

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 19th day of August, 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
Beth Tiggelaar	Vice Chairman
Traci Hutton	Member
Jason Parker	Member
Kirby Kercheval	Member
Justin Roberts	Member
Ashley Anderson Brown	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 William D. Tate called the meeting to order at 7:15 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 7:17 p.m. The closed session ended at 7:24 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 7:30 p.m.

Item 2. Invocation and Pledge of Allegiance

Council Member Sharron Rogers gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Conditional Use Permit **CU25-27** (Fortified Film Solutions)

Mayor Tate declared the public hearing open.

Planning and Services Director Erica Marohnic reported the applicant was requesting a conditional use permit to allow for the application and installation of paint protection film (window tinting) in conjunction with a proposed business. The subject property is located at 1240 Texan Trail, Suite 100 and is currently zoned "LI", Light Industrial District. This is the first reading for this item. The Board of Zoning Adjustment will consider a special exception for this item at their September 8 meeting. If approved by the Board, the second reading will be September 16, 2025.

Applicant Representative Grey Acuna presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.

Motion: Parker

Second: Hutton

Ayes: Oliver, Tiggelaar, Hutton, Parker, Kercheval, Roberts, Anderson Brown

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 **CU25-34** (Weinberger's Deli Expansion)

Mayor Tate declared the public hearing open.

Planning and Services Director Marohnic reported the applicant was requesting a conditional use permit to allow a 1,300 sq. ft. expansion of an existing delicatessen into an adjacent suite and outside dining. The subject property is located at 601 South Main Street, Suites 100 and 101 and is currently zoned "CBD", Central Business District.

Applicant Dan Weinberger presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.

Motion: Tiggelaar

Second: Kercheval

Ayes: Oliver, Tiggelaar, Hutton, Parker, Kercheval, Roberts, Anderson Brown

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Slechta

Second: O'Dell

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

Nays: None

Approved: 7-0

Item 5. Conditional Use Permit **CU25-35** and Entertainment and Attraction Overlay **EA25-01** (Dig World)

Mayor Tate declared the public hearing open.

Planning and Services Director Marohnic reported the applicant was requesting a conditional use permit to allow for a retail dealer's on-premise license (malt beverages only), outdoor speakers, and outdoor storage of heavy machinery in conjunction with an outdoor commercial amusement. The applicant is also requesting an entertainment and attraction overlay to allow flexible site design including off-site parking. The subject property is located at 2200 West Grapevine Mills Circle and is currently zoned "CC" Community Commercial District.

Applicant Alex Carroll presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.

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

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 6. Zoning Change Application **Z25-03**, Conditional Use Permit **CU25-32**, and Planned Development Overlay **PD25-03** (Hotel Vin Reserve)

Mayor Tate declared the public hearing open.

Planning and Services Director Marohnic reported the applicant was requesting to rezone 2.80 acres from "LI", Light Industrial District to "CC", Community Commercial District. The applicant is also requesting a conditional use permit 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 120 room, 6-story, boutique hotel, to exceed maximum height requirements, outdoor speakers, and four Electric Vehicle charging stations. A planned development overlay is also requested to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking. The subject property is located at 321 East Dallas Road.

Applicant Representatives Ryan Eshelman and Tom Satori presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was one letter with comments provided to the Commission and Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 7. Zoning Change Application **Z25-04** and Conditional Use Permit **CU25-36** (B-K Sizzle) and **Final Plat** for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision

Mayor Tate declared the public hearing open.

Planning and Services Director Marohnic reported the applicant was requesting to rezone the southern portion of the property from "HC", Highway Commercial District to "R-7.5", Single-Family District for two single-family lots. The applicant is also requesting a conditional use permit to develop a 2,978 sq. ft. restaurant with a drive-through and a monument sign with changeable copy in excess of 30%. In addition the applicant is requesting to subdivide one lot into three lots being a replat of Lot 2, Ruth Wall Subdivision. The subject property is located at 834 East Northwest Highway.

Applicant Representative Jace Huffman presented this item and answered questions from the Commission and Council.

Owner Anwar Dossani answered questions from Council.

Planning and Services Director Marohnic answered questions from Council.

Bobby Culpepper, asked the Commission and Council to consider the traffic on Wall Street.

There was one letter in opposition provided to the Commission and Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 8. Zoning Ordinance Amendment **AM24-05** – City Council and Planning and Zoning Commission to conduct a public hearing relative to 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 and Services Director Marohnic presented this item and described the proposed changes to the Zoning Ordinance regarding secondary structures.

Anne Lapkin, 901 West Texas Street, Grapevine spoke in favor of this item, but asked the City also look into regulations for use of a secondary structure when the main structure is unoccupied.

Aron Turnish, 904 West Sunset, Grapevine spoke in favor of this item, but asked the City also look into regulations for use of a secondary structure when the main structure is unoccupied.

There was no correspondence to report.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

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 9. Citizen Comments

No one spoke during citizen comments.

PRESENTATIONS

Item 10. Mayor Pro Tem Paul Slechta to present a gift from Sister City West Lothian, Scotland to Mayor William D. Tate.

Mayor Pro Tem OYK Slechta updated Council on the recent Mission Trip to West Lothian, Scotland and presented Mayor Tate a replica of the Claret Jug that is awarded to the winner of the annual Open golf tournament.

NEW BUSINESS

Item 11. Consider calling a public hearing for proposed amendments to the Comprehensive Zoning Ordinance (82-73), same being Appendix D of the Code of Ordinances related to creation of a Brownstone District, deletion of the planned residential districts (“PRD-6”, Planned Residential Low Density District and “PRD-12”, Planned Residential Medium Density District), amending related definitions, and taking any necessary action.

Planning Director Marohnic updated Council on the Commission’s studies regarding the creation of a Brownstone District. She requested Council call a public hearing to create a Brownstone District and to delete districts “PRD-6”, Planned Residential Low Density District and “PRD-12”, Planned Residential Medium Density District, and amend related definitions from the current Zoning Ordinance.

Motion was made to call a public hearing for the purpose presented.

Motion: Rogers

Second: Coy

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. 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 the purchase and installation of new toll tag readers for Fire Stations one through four from Schneider Electric Buildings.

Fire Chief Darrell Brown recommended approval of toll tag readers, for an amount not to exceed \$15,796, that are compatible with the North Texas Transportation Authority system.

Motion was made to approve the consent agenda.

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 personal protective equipment from North America Fire Equipment Company, Inc. (NAFECO).

Fire Chief Brown recommended approval of the purchase of fire fighter's gear for an amount not to exceed \$171, 073.

Motion was made to approve the consent agenda.

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 a Toro Reelmaster mower from Professional Turf Products, L.P.

Director of Golf Services Robert Singletary recommended approval of a new mower for a total amount not to exceed \$54,952.

Motion was made to approve the consent agenda.

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

Item 15. Consider annual contracts for the purchase of horticulture chemicals and fertilizers with BWI Companies, Inc., Helena Chemical Company, Simplot and Innovative Turf Supply.

Director of Golf Services Singletary recommended approval of the annual contracts to fix the pricing of various chemicals and fertilizers to be purchased on an as-needed basis for the golf course for an estimated amount of \$30,000.

Motion was made to approve the consent agenda.

Motion: O'Dell

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

Item 16. Consider the purchase of mailing services of the GO Grapevine magazine from Community Impact Newspaper (JG Media).

Director of Parks and Recreation Chris Smith recommended approval of mailing services of GO Grapevine magazine as an insert in the Community Impact Newspaper for three months during the year for a total amount not to exceed \$30, 279.

Motion was made to approve the consent agenda.

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

Item 17. Consider the renewal of an annual contract for RFB 48-24 for the purchase of water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, Polydyne, Inc. and PVS DX Inc.

Director of Public Works Bryan Beck recommended approval of the annual contract to set fixed pricing for the purchase of water and wastewater chemicals for an annual estimated amount of \$500,000.

Motion was made to approve the consent agenda.

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

Item 18. Consider the purchase of services for a trial of biologically-based services for the elimination of the buildup of Fats, Oils, and Grease (FOG) in the wastewater collection system with IN-PIPE Technology (IPT).

Director of Public Works Beck recommended approval of the extension of the current contract to five additional locations for the remaining six months of the life of this agreement at an estimated amount of \$63,000.

Motion was made to approve the consent agenda.

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

Nays: None
Approved: 7-0

Item 19. Consider the purchase of two Graco Grindlazer Scarafiers units needed for pavement marking removal from Centerline Supply, Inc.

Director of Public Works Beck recommended approval of the purchase of two Graco Grindlazer Scarafiers units for a total amount not to exceed \$17,051.

Motion was made to approve the consent agenda.

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

Item 20. Consider the purchase of treatment analyzers for train 3 at the Wastewater Treatment Plant from Hach.

Director of Public Works Beck recommended approval of the purchase of dissolved oxygen and pH for treatment at the train 3 at the Wastewater Treatment Plant for an amount not to exceed \$20,443.

Motion was made to approve the consent agenda.

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

Item 21. Consider the purchase of a Flygt model submersible pump for train 2 at the Wastewater Treatment Plant from Xylem Water Solutions, Inc

Director of Public Works Beck recommended approval of the purchase of a Flygt model submersible pump for train 2 at the Wastewater Treatment Plan for a total amount not to exceed \$18,196.

Motion was made to approve the consent agenda.

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

Item 22. Consider the second reading of **Ordinance No. 2025-042** of the franchise agreement granted to Oncor Electric Delivery Company LLC (Oncor) to amend the agreement and update franchise language.

Director of Public Works Beck recommended approval of the renewal of an amended franchise agreement with Oncor Electric Delivery Company LLC (Oncor).

Motion was made to approve the consent agenda.

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

ORDINANCE NO. 2025-042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF GRAPEVINE, TEXAS, PROVIDING FOR COMPENSATION THEREFOR PROVIDING FOR AN EFFECTIVE DATE AND A TERM OF SAID FRANCHISE; PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE; PROVIDING FOR THE REPEAL OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS PREDECESSORS AND ASSIGNS; AND PROVIDING AN EFFECTIVE DATE

Item 23. Consider **Ordinance No. 2025-043** amending the Grapevine Code of Ordinances Chapter 7 Building and Construction, Article X Flood Prevention.

Director of Public Works Beck recommended approval of an ordinance to update the section of the code regarding flood prevention for better management of the City's floodplain areas.

Motion was made to approve the consent agenda.

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

ORDINANCE NO. 2025-043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING CHAPTER 7 BUILDING AND CONSTRUCTION, ARTICLE X FLOOD DAMAGE PREVENTION, DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 24. Consider awarding the Euless Grapevine Road Project to CT4 Construction based upon concurrence of the Texas Department of Transportation, and **Ordinance No. 2025-044** to appropriate funds.

Director of Public Works Beck recommended awarding the Euless Grapevine Road Project to CT4 construction for an estimated amount of \$2,182,263 in federal funding for construction. The City will use \$436,553 in Transportation Development Credits for its portion of the funding.

Motion was made to approve the consent agenda.

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

ORDINANCE NO. 2025-044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$2,182,263 IN THE GRANT FUND TO BE RECEIVED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE EULESS GRAPEVINE ROAD PROJECT; AUTHORIZING THE APPROPRIATION OF \$2,182,263 IN THE GRANT FUND FOR EXPENDITURES ASSOCIATED WITH THE GRANT WHICH ARE CONSISTENT WITH THE APPROVED GRANT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 25. Consider the minutes of the August 5, 2025 Regular City Council meeting.

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

Motion was made to approve the consent agenda.

Motion: O'Dell
Second: Slechta

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

Since the Planning and Zoning Commission were still deliberating the items on their agenda, Mayor Tate called for Council to take a break at 9:03 p.m. Mayor Tate reconvened the meeting at 9:25 p.m.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 26. Conditional Use Permit **CU25-27** (Fortified Film Solutions)

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

Motion was made to approve the conditional use permit CU25-27 for Fortified Film Solutions and the first reading of **Ordinance No. 2025-045**.

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

Item 27. Conditional Use Permit **CU25-34** (Weinberger's Deli Expansion)

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

Motion was made to approve the conditional use permit CU25-34 for Weinberger's Deli Expansion and **Ordinance No. 2025-046**.

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

ORDINANCE NO. 2025-046

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU25-34 TO ALLOW A 1,300 SQ. FT. EXPANSION OF AN EXISTING DELICATESSEN INTO AN ADJACENT SUITE (101) AND OUTSIDE DINING FOR BLOCK 15, LOT C, ORIGINAL TOWN OF GRAPEVINE (601 SOUTH MAIN STREET, SUITES 100 AND 101) (WEINBERGER'S DELI EXPANSION) IN A DISTRICT ZONED "CBD", CENTRAL BUSINESS DISTRICT ALL IN ACCORDANCE WITH A SITE

PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 28. Conditional Use Permit **CU25-35** (Dig World)

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

Motion was made to approve the conditional use permit CU25-25 for Dig World and **Ordinance No. 2025-047** stipulating the hours of operation would be 9:00 a.m. – 9:00 p.m. on the days of operation.

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

Council Member Rogers restated her motion to approve CU25-25 for Dig World and **Ordinance No. 2025-047** stipulating the hours of operation would be 9:00 a.m. – 9:00 p.m. on the days of operation

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

ORDINANCE NO. 2025-047

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-35 TO ALLOW FOR A RETAIL DEALER'S ON-PREMISE LICENSE (MALT BEVERAGES ONLY), OUTDOOR SPEAKERS, AND OUTDOOR STORAGE OF HEAVY MACHINERY IN CONJUNCTION WITH AN OUTDOOR COMMERCIAL AMUSEMENT, FOR BLOCK 6, LOT 3, GRAPEVINE MILLS ADDITION (2200 WEST

GRAPEVINE MILLS CIRCLE) 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 29. Entertainment and Attraction Overlay EA25-01 (Dig World)

Chairman Oliver reported the Commission approved entertainment and attraction overlay with a vote of 7-0.

Motion was made to approve the Entertainment and Attraction Overlay EA25-01 (Dig World) and **Ordinance No. 2025-048**.

Motion: O'Dell
Second: Slechta

City Attorney Matthew C.G. Boyle answered questions from Council.

City Council discussed the time limits.

Council reconsidered the vote on Item 28 before voting on this item.

Council Member Rogers made a motion to approve EA25-01 for Dig World and **Ordinance No. 2025-0458** stipulating the hours of operation would be 9:00 a.m. – 9:00 p.m. on the days of operation.

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

ORDINANCE NO. 2025-048

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING AN ENTERTAINMENT AND ATTRACTION OVERLAY EA25-01 TO INCLUDE, BUT NOT BE LIMITED TO ALLOW FOR FLEXIBLE SITE DESIGN INCLUDING OFF-SITE PARKING, SECTION 56, OFF-

STREET PARKING AND BULK DIMENSIONAL AND SETBACK REQUIREMENTS RELATIVE TO THE "CC", COMMUNITY COMMERCIAL DISTRICT REGULATIONS FOR BLOCK 6, LOT 3, GRAPEVINE MILLS ADDITION (2200 WEST GRAPEVINE MILLS CIRCLE) 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 30. Zoning Change Application **Z25-03** (Hotel Vin Reserve)

Mayor Tate announced he would abstain from voting on the items involving Hotel Vin Reserve and filed an Affidavit of Conflict of Interest with the City Secretary.

Chairman Oliver reported the Commission approved the zoning change request with a vote of 7-0.

Motion was made to approve Zoning Change Application Z25-03 (Hotel Vin Reserve) and **Ordinance No. 2025-049.**

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

ORDINANCE NO. 2025-049

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-03 PLATTED AS BLOCK 1, LOT 1A, DALLAS ROAD ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (321 EAST DALLAS ROAD) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY

FROM "LI", LIGHT INDUSTRIAL DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT; 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 A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 31. Conditional Use Permit **CU25-32** (Hotel Vin Reserve)

Mayor Tate announced he would abstain from voting on the items involving Hotel Vin Reserve and filed an Affidavit of Conflict of Interest with the City Secretary.

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

Motion was made to approve the conditional use permit CU25-32 for Hotel Vin Reserve and **Ordinance No. 2025-050**.

Motion: Coy
Second: Slechta
Ayes: Slechta, Rogers, Coy, O'Dell, Leal, and Shope
Abstains: Tate
Approved: 6-0-1

ORDINANCE NO. 2025-050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-32 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 120 ROOM, 6-STORY, BOUTIQUE HOTEL, TO EXCEED MAXIMUM HEIGHT REQUIREMENTS; OUTDOOR SPEAKERS, AND FOUR ELECTRIC VEHICLE (EV) CHARGING STATIONS, FOR BLOCK 1, LOT 1A, DALLAS ROAD ADDITION (321 EAST DALLAS ROAD) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL ZONING 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 32. Planned Development Overlay PD25-03 (Hotel Vin Reserve)

Mayor Tate announced he would abstain from voting on the items involving Hotel Vin Reserve and filed an Affidavit of Conflict of Interest with the City Secretary.

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

Motion was made to approve the Planned Development Overlay PD25-03 and **Ordinance No. 2025-051.**

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

ORDINANCE NO. 2025-051

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD25-03 TO DEVIATE FROM, BUT NOT BE LIMITED TO, A REDUCTION IN BUILDING SETBACKS, BUFFER REQUIREMENTS, DRIVEWAY SPACING, AND A REDUCTION IN REQUIRED PARKING FOR BLOCK 1, LOT 1A, DALLAS ROAD ADDITION (321 EAST DALLAS ROAD) 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 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 33. Zoning Change Application **Z25-04** (B-K Sizzle)

Chairman Oliver reported the Commission approved the zoning changing application with a vote of 7-0.

Motion was made to approve Zoning Change Application Z25-04 (B-K Sizzle) and **Ordinance No. 2025-052.**

Motion: O'Dell
Second: Slechta

Council discussed this item.

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

ORDINANCE NO. 2025-052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z25-04 PLATTED AS LOTS 2R-1 AND 2R-2, RUTH WALL ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (834 EAST NORTHWEST HIGHWAY) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "HC", HIGHWAY COMMERCIAL DISTRICT TO "R-7.5", SINGLE-FAMILY DISTRICT; 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 A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 34. Conditional Use Permit **CU25-36** (B-K Sizzle)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0 with the condition that the changeable copy will not exceed 30% of the total area of the monument sign:

Motion was made to approve Conditional Use Permit CU25-36 and **Ordinance No. 2025-053** including the motion of the Planning and Zoning Commission that the changeable copy will not exceed 30% of the total area of the monument sign:

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

ORDINANCE NO. 2025-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-36 TO DEVELOP A 2,978 SQ. FT. RESTAURANT WITH A DRIVE-THROUGH AND A MONUMENT SIGN WITH CHANGEABLE COPY IN EXCESS OF 30% (834 EAST NORTHWEST HIGHWAY) IN A DISTRICT ZONED "HC", HIGHWAY 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 35. **Final Plat** for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision

Chairman Oliver reported the Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and Final Plat for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision.

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

Nays: None
Approved: 7-0

Item 36. Zoning Ordinance Amendment **AM24-05**

Chairman Oliver reported the Commission approved the zoning ordinance amendment with a vote of 7-0.

Motion was made to approve the Zoning Ordinance Amendment **AM24-05** and **Ordinance No. 2025-054**.

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

ORDINANCE NO. 2025-054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING VARIOUS SECTIONS OF THE ZONING ORDINANCE RELATIVE TO SECONDARY STRUCTURES, (AM24-05); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

Motion was made to adjourn the meeting at 9:31 p.m.

Motion: Coy
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 16th day of September, 2025.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

