

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 15th day of July, 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
Leon Leal	Council Member
Sean Shope	Council Member

constituting a quorum with Council Member Duff O'Dell being absent, and with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Beth Tiggelaar	Member
Traci Hutton	Member
Kirby Kercheval	Member
Justin Roberts	Member
Ashley Anderson Brown	Member
Gustav Kuelbs	Alternate Member

constituting a quorum with Member Jason Parker being absent and Alternate Member Gustav Kuelbs sitting as a voting member, 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 William D. Tate called the meeting to order at 7:00 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 7:03 p.m. The closed session ended at 7:36 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 stated no action was necessary.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:39 p.m.

Item 2. Invocation and Pledge of Allegiance

Council Member Sean Shope gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Conditional Use Permit **CU25-26** (Principle Volkswagen of Grapevine Signage)

Mayor Tate declared the public hearing open.

Planning and Services Director Erica Marohnic reported the applicant was requesting to remove an existing monument sign at an existing automotive dealership and add a 40-foot tall pole sign along William D. Tate Avenue frontage, directly north of the main entrance driveway. The subject property is located at 2351 William D. Tate Avenue and is currently zoned as "CC", Community Commercial District.

Applicant Representative Zeynep Peterson with Principle Volkswagen of Grapevine presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing. One letter in favor of this request was provided to the Council and Commission.

Motion was made to close the public hearing.

Motion: Tiggelaar

Second: Hutton
Ayes: Oliver, Tiggelaar, Hutton, Kercheval, Roberts, Anderson Brown, Kuelbs
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

Item 4. Conditional Use Permit **CU25-28** (NBT Financial)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to allow a bank with a dual-lane drive-through in a planned commercial center. The subject property is located at 803 East Northwest Highway and is currently zoned as “CC”, Community Commercial District.

Property Owner Gary Cantrell and applicant representative Skylar Lyle from Baird Hampton & Brown, Inc. presented this item.

Ms. Lyle answered questions from the Commission and Council.

Lemoine Wright, 213 East College Street, Grapevine spoke in favor of this item.

There was no correspondence to report.

Motion was made to close the public hearing.

Motion: Kercheval
Second: Hutton
Ayes: Oliver, Tiggelaar, Hutton, Kercheval, Roberts, Anderson Brown, Kuelbs
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Slechta
Second: Rogers
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

Item 5. Conditional Use Permit **CU25-30** (Icon Automotive)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to allow for the application and installation of paint protection film and window film (window tinting) in conjunction with a proposed business. The subject property is located at 721 West State Highway 114 and is zoned "CC", Community Commercial District.

Applicant Representative Patrick Brown 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.

Motion was made to close the public hearing.

Motion: Tiggelaar
Second: Roberts
Ayes: Oliver, Tiggelaar, Hutton, Kercheval, Roberts, Anderson Brown, Kuelbs
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

Item 6. Conditional Use Permit **CU25-31** (Freight Forwarding)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to allow for a freight forwarding business in an existing warehouse. The subject property is located at 800 Industrial Boulevard, Suite 300 and is currently zoned "LI", Light Industrial District.

Applicant Owner J.T. Kim 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.

Motion was made to close the public hearing.

Motion: Kercheval
Second: Hutton
Ayes: Oliver, Tiggelaar, Hutton, Kercheval, Roberts, Anderson Brown, Kuelbs
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Slechta
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

Item 7. Zoning Ordinance Amendment **AM24-05** proposed amendments to the Comprehensive Zoning Ordinance (82-73); same being Appendix D of the Code of Ordinances relative to secondary structures, including requirements for their size, location and height.

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic requested this item be tabled to the August 19, 2025 Joint Meeting.

Motion was made to table the public hearing for Zoning Ordinance Amendment **AM24-05** to the August 19, 2025 Joint Meeting.

Motion: Hutton
Second: Tiggelaar
Ayes: Oliver, Tiggelaar, Hutton, Kercheval, Roberts, Anderson Brown, Kuelbs
Nays: None
Approved: 7-0

Motion was made to table the public hearing for Zoning Ordinance Amendment **AM24-05** to the August 19, 2025 Joint Meeting.

Motion: Rogers
Second: Coy
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

The Planning and Zoning Commission recessed to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

City Council remained in session in the Council Chambers to consider published business.

Item 8. Citizen Comments

Valerie Shoup, 6939 Winterwood Lane, Dallas provided information on the Texas Pace Authority, a non-profit organization related to the implementation of PACE-funded clean energy projects.

NEW BUSINESS

Item 9. Consider **Ordinance No. 2025-035** 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 Wynn Lane, and take any necessary action.

Public Works Director Bryan Beck presented this item requesting approval of an ordinance to prohibit parking on the north side of Wynn Lane between Hall Johnson Road and Weddle Drive.

Motion was made to approve **Ordinance No. 2025-035** 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 Wynn Lane, and take any necessary action.

Motion: Coy
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

ORDINANCE NO. 2025-035

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

Item 10. Consider **Ordinance No. 2025-036** revising the franchise agreement with Republic Services by adding Tuesday to the current Wednesday schedule for bulk, clean brush, and yard waste collection, and take any necessary action.

Public Works Director Beck presented this item and answered questions from Council. The proposed change includes brush and bulk pickup on the north side of the City on Tuesdays and the south side of the City on Wednesdays. The new pickup schedule will be effective September 1, 2025.

Motion was made to approve **Ordinance No. 2025-036** revising the franchise agreement with Republic Services by adding Tuesday to the current Wednesday schedule for bulk, clean brush, and yard waste collection, and take any necessary action.

Motion: Coy
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

ORDINANCE NO. 2025-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING ORDINANCE 95-35, AS AMENDED, THE SOLID WASTE FRANCHISE AGREEMENT; ALLOWING FOR CLEAN BRUSH AND YARD WASTE DIVERSION; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider the proposal by Graybar Electric Company Inc. for the installation of the emergency generator and associated electrical services at the Water Treatment Plant, Ordinance No. 2025-037 to appropriate the funds, and take any necessary action.

Public Works Director Beck presented this item to Council requesting authorization to install the emergency generator and transfer switches as well as to relocate the service lines to the new generator for an amount of \$2,616,764, which includes a 5% contingency for a rounded total of \$2,750,000. The City is already in possession of the generator.

Motion was made to approve proposal by Graybar Electric Company Inc. for the installation of the emergency generator and associated electrical services at the Water Treatment Plant, **Ordinance No. 2025-037** to appropriate the funds, and take any necessary action.

Motion: Slechta
Second: Rogers
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

ORDINANCE NO. 2025-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$2,750,000 IN THE UTILITY ENTERPRISE FUND; 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 20. Conditional Use Permit **CU25-26** (Principle Volkswagen of Grapevine Signage)

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

Motion was made to approve Conditional Use Permit **CU25-26** (Principle Volkswagen of Grapevine Signage) and **Ordinance No. 2025-038**.

Motion: Coy
Second: Slechta
Ayes: Tate, Slechta, Coy, Leal, and Shope
Nays: Rogers
Approved: 5-1

ORDINANCE NO. 2025-038

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-26 TO ALLOW FOR A 40-FOOT POLE SIGN, FOR BLOCK 1, LOT 1R, FIRST BAPTIST CHURCH OF GRAPEVINE ADDITION (2351 WILLIAM D. TATE AVENUE) 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. Conditional Use Permit **CU25-28** (NBT Financial)

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

Motion was made to approve Conditional Use Permit **CU25-28** (NBT Financial) and **Ordinance No. 2025-039**.

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

Nays: None
Approved: 6-0

ORDINANCE NO. 2025-039

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-28 TO ALLOW THE DEVELOPMENT OF A BANK WITH A DUAL-LANE DRIVE-THROUGH IN A PLANNED COMMERCIAL CENTER FOR BLOCK 1, LOT 4R1, OPRYLAND SECOND ADDITION (803 EAST NORTHWEST HIGHWAY) 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 22. Conditional Use Permit **CU25-30** (Icon Automotive)

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

Motion was made to approve Conditional Use Permit **CU25-30** (Icon Automotive) and **Ordinance No. 2025-040**.

Motion: Leal
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

ORDINANCE NO. 2025-040

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-30 TO ALLOW FOR THE APPLICATION AND INSTALLATION OF PAINT PROTECTION FILM AND WINDOW FILM (WINDOW TINTING) IN CONJUNCTION

WITH A PROPOSED BUSINESS FOR BLOCK 1, LOT 2, CINEMARK ADDITION (721 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 **CU25-31** (Freight Forwarding)

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

Motion was made to **deny** Conditional Use Permit **CU25-31** (Freight Forwarding).

Motion: Rogers

Second: Slechta

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

Nays: None

Approved: 6-0 to deny

Mayor Tate announced City Council would continue with the remaining agenda in the published order.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No one requested to remove any items from consent.

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

Item 12. Consider **Resolution No. 2025-008** suspending a proposed rate increase by Oncor Delivery.

City Manager Rumbelow recommended approval of the resolution to suspend Oncor Delivery's proposed rate increase of 12.3% for residential rates and a 51% increase in

street lighting rates. The proposed resolution suspends the July 31, 2025 effective date to allow the Steering Committee of Cities Served by Oncor to evaluate the filing and to determine future action.

Motion was made to approve the consent agenda.

Motion: Coy
Second: Shope
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

RESOLUTION NO. 2025-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE; AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider the purchase of a ViewSonic Video Wall and AV System for the REC from Imagenet Consulting LLC.

Parks and Recreation Director Chris Smith recommended approval of the purchase of a projector system in Stewart Hall at The REC for a total amount not to exceed \$58,979.

Motion was made to approve the consent agenda.

Motion: Coy
Second: Shope
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

Item 14. Consider an annual contract for law enforcement equipment and services with Axon Enterprises, Inc.

Police Chief Mike Hamlin recommended approval of the purchase of a DRONE, a robot and a pole camera in the amount of \$29,802.11.

Motion was made to approve the consent agenda.

Motion: Coy
Second: Shope
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

Item 15. Consider the purchase of kitchen cabinets and counter tops for Fire Station 5 from Ware Brothers Remodeling.

Fire Chief Darrell Brown and Public Works Director Beck recommended approval of the purchase of new cabinets and counter tops for the kitchen at Fire Station 5 for an amount not to exceed \$44,750.

Motion was made to approve the consent agenda.

Motion: Coy
Second: Shope
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

Item 16. Consider ratification of the emergency purchase replacement of a signal pole at Stone Myers Parkway and State Highway 360 from Durable Specialties, Inc.

Public Works Director Beck recommended approval of the purchase of a signal pole, signal heads, span cable, traffic control and emergency mobilization for a total amount not to exceed \$24,938.

Motion was made to approve the consent agenda.

Motion: Coy
Second: Shope
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

Item 17. Consider ratification of an action to enter into a license agreement to construct, operate and maintain a road (Fairway Drive) at Grapevine Lake, Texas with the U.S. Army Corps of Engineers (USACE).

Public Works Director Beck recommended approval of the ratification of the license agreement to allow for the wider footprint of Fairway Drive with a fee of \$1,660.

Motion was made to approve the consent agenda.

Motion: Coy

Second: Shope
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

Item 18. Consider an Interlocal Agreement for a rehabilitation and resurfacing project on Rolling Hills Lane with Tarrant County.

Public Works Director Beck recommended approval of the Interlocal Agreement for the rehabilitation and resurfacing project on Rolling Hills Lane for an estimated amount of \$85,000. Tarrant County will provide labor and equipment. The City will pay for materials, one-half of fuel costs, traffic control and other miscellaneous items.

Motion was made to approve the consent agenda.

Motion: Coy
Second: Shope
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

Item 19. Consider an Interlocal Agreement for a rehabilitation and resurfacing project on Redbud Lane with Tarrant County.

Public Works Director Beck recommended approval of the Interlocal Agreement for the rehabilitation and resurfacing project on Redbud Lane for an estimated amount of \$85,000. Tarrant County will provide labor and equipment. The City will pay for materials, one-half of fuel costs, traffic control and other miscellaneous items.

Motion was made to approve the consent agenda.

Motion: Coy
Second: Shope
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:39 p.m.

Motion: Coy
Second: Slechta
Ayes: Tate, Slechta, Rogers, Coy, Leal, and Shope
Nays: None
Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 5th day of August, 2025.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

