TILLERY COMMONS-GRAPEVINE LLC	301 N DOVE RD	R-TH	LC	No	RM	Yes
122	MATTHEWS, DAVID	304 TILLERY CIR	R-TH	LC	No	RM	Yes
123	MCCALL, RODGER	305 TILLERY CIR	R-TH	LC	No	RM	Yes
124	EYE CONSULTANTS PROPERTIES LP	3050 E STATE HWY 114	CC	CO & LC	Yes & No	CO	Yes
125	MAYKUS CUSTOM HOMES INC	308 TILLERY CIR	R-TH	LC	No	RM	Yes
126	MCCORMACK, VANESSA	309 TILLERY CIR	R-TH	LC	No	RM	Yes
127	GRAPEVINE CITY	3091 DOVE RD	PO	LC	No	GU	No
128	MAYKUS CUSTOM HOMES INC	312 TILLERY CIR	R-TH	LC	No	RM	Yes
129	FARD, PARVANEH	313 TILLERY CIR	R-TH	LC	No	RM	Yes
130	MAKYUS CUSTOM HOMES INC	316 TILLERY CIR	R-TH	LC	No	RM	Yes
131	FERONTI, CRAIG	317 TILLERY CIR	R-TH	LC	No	RM	Yes
132	MAYKUS CUSTOM HOMES INC	320 TILLERY CIR	R-TH	LC	No	RM	Yes
133	MOAK, KYLE	321 TILLERY CIR	R-TH	LC	No	RM	Yes

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134	WALLINGFORD, BRENT	324 TILLERY CIR	R-TH	LC	No	RM	Yes
135	KIM, ABIGAIL	325 TILLERY CIR	R-TH	LC	No	RM	Yes
136	CROW, KYLE	328 TILLERY CIR	R-TH	LC	No	RM	Yes
137	GRAPEVINE STOREHOUSE LTD	401 N SCRIBNER ST	R-MF-1	RH	Yes	RL	No
138	GRAPEVINE STOREHOUSE LTD	427 N SCRIBNER ST	R-MF-2	RH	Yes	RL	No
139	SHADY OAKS MHP LLC	431 N SCRIBNER ST	R-MH	RH & RM	No & Yes	RL	No
140	SHADY OAKS MHP LTD PRTNSHP	431 N SCRIBNER ST	R-MH	RM	Yes	RL	No
141	GRAPEVINE, CITY OF	501 SHADY BROOK DR	GU	GU & RM	Yes & No	GU	Yes
142	KM PROPERTIES INC	503 N MAIN ST	R-5.0	RH	No	RM	Yes
143	PIPER LEGACY INVESTMENTS LLC - SERIES A	505 W PEACH ST	R-MF-1	RH	Yes	RM	No
144	LARSON, CHUCK	511 N MAIN ST	R-5.0	RH	No	RM	Yes
145	DOCKAL, NANCY	801 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
146	STACY, RONALD	805 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
147	GANESHASUNDARAM, ROMESH	809 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
148	GRAPEVINE SHADY BROOK HOA INC	813 MEADOW BEND LOOP W	R-5.0	RH	No	RM	Yes
149	CRONSTROEM, LIS	817 MEADOW BEND LOOP W	R-5.0	RH	No	RM	Yes
150	HIGGINBOTHAM, BRYAN	821 MEADOW BEND LOOP W	R-5.0	RH	No	RM	Yes
151	SIWINSKI, JOE	825 MEADOW BEND LOOP W	R-5.0	RH	No	RM	Yes
152	DREHER, KERRY	829 MEADOW BEND LOOP W	R-5.0	RH	No	RM	Yes
153	PATERSON, ROSS	833 MEADOW BEND LOOP W	R-5.0	RH	No	RM	Yes
154	CUNNINGHAM DAVID RAY	837 MEADOW BEND LOOP W	R-5.0	RH	No	RM	Yes
155	MAYKUS, SIERRA	841 MEADOW BEND LOOP W	R-5.0	RH	No	RM	Yes
156	RAWLS, ROBERT	845 MEADOW BEND LOOP W	R-5.0	RH	No	RM	Yes
157	GRAPEVINE SHADY BROOK HOA INC	940 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
158	FETTE LILIAN LEE-WAH	941 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
159	JOHNSON, CHELSYE	944 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
160	MILLER MANAGEMENT TRUST	945 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
161	COSTA, CLARKE	948 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
162	ALKIS, MARTIN	949 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
163	HALLFORD, CHARLES W	952 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
164	YIU, JOJO	953 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
165	MCCRORY, CRAIG	956 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
166	COREA, LINDA	957 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes

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	<b>OWNER NAME</b>	<b>SITE ADDRESS</b>	<b>ZONING</b>	<b>FLU</b>	<b>FZCOMPLIANCE</b>	<b>PFLU</b>	<b>PZCOMPLIANCE</b>
167	CHRISTOFFERSEN, RENAE	960 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
168	MATTLAGE, MARK	961 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
169	WARNER, DEVIN	964 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
170	MIER, ANA	968 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
171	APFEL, WOODROW N	972 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
172	CROW, KYLE	976 MEADOW BEND LOOP S	R-5.0	RH	No	RM	Yes
173	GRAPEVINE SHADY BROOK HOA INC	980 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
174	GRAPEVINE SHADY BROOK HOA INC	980 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
175	FRASER, MARION	984 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
176	HUNT, DERRICK	985 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
177	LILLIAN JEANETTE MEDDERS COSTA BERLIN REVOCABLE FAMILY TRUST	988 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
178	HARPANAHALLI, SANDEEP	989 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
179	MCLEOD, JOHN	992 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
180	AUSTIN, TRAVIS C	993 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
181	NEWTON, RICHARD	996 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
182	TRISTAN, MACARIO	997 MEADOW BEND LOOP N	R-5.0	RH	No	RM	Yes
183	H CREEK DEVELOPMENT LLC	W NORTHWEST HWY	CC, R-7.5, R-12.5 & PO	LC	No, No, No & Yes	RM	No, Yes, Yes & No

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1	NASSER SAFA INVESTMENTS LLC	1001 E NORTHWEST HWY	CC	C/MU	No	CO	Yes
2	OPRYLAND HOTEL	1025 GAYLORD TR	PCD	C/MU	No	CO	Yes
3	U S A	1304 N DOOLEY ST	GU & R-7.5	GU & RL	Yes & Yes	GU	Yes & No
4	GRAPEVINE, CITY OF	1381 N DOOLEY ST	R-7.5	RL	Yes	GU	No
5	GRAPEVINE, CITY OF	1391 N DOOLEY ST	R-7.5	RL	Yes	GU	No
6	U S A	1900 KATIE'S WOODS DR	GU	CO & GU	No & Yes	GU	Yes
7	U S A	2 GRAPEVINE LAKE	PCD	CO	Yes	GU	No
8	MOHLER MMA GRAPEVINE LLC	201 N STARNES ST	HC	CO & LC	Yes & No	CO	Yes
9	MDT GRAPEVINE LTD	204 N MAIN ST	HC	LC	No	CO	Yes
10	MDT GRAPEVINE LTD	204 N MAIN ST	HC	LC	No	CO	Yes
11	WJK2702 FAMILY TRUST	209 N STARNES ST	R-5.0	LC	No	RM	Yes
12	EVBUOMWAN, NOSA	210 N STARNES ST	R-5.0	LC	No	RM	Yes
13	WJK2702 FAMILY TRUST	215 N STARNES ST	R-5.0	LC	No	RM	Yes
14	CLEMENTS, WILLIAM C	216 N STARNES ST	R-5.0	LC	No	RM	Yes
15	RETAIL BUILDINGS INC	301 E NORTHWEST HWY	HC	CO & LC	Yes & No	CO	Yes
16	USCMF STONELEDGE LLC	401 BOYD DR	R-MF-2	CO	No	RH	Yes
17	LOY, CHRISTOPHER	700 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
18	TAKACS 1999 REVOCABLE TRUST	701 BOYD DR	R-TH	RH	No	RM	Yes
19	ANDABAKER, PAIGE	701 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
20	RAINEY, MARY	701 CORY ST	R-TH	RH	No	RM	Yes
21	GRAPEVINE CEMETERY ASSN	701 N DOOLEY ST	R-TH	RM	Yes	RL	No
22	NAUMANN, JULIA E	701 PEACH CT	R-TH	RH	No	RM	Yes
23	GRAPEVINE, CITY OF	701 TURNER RD	GU	RH	No	GU	Yes
24	CORRAL RAMIREZ, CESAR	702 CORY ST	R-TH	RH	No	RM	Yes
25	CURLEE, SAMANTHA	702 MICHOL ST	R-TH	RH	No	RM	Yes
26	MATTHEWS-GAUTHIER, DIONNE	702 PEACH CT	R-TH	RH	No	RM	Yes
27	TAKACS, DAVID D	703 BOYD DR	R-TH	RH	No	RM	Yes
28	RICHARDSON, BRYAN	703 CORY ST	R-TH	RH	No	RM	Yes
29	MCCARTY FAMILY PARTNERSHIP LP	703 PEACH CT	R-TH	RH	No	RM	Yes
30	GALVIS, YNGRIT	704 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
31	TUBBS, LARRY	704 CORY ST	R-TH	RH	No	RM	Yes
32	FLAHERTY, LAURA	704 MICHOL ST	R-TH	RH	No	RM	Yes
33	TBD HERITAGE PROPERTIES LLC	704 PEACH CT	R-TH	RH	No	RM	Yes
34	HARMON, ANN	705 BOYD DR	R-TH	RH	No	RM	Yes

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35	MCCARTHY, DAVID	705 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
36	MASONITE HOLDINGS LLC	705 CORY ST	R-TH	RH	No	RM	Yes
37	WENTLING, JILL N	705 PEACH CT	R-TH	RH	No	RM	Yes
38	MARIPOSA RECONSTRUCTION LLC	706 CORY ST	R-TH	RH	No	RM	Yes
39	WAITE, JUDY G	706 MICHOL ST	R-TH	RH	No	RM	Yes
40	SUAREZ GIL, ANDREA	706 PEACH CT	R-TH	RH	No	RM	Yes
41	HARMON, ANN	707 BOYD DR	R-TH	RH	No	RM	Yes
42	MASON, JUSTIN	707 CORY ST	R-TH	RH	No	RM	Yes
43	NOCK, YOLANDA	707 PEACH CT	R-TH	RH	No	RM	Yes
44	CARPENTER, JANA	708 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
45	FARRELL, MICHELLE	708 CORY ST	R-TH	RH	No	RM	Yes
46	WEBER, GERALD	708 MICHOL ST	R-TH	RH	No	RM	Yes
47	COOPER, MARY KAY	708 PEACH CT	R-TH	RH	No	RM	Yes
48	SIMMONS, NATALIE	709 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
49	FEULA, MARGARET	709 CORY ST	R-TH	RH	No	RM	Yes
50	MOORE, LORNA	709 PEACH CT	R-TH	RH	No	RM	Yes
51	DAUGHERTY, ALEX	710 CORY ST	R-TH	RH	No	RM	Yes
52	BOO WORLDWIDE LLC	710 MICHOL ST	R-TH	RH	No	RM	Yes
53	GRIFFITH, JOHJANES	710 PEACH CT	R-TH	RH	No	RM	Yes
54	LUU, HENRY	711 BOYD DR	R-3.5 & R-7.5	RH	No & No	RM	Yes & Yes
55	COURTNEY, MARK W	711 CORY ST	R-TH	RH	No	RM	Yes
56	BUTLER, SUSAN	711 PEACH CT	R-TH	RH	No	RM	Yes
57	GIDNEY, CHRISTOPHER	712 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
58	TORRES REVOCABLE LIVING TRUST	712 CORY ST	R-TH	RH	No	RM	Yes
59	DELONG, DARRELL S	712 MICHOL ST	R-TH	RH	No	RM	Yes
60	HAMMEL, ANGELYN C	712 PEACH CT	R-TH	RH	No	RM	Yes
61	SHAH, MOHAMED	713 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
62	HEITZ, MARK	713 CORY ST	R-TH	RH	No	RM	Yes
63	TURNER, JOHN	713 PEACH CT	R-TH	RH	No	RM	Yes
64	SMITH, TAMMY SUE	714 CORY ST	R-TH	RH	No	RM	Yes
65	HERRINGTON, KAREN	714 MICHOL ST	R-TH	RH	No	RM	Yes
66	FOX, FREDERICK W	714 PEACH CT	R-TH	RH	No	RM	Yes
67	BUCHANAN, NANCY	715 CORY ST	R-TH	RH	No	RM	Yes
68	ANDERSON, SABRINA G	715 PEACH CT	R-TH	RH	No	RM	Yes

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ITEM #6

Zoning Compliance with Future Land Use and Proposed Land Use

	OWNER NAME	SITE ADDRESS	ZONING	FLU	FZCOMPLIANCE	PFLU	PZCOMPLIANCE
69	LINDSAY, DAWN	716 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
70	CHEN, DON	716 CORY ST	R-TH	RH	No	RM	Yes
71	CRANE, JOSEPHINA L	716 MICHOL ST	R-TH	RH	No	RM	Yes
72	FOX, FREDERICK W	716 PEACH CT	R-TH	RH	No	RM	Yes
73	HOWARD, ROBYN	717 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
74	GELBAR, ROXANNE	717 CORY ST	R-TH	RH	No	RM	Yes
75	CRAINE, JEREMY	718 CORY ST	R-TH	RH	No	RM	Yes
76	FOUR 19 PROPERTIES LLC	718 MICHOL ST	R-TH	RH	No	RM	Yes
77	MUDRO, SAMUEL	719 BOYD DR	R-3.5	RH	No	RM	Yes
78	GELBAR, ROXANNE	719 CORY ST	R-TH	RH	No	RM	Yes
79	ODOM, TRAVIS	720 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
80	MILTON, LAUREN	720 CORY ST	R-TH	RH	No	RM	Yes
81	CHEN, KER	720 MICHOL ST	R-TH	RH	No	RM	Yes
82	THE JANDER TRUST	721 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
83	SPINELLI, MARC J	721 CORY ST	R-TH	RH	No	RM	Yes
84	CANNEY, AMIR	722 CORY ST	R-TH	RH	No	RM	Yes
85	PEEK, BRADLEY J	722 MICHOL ST	R-TH	RH	No	RM	Yes
86	THEODORE F SKROBACK JR FAMILY TRUST	723 CORY ST	R-TH	RH	No	RM	Yes
87	SPRUILL, JUSTIN	724 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
88	HOSKINS, BARBARA J	724 CORY ST	R-TH	RH	No	RM	Yes
89	GRAGG, BEVERLY J	724 MICHOL ST	R-TH	RH	No	RM	Yes
90	YOST, APRIL CORINNE	725 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
91	HERNANDEZ, ARMANDO	725 CORY ST	R-TH	RH	No	RM	Yes
92	SOLER TRUST THE	726 CORY ST	R-TH	RH	No	RM	Yes
93	MASONITE HOLDINGS LLC	726 MICHOL ST	R-TH	RH	No	RM	Yes
94	MCTX2 LLC 727 CORY ST SERIES	727 CORY ST	R-TH	RH	No	RM	Yes
95	BROUSSARD, PAUL R	728 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
96	SOLER TRUST THE	728 CORY ST	R-TH	RH	No	RM	Yes
97	CASE, MARTHA ELAINE	728 MICHOL ST	R-TH	RH	No	RM	Yes
98	BENEDETTO, BRADLEY	729 CABLE CREEK DR	R-5.0	RH	No	RM	Yes
99	HUCECO LLC	801 E NORTHWEST HWY	CC	C/MU	No	CO	Yes
100	VON STORCH, KENNETH S	802 WILDWOOD LN	R-TH	RH	No	RM	Yes
101	WESTWOOD GROUP DEVELOPMENT NO II LP	803 E NORTHWEST HWY	CC	C/MU	No	CO	Yes
102	VON STORCH, KENNETH S	804 WILDWOOD LN	R-TH	RH	No	RM	Yes

**NORTH-SE ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE**

ITEM #6

Zoning Compliance with Future Land Use and Proposed Land Use

	OWNER NAME	SITE ADDRESS	ZONING	FLU	FZCOMPLIANCE	PFLU	PZCOMPLIANCE
103	MANCHESTER PROPERTIES 805 LLC	805 E NORTHWEST HWY	CC	C/MU	No	CO	Yes
104	OLMSTEAD, JILL	806 WILDWOOD LN	R-TH	RH	No	RM	Yes
105	OLMSTED, JILL	808 WILDWOOD LN	R-TH	RH	No	RM	Yes
106	MANCHESTER PROPERTIES 809 LLC	809 E NORTHWEST HWY	CC	C/MU	No	CO	Yes
107	GRAPEVINE, CITY OF	813 INLAND DR	R-7.5	RL	Yes	GU	No
108	GRAPEVINE, CITY OF	816 INLAND DR	R-7.5	RL	Yes	GU	No
109	RHP PROPERTY GT LP	816 RUTH WALL RD	PCD	C/MU	No	CO	Yes
110	RANGER REAL ESTATE LLC	818 WILDWOOD LN	R-3.5	RH	No	RM	Yes
111	MUB HOLDINGS LLC	821 E NORTHWEST HWY	CC	C/MU	No	CO	Yes
112	IDOSKI, BEADIN	826 WILDWOOD LN	R-3.5	RH	No	RM	Yes
113	NORTHWEST PRIME LLC	833 E NORTHWEST HWY UNIT C 833A	CC	C/MU	No	CO	Yes
114	LUU, HENRY	834 WILDWOOD LN	R-3.5	RH	No	RM	Yes
115	GVS NORTH-SERIES 845 LLC	845 E NORTHWEST HWY	CC	C/MU	No	CO	Yes
116	GRAPEVINE, CITY OF	851 N MAIN ST	GU	RL & RM	No & No	GU	Yes
117	U S A	901 RUTH WALL RD	GU	CO	No	GU	Yes
118	SLIGAR, DARREN	903 WILDWOOD LN	R-5.0	CO	No	RM	Yes
119	COOPER, NEAL	907 WILDWOOD LN	R-5.0	CO	No	RM	Yes
120	VPG PROPERTIES LLC	911 WILDWOOD LN	R-5.0	CO	No	RM	Yes
121	KAJIWARA, JOY	915 WILDWOOD LN	R-5.0	CO	No	RM	Yes
122	B & G PROPERTIES LLC	919 E NORTHWEST HWY	CC	C/MU	No	CO	Yes
123	MANCHESTER PROPERTIES 927 LLC	927 E NORTHWEST HWY	CC	C/MU	No	CO	Yes
124	GVS NORTH-SERIES 805 LLC	E NORTHWEST HWY	CC	C/MU	No	CO	Yes

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>

**MEETING DATE:** JULY 1, 2025

**SUBJECT:** PURCHASE OF GETAC RUGGED TABLETS FOR EMS

**RECOMMENDATION:** City Council to consider approval for the purchase of GETAC Rugged tablets for Emergency Medical Services from Upstate Wholesale Supply for the Fire Department.

**FUNDING SOURCE:** Funds are available in the General Fund (Fire) for an amount not to exceed \$43,662.

**BACKGROUND:** The Fire Department has recognized the need to enhance its Emergency Medical Services (EMS) reporting capabilities by replacing older ruggedized tablets with more advanced technology. The decision to upgrade stems from the challenges associated with outdated devices, which often suffer from slow processing speeds, limited functionality, and reduced reliability in the field. The new tablets have improved processing power and battery life. Updating these devices ensures that first responders can efficiently document incidents and access vital information. As a result, the department expects to enhance overall operational efficiency and ensure we can meet the increasing demands of modern emergency medical response.

This purchase will be made in accordance with existing and interlocal agreements with Sourcewell as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Bids were taken by the Cooperative and a contract was awarded to Upstate Wholesale Supply Inc. The Fire and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval

ES/TM

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>

**MEETING DATE:** JULY 1, 2025

**SUBJECT:** RENEWAL OF CONTRACT FOR EMPLOYEE ASSISTANCE PROGRAM (EAP) WITH OPTUM.

**RECOMMENDATION:** City Council to consider the renewal of a contract for Employee Assistance Program (EAP) with Optum Behavioral Health.

**FUNDING SOURCE:** Funds available in General Fund (Human Resources) in the estimated annual amount of \$45,000.

**BACKGROUND:** The EAP is a voluntary, confidential program which helps employees through various life challenges that may adversely affect job performance, health, and personal well-being. This program allows employees and their dependents access to 24/7 mental health care. In addition, they offer legal, financial, and work life balance assistance to ensure our employees are reaching their full potential with the City of Grapevine.

Optum EAP has provided these services since 2021 with satisfactory results. The estimated cost includes a 3% increase due to the increasing costs of mental health services.

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BZ*

**MEETING DATE:** JULY 1, 2025

**SUBJECT:** APPROVAL OF CONTRACT RENEWAL WITH VSP FOR VISION INSURANCE PLAN

**RECOMMENDATION:** City Council to consider approval to renew contract for vision insurance with VSP..

**FUNDING SOURCE:** Funds are available in the General Fund (Human Resources) in the estimated annual amount of \$156,000.

**BACKGROUND:** The City offers vision insurance to all benefit-eligible, active and retired employees, and their eligible dependents. The plan is currently with VSP, and they have offered a renewal with no rate increase.

VSP has the largest network of independent providers and more than 40,000 retail locations. VSP has agreed to a two-year contract with no rate increase.

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER **BR**

**MEETING DATE:** JULY 1, 2025

**SUBJECT:** APPROVAL OF CONTRACT WITH MEDEFY FOR HEALTH ADVOCACY SERVICES

**RECOMMENDATION:** City Council to consider contract for employee health advocate services with Medefy.

**FUNDING SOURCE:** Funds are available in the General Fund (Human Resources) in the estimated annual amount of \$31,000.

**BACKGROUND:** The City provides a patient advocate and concierge service to all benefit eligible employees. Medefy provides 24/7 access to a health guide to assist employees in finding quality, affordable care. Medefy's mobile app gives employees instant access to their medical id cards, deductible, out of pocket amounts, and provider searches, allowing employees to make educated decisions on their health and save money.

The City currently uses Alight for these services, but due to customer service issues, we asked our consultant, Lockton, to secure proposals. City staff reviewed and met with three vendors and determined that Medefy offers the best service and pricing for the needs of the City.

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** JULY 1, 2025

**SUBJECT:** APPROVAL OF CONTRACT WITH THE HARTFORD FOR BASIC LIFE, AD&D, LONG TERM DISABILITY AND VOLUNTARY EMPLOYEE BENEFITS

**RECOMMENDATION:** City Council to consider approval of a contract for Life, AD&D, Long-Term Disability, and voluntary supplemental health plans with The Hartford.

**FUNDING SOURCE:** Funds are available in the General Fund (Human Resources) in the estimated annual amount of \$300,000

**BACKGROUND:** The City provides life insurance and long-term disability to all benefit eligible employees. The City also provides the option for employees to purchase additional life insurance for themselves and eligible dependents, short-term disability, critical illness, and accident insurance. The Hartford provides a new product for employees with hospital indemnity. These voluntary plans can assist employees who have unexpected medical costs.

The City's consultants, Lockton, secured proposals from three vendors. City staff reviewed the proposals and determined that The Hartford would provide the best services at a reduced cost. The City will save 23% on life insurance and long-term disability while employees will see no change in the current cost of voluntary products. This is a three-year contract.

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** JULY 1, 2025

**SUBJECT:** PURCHASE REPLACEMENT SERVERS FOR PUBLIC COMPUTERS

**RECOMMENDATION:** City Council to consider approval for the purchase of replacement servers for the public computers at The REC from Waypoint Business Solutions for the IT Department.

**FUNDING SOURCE:** Funds are available in the Capital Equipment Purchase Fund for an amount not to exceed \$31,309.

**BACKGROUND:** This request is to purchase replacement host servers that currently are on end-of-life equipment. These servers are responsible for providing services to the public computers located at The REC.

This purchase will be made in accordance with an existing interlocal agreement with The Texas Department of Information Resources (DIR) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative, and a contract was awarded to Waypoint Business Solutions. The IT Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval

AP/TM

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** JULY 1, 2025

**SUBJECT:** RENEWAL OF ANNUAL CONTRACT FOR JANITORIAL SERVICES

**RECOMMENDATION:** City Council to consider approval for the renewal of an annual contract for janitorial services with Regent Services for City facilities.

**FUNDING SOURCE:** Funds are available in the General Fund (Facilities) for an annual estimated amount of \$650,000 and General Fund (Police - Animal Services) for an annual estimated amount of \$436,000.

**BACKGROUND:** The purpose of this contract is to establish fixed annual pricing for janitorial services to be performed at various City facilities and daily, 24/7 contract labor for Animal Services to maintain and clean kennels, outdoor run areas, and provide food and water to the impounded animals.

The City of Grapevine solicited a "Best Value Bid" in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised in the Fort Worth Star Telegram on May 25, 2023 and June 1, 2023. There were 727 vendors electronically notified of the bid through the eBid system. Forty-seven vendors viewed and downloaded the RFB, and 14 bids were received. The bid was opened electronically and publicly on June 16, 2023, at 2 pm. The contract was for an initial one-year period, with nine one-year renewal options available. If approved, this will be the second renewal option.

Based on the evaluations for the Best Value bids for janitorial services, the highest best value evaluation was Regent Services. Regent Services received the overall highest score for the City meeting all of the Best Value specifications and requirements. The City of Grapevine has been using Regent Services for several years and has been successful.

Staff recommends approval.  
CH/TM

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BZ</sup>

**MEETING DATE:** JULY 1, 2025

**SUBJECT:** RENEWAL OF ANNUAL CONTRACTS FOR EQUIPMENT RENTAL SERVICES

**RECOMMENDATION:** City Council to consider approval for the renewal of annual contracts for equipment rental services to Fox Rental, Herc Rentals, and Kirby-Smith for the City of Grapevine Departments.

**FUNDING SOURCE:** Amounts are available in various Funds for an annual estimated total of \$200,000.

**BACKGROUND:** The purpose of this contract is to establish fixed annual pricing for various types of heavy equipment rental services to be used primarily by the Public Works Department on an as-needed basis.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The contracts were for an initial one-year period with nine-year optional renewals. If approved, this will be for the third renewal available.

Staff recommends approval.

KH/TM

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>

**MEETING DATE:** JULY 1, 2025

**SUBJECT:** ANNUAL RENEWAL OF JUSTFOIA PUBLIC INFORMATION ACT SOFTWARE

**RECOMMENDATION:** City Council to consider approval for the annual renewal of JustFOIA Public Information Act request processing software from JustFOIA Inc. for the City Secretary's Office.

**FUNDING SOURCE:** Funds are available in the General Fund (City Secretary) for an amount not to exceed \$15,588.

**BACKGROUND:** This request is for the annual renewal of JustFOIA software that is used to process Public Information Act requests. The software allows citizens to submit their requests through an online portal. Staff is able to route requests to departments who can upload responsive records for review by the City Secretary's Office, who can then release the records to the requester. The amount of requests continues to grow each year. The CSO processed 578 requests in Fiscal Year 2022 and 703 requests in Fiscal Year 2024. Currently, an average of 62 requests are processed each month. The software has features, including tracking of requests, corresponding with the requestor, and creating reports that allows for better management of PIA requests.

This purchase will be made in accordance with an existing interlocal agreement with The Texas Department of Information Resources (DIR) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to JustFOIA Inc. The City Secretary's Office and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval

TB/TM

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 17th day of June, 2025 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Paul Slechta	Mayor Pro Tem
Sharron Rogers	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Leon Leal	Council Member
Sean Shope	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
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	Planning Services Director
Tara Brooks	City Secretary

Item 1. Executive Session

Mayor Pro Tem Paul Slechta called the meeting to order at 7:01 pm and 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 7:04 p.m. Mayor William D. Tate joined the meeting at 7:04. The closed session ended at 7:23 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 or 551.087.

City Manager Bruno Rumbelow requested City Council approve an Economic Development Agreement with Grapevine Investor Group, LLC and authorize the City Manager to execute same and to take all other necessary action.

Motion was made to approve an Economic Development Agreement with Grapevine Investor Group, LLC and authorize the City Manager to execute same and to take all other necessary action.

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

## **REGULAR MEETING**

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

### Item 2. Invocation and Pledge of Allegiance

Mayor Pro Tem Slechta gave the invocation and led the Pledge of Allegiance.

## JOINT PUBLIC HEARINGS

### Item 3. Conditional Use Permit **CU25-16** (AC Hotel)

Mayor Tate reminded everyone the public hearing for this item was opened at the May 20 Joint Meeting, but the item was tabled. The public hearing was still open.

Planning Services Director Erica Marohnic reported the applicant was requesting a conditional use permit to amend the previously approved site plan CU19-16 (Ordinance

No. 2019-037) that allowed for a multi-brand hotel complex (Renaissance, Element, and A.C. Hotel) with on-premise alcohol beverage sales (beer, wine, and mixed beverages), outdoor dining, and outdoor speakers, minor site plan and elevation changes to the previously approved Hilton Garden Inn, and minor site plan and elevation changes to the previously approved office building. This request is specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor speakers in conjunction with one, five-story hotel with 200 rooms, and to exceed the maximum building height of 50 feet. The subject property is located at 1701 State Highway 26 and is currently zoned as “CC”, Community Commercial District.

Applicant Mike Patel with New Crest Image presented this item and answered questions from the Commission and Council.

Planning Services Director Marohnic 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: 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: O’Dell  
 Second: Coy  
 Ayes: Tate, Slechta, Rogers, Coy, O’Dell, Leal, and Shope  
 Nays: None  
 Approved: 7-0

Item 4. Conditional Use Permit **CU25-14** and Planned Development Overlay **PD25-02** (Floor & décor)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting to amend the previously approved site plan CU06-16 (Ordinance No. 2006-035) for a planned commercial center to allow for the development of a 45,000 square-foot fitness/workout center. This request is specifically to allow a 60,378 square-foot retail store for building materials and supplies and a planned development overlay (PD25-02) to deviate from, but not be limited to, a reduction in the minimum open space requirement, and an increase to the maximum impervious surface requirement, listed in Section 25, “CC”, Community Commercial District, F. Density Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 3200 Grapevine Mills Parkway and is currently zoned “CC”, Community Commercial District.

Applicant Representative Caitlin Pipkin presented this item and answered questions from the Commission and Council.

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

The Council and Commission discussed tabling this item at the request of the applicant.

Planning Services Director Marohnic answered questions from the Commission.

Motion was made to close the public hearing.

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

City Attorney Matthew C.G. Boyle stated that since the Commission closed the public hearing, City Council should close the public hearing and await the recommendation from the Commission.

Motion was made to close the public hearing.

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

#### Item 5. Conditional Use Permit **CU25-19** (Walmart EV Chargers)

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 CU23-01 (Ordinance No. 2023-009) that added two metal storage containers for the purpose of storing new parts and landscape equipment for on- and off-site Walmart facility management. This request is specifically to add six (6), Level 3 electric vehicle (EV) charging stations. The subject property is located at 1601 West State Highway 114 and is currently zoned "CC", Community Commercial District.

Applicant Representative Eric Jean with Kimley-Horn presented this item and answered questions from the Commission and Council.

Planning Services Director Marohnic answered questions from the Commission and Council.

Greg Allen, Grapevine Walmart Manager 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: Parker  
 Second: Tiggelaar  
 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 6. Conditional Use Permit **CU25-23** (The Dutch)

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 conditional use permit CU06-56 (Ordinance No. 2006-089) that allowed for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. This request is specifically to modify the existing floor plan, change exterior elevations and to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. The subject property is located at 1285 South Main Street and is currently zoned "PO", Professional Office District.

Owner Noti Krasniqi described his restaurant concept and 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: Hutton  
 Second: Kercheval  
 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: Coy  
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope

Nays: None  
 Approved: 7-0

Item 7. Conditional Use Permit **CU25-24** (Stella Café)

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 CU19-19 (Ordinance No. 2019-039) that allowed for the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer and wine only) and outside dining in conjunction with a restaurant. This request is specifically to modify the existing floor plan and to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outside dining in conjunction with a restaurant. The subject property is located at 603 South Main Street, Suite 303 and is currently zoned "CBD", Central Business District.

Stella Café owner Paola Pedrignani described her business, her concept for this location and answered questions from the Commission and Council.

Natalie Jenkins with Type-Six answered questions from the Commission.

Planning Services Director Marohnic answered questions from the Commission.

No one spoke during the public hearing and there were two letters of support 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: O'Dell  
 Second: Slechta  
 Ayes: Tate, Slechta, Rogers, Coy, O'Dell, Leal, and Shope  
 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.

Mayor Tate called for a break at 8:39 pm. Mayor Tate reconvened the meeting at 8:43 pm.

Item 8. Citizen Comments

No one spoke during the Citizen Comments.

NEW BUSINESS

Item 9. Consider **Ordinance No. 2025-034** amending the Grapevine City Code, Appendix G, Historic Preservation by adopting the Grapevine Historic Township Pattern Book for the Grapevine Historic Township and take any necessary action.

City Manager Rumbelow introduced this item and described how staff has refined and simplified the Pattern Book from the previous meetings.

Executive Director of the Convention and Visitors Bureau PW McCallum presented this item. He described the five steps that would be used by anyone that used the Pattern Book.

Council discussed this item.

Executive Director McCallum and City Attorney Boyle answered questions from Council.

Motion was made to approve **Ordinance No. 2025-034** amending the Grapevine City Code, Appendix G, Historic Preservation by adopting the Grapevine Historic Township Pattern Book for the Grapevine Historic Township and take any necessary action.

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

ORDINANCE NO. 2025-034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING APPENDIX G, HISTORIC PRESERVATION, SECTION 7 CERTIFICATES OF APPROPRIATENESS; PROVIDING THAT ALL ORDINANCES IN CONFLICT HEREWITH ARE HEREBY REPEALED TO THE EXTENT THEY ARE IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 19. Conditional Use Permit **CU25-16** (AC Hotel)

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

Motion was made to approve Conditional Use Permit **CU25-16** (AC Hotel) and **Ordinance No. 2025-025**.

Motion: Slechta  
 Second: O'Dell  
 Ayes: Slechta, Rogers, Coy, O'Dell, Leal, and Shope  
 Nays: None  
 Abstains: Tate  
 Approved: 6-0-1

Mayor Tate did not vote on this item and submitted an Affidavit of a Conflict of Interest with the City Secretary.

ORDINANCE NO. 2025-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-16 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-16 (ORDINANCE NO. 2019-037) FOR A MASTER SITE DEVELOPMENT PLAN, SPECIFICALLY TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH ONE, FIVE-STORY HOTEL WITH 200 ROOMS, AND TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 50 FEET IN A "CC", COMMUNITY COMMERCIAL DISTRICT FOR BLOCK A, LOT 1A2-1, BLUFFS OF GRAPEVINE ADDITION (1701 STATE HIGHWAY 26) 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. Conditional Use Permit **CU25-14** (Floor & Décor)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0 stipulating that they use the square footage equal to the extra 31 parking spaces for landscape open space, but the landscaping shall not be behind the building.

Motion was made to approve Conditional Use Permit **CU25-14** (Floor & Décor) and **Ordinance No. 2025-029** in accordance with the Planning and Zoning Commission recommendation.

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

ORDINANCE NO. 2025-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-14 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU06-16 (ORDINANCE NO. 2006-035) FOR A PLANNED COMMERCIAL CENTER FOR THE DEVELOPMENT OF A 45,000 SQUARE-FOOT FITNESS AND WORKOUT CENTER. THIS REQUEST IS SPECIFICALLY TO ALLOW FOR A 60,378 SQUARE-FOOT RETAIL STORE FOR BUILDING MATERIALS AND SUPPLIES FOR BLOCK A, LOT 2R-AB, GRAPEVINE VINEYARD ADDITION (3200 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 21. Planned Development Overlay **PD25-02** (Floor & Décor)

Chairman Oliver reported the Commission approved the planned development overlay with a vote of 7-0.

Motion was made to approve Planned Development Overlay **PD25-02** (Floor & Décor) and **Ordinance No. 2025-030**.

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

ORDINANCE NO. 2025-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD25-02 TO DEVIATE FROM, BUT NOT BE LIMITED TO, A REDUCTION IN THE MINIMUM OPEN SPACE REQUIREMENT AND AN INCREASE TO THE MAXIMUM IMPERVIOUS SURFACE REQUIREMENT FROM SECTION 25, "CC" COMMUNITY COMMERCIAL DISTRICT, F. DENSITY REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE, NO. 82-73. WITHIN THE FOLLOWING DESCRIBED PROPERTY: BLOCK A, LOT 2R-AB, GRAPEVINE VINEYARDS ADDITION (3200 GRAPEVINE MILLS PARKWAY) 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 PLANNED DEVELOPMENT OVERLAY 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 22. Conditional Use Permit **CU25-19** (Walmart EV Chargers)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0 which included approval of the masonry wall.

Motion was made to approve Conditional Use Permit **CU25-19** (Walmart EV Chargers) and **Ordinance No. 2025-031**.

Motion: Slechta

Council discussed this item. Chairman Oliver answered questions from Council.

Mayor Pro Tem Slechta amended his motion to approve Conditional Use Permit **CU25-19** (Walmart EV Chargers) and **Ordinance No. 2025-031** in accordance with the recommendation of the Planning and Zoning Commission.

Second: Rogers

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

Nays: None

Approved: 7-0

ORDINANCE NO. 2025-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-19 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU23-01 (ORDINANCE NO. 2023-009) TO ALLOW FOR THE DEVELOPMENT OF SIX (6), PUBLIC USE, FREESTANDING LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE EXISTING WALMART PARKING LOT, FOR BLOCK 1, LOT 2, WALMART ADDITION (1601 WEST STATE HIGHWAY 114) 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 23. Conditional Use Permit **CU25-23** (The Dutch)

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

Motion was made to approve Conditional Use Permit **CU25-23** (The Dutch) and **Ordinance No. 2025-032**.

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

ORDINANCE NO. 2025-032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-23 TO MODIFY THE EXISTING FLOOR PLAN, CHANGE EXTERIOR ELEVATIONS AND TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT FOR BLOCK 1, LOT 1, EPICENTRE AT GRAPEVINE ADDITION (1285 SOUTH MAIN STREET) IN A DISTRICT ZONED "PO", PROFESSIONAL OFFICE 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 **CU25-24** (Stella Café)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0 with the requirement that the outside seating be reduced to fourteen seats.

Motion was made to approve Conditional Use Permit **CU25-24** (Stella Café) and **Ordinance No. 2025-033** including the recommendation of the Planning and Zoning Commission to reduce the amount of outside seating.

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

ORDINANCE NO. 2025-033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU25-24 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR CU19-19 (ORDINANCE NO. 2019-039) TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH A RESTAURANT. THIS REQUEST IS SPECIFICALLY TO MODIFY THE EXISTING FLOOR PLAN TO ALLOW FOR THE POSSESSION. STORAGE, RETAIL SALE ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT FOR BLOCK 15, LOT C, ORIGINAL TOWN OF GRAPEVINE (603 SOUTH MAIN STREET, SUITE 303) 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

Following consideration of the Planning and Zoning Commission recommendations, Council continued with the agenda as published.

Item 10. Consider calling a public hearing to amend various sections of the Comprehensive Zoning Ordinance (82-73), same being Appendix D of the Code of

Ordinances, as follows: amendments to various sections of the zoning ordinance related to secondary structures, including requirements for their size, location and height.

Planning Services Director Marohnic presented this item. The Planning and Zoning Commission has held six workshops relating to secondary structures. Staff recommends holding a public hearing to allow Council to initiate the Commission's proposed changes to the Zoning Ordinance.

Director Marohnic said the public hearing will be during the July 15, 2025 meeting.

Motion was made to call a public hearing to be held on July 15, 2025 to consider amending various sections of the Comprehensive Zoning Ordinance (82-73), same being Appendix D of the Code of Ordinances, as follows: amendments to various sections of the zoning ordinance related to secondary structures, including requirements for their size, location and height.

Motion: Slechta

Second: O'Dell

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

Nays: None

Approved: 7-0

## 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.

Staff requested item 17 be removed from consent. This item was considered following the remaining consent agenda.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 11. Consider the purchase of an annual software license for permitting from Vertosoft for the Planning Services Department, Building Services Department and other departments included in the Technical Review Committee (TRC) process, and managing permits, processes and code enforcement cases.

Building Official Larry Gray and Planning Services Director Marohnic recommended approval of purchase of permitting software to be used by multiple departments for a one-time fee of \$79,440 and an annual estimated amount of \$84,959.

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 12. Consider a firework permit for the City's 2025 Fireworks Show to be held on July 4, 2025.

Fire Chief Darrell Brown recommended approval of the permit for the City's 2025 Fireworks Show to be held on July 4. The show will be shot from Soccer Field No. 2 at Oak Grove Soccer Complex.

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 13. Consider the purchase of recycled rubber barriers from Pretred, Inc.

Public Works Director Bryan Beck recommended approval of the purchase of rubber barriers for a total amount not to exceed \$81,350. The barriers will be used during the Christmas Capital of Texas and other events for lane closures along Main Street, parking areas and entry points along with other key locations.

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 14. Consider the purchase of hydrant pressure recorders from Atlas Utility Supply Company.

Public Works Director Beck recommended approval of the purchase of hydrant pressure recorders for the City's water system for an amount not to exceed \$15,600.

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 the purchase of four Val-Matic check valves for the Hilton Lift Station from Municipal Valve & Equipment Company.

Public Works Director Beck recommended approval of the purchase of Val-Matic check valves for the Hilton Lift Station for a total amount not to exceed \$38,700.

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 second amendment to the engineering contract for the design of the Train 2 and Train 3 improvements at the Wastewater Treatment Plant with Provenance Engineering, LLC and **Ordinance No. 2025-027** to appropriate the funds.

Public Works Director Beck recommended approval of the second amendment of the engineering contract to make several design improvements to the Wastewater Treatment Plant for an amount of \$175,000.

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 minutes of the June 3, 2025 Regular City Council meeting.

City Secretary Tara 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

Item 17 was considered next.

Item 17. Consider **Ordinance No. 2025-028** 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; prohibiting parking on the north side of West College Street.

Staff requested this item be tabled to a future meeting.

Motion was made to table **Ordinance No. 2025-028** 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; prohibiting parking on the north side of West College Street.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 9:09 p.m.

Motion: Rogers  
Second: Slechta  
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 1st day of July, 2025.

APPROVED:

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

ATTEST:

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