

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

