



CITY OF GRAPEVINE, TEXAS
REGULAR CITY COUNCIL MEETING AGENDA
TUESDAY, OCTOBER 7, 2025

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

4:30 p.m.	Dinner - City Council Conference Room
5:00 p.m.	Regular Meeting - City Council Chambers

CALL TO ORDER: 5:00 p.m. - City Council Chambers

1. Invocation: Dr. Doug Page, Pastor at First Baptist Grapevine
2. Posting of the Colors and Pledges of Allegiance: Troop 700B

CITIZEN COMMENTS

3. 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

4. Mayor Tate to present a proclamation recognizing October 2025 as Domestic Violence Awareness Month.
5. Mayor Tate to present a proclamation recognizing National Night Out on October 7, 2025.
6. Planning Services Director to present an update to Map 2: Land Use Plan of the Comprehensive Master Plan (future land use map), associated amendments to the Transit District Overlay boundaries of Section 41.B, "TDO", Transit District Overlay and other related revisions to the Zoning Ordinance, same being Appendix "D" of the Code of Ordinances.

NEW BUSINESS

7. Consider a Landscape Architecture Contract with La Terra Studio, LLC for Settlers Park Phase 2, **Ordinance No. 2025-068** to appropriate the funds, and take any necessary action.
8. Consider **Ordinance No. 2025-069 (AM25-01)** amending the Grapevine Code of Ordinances Section 12 Health and Sanitation, Subsection 12-111, *Same – Weeds, trash, brush and other unsightly matter*, and take any necessary action.
9. Consider calling public hearings regarding updates to the Comprehensive Master Plan (Future Land Use Map) **(MP24-01)**; amendments to Section 41.B., *Transit District Overlay*, of the Zoning Ordinance, same being Appendix “D” of the Code of Ordinances - amending the boundaries of the transit district overlay depicted in Figure 1., *Grapevine Transit District* and Section 2., *Boundaries of the District* within Appendix “A”, by removing the following properties: 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 E. Hudgins Street, 827 Dawn Lane, 849 E. Dallas Road and all of Lots 1-215, Sunshine Harbor subdivision, 1060 Texan Trail, 1084 Texan Trail, 1090 Texan Trail, 1098 Texan Trail, and 1039 East Dallas Road and those shown as “future,” **(AM25-03A)**; amending the language within the Purpose, General Guidelines, and Application subsections; amending the permitted uses and the introduction of new uses within the three intensity subdistricts, to include deletion of Figure 3, *Preferred Use Matrix* in Section 41.B, and related revisions to off-street parking requirements to Section 56, *Off-Street Parking Requirements (AM25-03B)*.

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.

10. Consider a mid-year appointment to the Planning and Zoning Commission to fill a vacant Alternate Member position. Council Member Sharron Rogers recommends approval.
11. Consider the annual maintenance renewal for INCODE, the Municipal Court software, with Tyler Technologies. Chief Financial Officer recommends approval.
12. Consider the renewal of the license for the First Due Suite for fire record management software with Locality Media, Inc. Fire Chief recommends approval.

13. Consider the renewal of the license and support services for Vector solutions staff training software with Target Solutions Learning LLC. Fire Chief recommends approval.
14. Consider the renewal of annual contracts for temporary employment services with Abacus Corporation and Temporaries of Texas, Inc. Human Resources Director recommends approval.
15. Consider the purchase of an internet circuit for various Convention and Visitors Bureau buildings from Segra/Fiber Platform LLC. Convention and Visitors Bureau Executive Director and Chief Information Officer recommend approval.
16. Consider the renewal of a service contract for datacenter system and network administration from LEAF TCS. Chief Information Office recommends approval.
17. Consider the renewal of a three-year contract for telephone services with Frontier Communications. Chief Information Office recommends approval.
18. Consider the renewal of an enterprise agreement for geographic information system software with Esri, Inc. Chief Information Officer recommends approval.
19. Consider the renewal of an annual database subscription package for genealogy, reference, and research with EBSCO Industries. Library Director recommends approval.
20. Consider the renewal of the Koha Integrated Library System (ILS) annual support and hosting for the Library integrated operating system from Bywater Solutions. Library Director recommends approval.
21. Consider the purchase of an audio and video system for The REC conference room from ImageNet Consulting LLC. Director of Parks and Recreation recommends approval.
22. Consider the purchase of chairs and dollies for Stewart Hall from WRG, LLC. Director of Parks and Recreation recommends approval.
23. Consider an annual contract for wood fiber playground surfacing from GWG Wood Group. Director of Parks and Recreation recommends approval.
24. Consider the renewal of an annual contract for Christmas lighting and décor, including installation and maintenance, with First Choice Christmas Lights. Director of Parks and Recreation recommends approval.
25. Consider the renewal of the agreement for Campspot Reservation Software at The Vineyards Campground & Cabins. Director of Parks and Recreation recommends approval.

26. Consider a second term contract for asset management software updates, support, and maintenance with Vertosoft/OpenGov. Director of Parks and Recreation recommends approval.
27. Consider the purchase of an annual software license for permitting and licensing to process and manage permits, projects and code enforcement cases from Vertosoft/OpenGov. Director of Planning Services recommends approval.
28. Consider the purchase of the renewal of a professional subscription for document management and policy software with PowerDMS. Police Chief recommends approval.
29. Consider the approval of a personal services contract for annual racial profiling and Equal Employment Opportunity reporting and compliance with Del Carmen Consulting, LLC. Police Chief recommends approval.
30. Consider **Resolution No. 2025-015** authorizing the acceptance of funds for the Fiscal Year 2025-2026, Texas Department of Transportation, Selective Traffic Enforcement Program (STEP) Comprehensive Grant and **Ordinance No. 2025-070** to appropriate the funds. Police Chief recommends approval.
31. Consider the renewal of an annual contract for the purchase of law enforcement body cameras, supplies, services, licenses and equipment with Axon Enterprises, Inc. Police Chief recommends approval.
32. Consider the renewal of the Crimes law enforcement computer software, licenses, system maintenance and services from Sam Houston State University. Police Chief recommends approval.
33. Consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas. Public Works Director recommends approval.
34. Consider the renewal of an annual contract for various fuels, oil and lubricants with Senergy Petroleum. Public Works Director recommends approval.
35. Consider annual contracts for vehicle service repairs for fleet vehicles with Holt Cat, Sam Packs Five Star Ford, BMW Motorcycles of North Dallas, Bruckner Mack, Industrial Power, Kirby-Smith, Classic Chevrolet, Siddons-Martin, Inland Truck Part Company, TLR Hydraulics, Euless Wrecker Services, Grapevine Ford, R.B. Everett and Stewart Stevens, Sam Packs Ford Lewisville, and Huffines Chevrolet Lewisville. Public Works Director recommends approval.
36. Consider declaring certain property as surplus property and authorizing their sale through public auction. Public Works Director recommends approval.

37. Consider the proposal by Oncor Electric Delivery Company LLC to convert overhead electric facilities to underground, to install a new transformer at the Water Treatment Plant, and **Ordinance No. 2025-071** to appropriate the funds. Public Works Director recommends approval.
38. Consider the minutes of the September 16, 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 October 1, 2025 by 5:00 p.m.



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.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: RESENTATION AND DISCUSSION OF UPDATES TO MAP 2: LAND USE PLAN OF THE COMPREHENSIVE MASTER PLAN (FUTURE LAND USE MAP), ASSOCIATED AMENDMENTS TO THE TRANSIT DISTRICT OVERLAY BOUNDARIES OF SECTION 41.B, "TDO", TRANSIT DISTRICT OVERLAY AND OTHER RELATED REVISIONS TO THE ZONING ORDINANCE, SAME BEING APPENDIX "D" OF THE CODE OF ORDINANCES

RECOMMENDATION: Planning Services Director to present an update to Map 2: Land Use Plan of the Comprehensive Master Plan (future land use map), associated amendments to the Transit District Overlay boundaries of Section 41.13, "TDO", Transit District Overlay and other related revisions to the Zoning Ordinance, same being Appendix "D" of the Code of Ordinances.

FUNDING SOURCE:

BACKGROUND: Last summer, the Planning and Zoning Commission conducted 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. The goal of this review was to identify inconsistencies, consider future growth patterns, and address amendments made in 2023 that adjusted future land use designations.

The proposed amendments aim to clean up and update zoning regulations citywide to enhance consistency with the adopted Future Land Use Map (Map 2: Land Use Plan). Each presentation began with a brief recap of the background work and the purpose of the amendments, followed by a discussion of the assessment areas. The last and most unique assessment area to be discussed on October 7 is the Transit District.

The Commission started by evaluating the future land use designations within the boundaries of the Transit District assessment area, which aligns with the Transit District Overlay boundaries. During this review, the Commission identified inconsistencies in the existing framework and recognized a need for updated language in the Zoning Ordinance. This includes specifying which uses are permissible and which are not, as well as clarifying language within Section 41.B., Transit District Overlay of the Zoning Ordinance, including amendments to the Overlay's boundaries. Through this process, the Commission established three new future land use categories specifically for the Transit District, designed to align with the intensity areas outlined in Section 41.B.

ISSUES:

Amending Boundaries of Transit District Overlay Through the work of Planning and Zoning Commission Subcommittees, the Commission is requesting to amend the boundaries of the Overlay.

There are several areas that were examined by the Commission that they recommend removing from the boundaries of the Transit District. They are grouped into three areas:

1. 1109 Airline Drive is a private parking lot, zoned "PO" (Professional Office District), located between residential properties and near two single-family homes. Developed in 1980 for Texas Power & Light (TP&L) to store trucks and equipment, it currently serves professional offices at 1101 South Main Street and is being used for private parking, including a boat and trailer. A separate request for a public hearing on a city-initiated rezone of the property exists.

2. 113 and 131 East Hudgins Street are zoned "LI," Light Industrial District, while 351 East Hudgins Street is zoned "CC," Community Commercial District. These properties, located on the north side of East Hudgins Street, contain warehouse buildings, public storage facilities, and an office building and fall within the Transit District Overlay. However, their current development patterns do not align with the Overlay's goals. The Commission aims to prioritize properties with greater potential for redevelopment into transit-supportive uses.

3. The following properties are recommended for removal as "future": 827 Dawn Lane, 849 East Dallas Road (lots 1-215, Sunshine Harbor subdivision), 1060 Texan Trail, 1084 Texan Trail, 1090 Texan Trail, 1098 Texan Trail, and 1039 East Dallas Road. These heavy commercial, industrial properties, and the 215-lot residential subdivision fall outside the 1/4-mile walking distance from the transit hub and do not support the Transit District Overlay's goal of pedestrian-friendly development. Their inclusion misrepresents the city's redevelopment plans.

Removing certain properties from the Overlay will:

1. Align boundaries with the transit hub's walkable area.
2. Focus incentives on properties suited for transit-oriented development.
3. Clarify land use expectations for property owners and the public.

Excluding commercial, industrial, and residential properties outside the 1/4-mile walkable distance or that host low-intensity uses is crucial to maintaining the Overlay's purpose. This adjustment will enhance the commission's efforts to promote areas with high potential for transit-oriented redevelopment while ensuring fairness for property owners.

Amending Transit District Overlay Language and Intensity Sub-Districts

The Commission is recommending revisions to the introductory subsections of Section 41.B., Transit District Overlay, of the Zoning Ordinance to enhance clarity and reinforce the district's intent. The proposed amendments clarify that the Transit District Overlay is a zoning overlay, not an independent zoning district. Land use entitlements will be governed by the underlying base zoning, while the overlay further restricts uses and offers additional flexibility in design and development standards. This distinction is crucial to ensure that the overlay is not misinterpreted as a "two-in-one" regulatory tool; instead, it serves as a supplemental framework that supports the goals of transit-oriented development.

Additionally, the Subcommittee recommends the removal of Figure 3: "Preferred Use Matrix" from the ordinance. Instead of relying on broad permissible land uses in each intensity subdistrict, the proposed language establishes specific lists of permitted, conditional, and prohibited uses for each subdistrict. This change aims to improve transparency, ensure consistency in application, and streamline the administration of the Overlay. By clearly identifying allowable uses within each subdistrict, the ordinance will be more accessible to property owners, developers, staff, and decision-makers, thereby promoting predictable outcomes and advancing the objectives of the Transit District Overlay. The existing intensity subdistrict areas are proposed to be slightly modified, particularly around the Bellaire neighborhood to Low Intensity, to create a buffer from more intense commercial uses and to help protect the established residential area.

Amending Map 2: Land Use Plan, Transit District Assessment Area

The Commission has completed an assessment of the proposed changes to the Transit District boundaries and the corresponding amendments to Map 2: Land Use Plan (Future Land Use Map). Most properties within this assessment area are currently designated as Commercial/Mixed Use. The proposed changes will reclassify these properties to align with the new boundaries of the Transit District. This adjustment aims to ensure consistency between the Future Land Use Map and the updated zoning overlay framework.

As part of this update, the existing Commercial/Mixed Use designation will be replaced with new subdistrict designations that reflect the Overlay. Specifically, properties will be categorized into Low Intensity, Medium Intensity, or High Intensity subdistricts, which will now serve as the future land use designations within the Overlay area. This approach clarifies the relationship between future land use and regulatory implementation, ensuring that the development framework accurately reflects the character and intent of transit oriented planning.

In addition to the map amendments, it will be necessary to revise Subsection E., Future Land Use of the Comprehensive Master Plan to include the Transit District subdistrict designations in this area. These changes will create consistency between the zoning overlay and Map 2: Land Use Plan of the Comprehensive Master Plan, providing a unified policy direction for future development and redevelopment within the Transit District.

**Proposed changes to Section 12, Definitions and Section 56. Off-Street
Parking Requirements
Zoning Ordinance Amendments**

Section 12. Definitions

Definition:

1. “Specialty Fitness Studio”

A Specialty Fitness Studio is a facility designed primarily for small-group or individual fitness instruction and training in specialized disciplines, such as yoga, Pilates, barre, spin, boxing, some martial arts, dance fitness, and similar activities. These studios typically operate with scheduled classes or limited membership access, accommodating fewer than 50 people at any given time and occupying no more than 5,000 square feet of floor space. Additionally, they may engage in ancillary retail sales of related products, such as apparel, nutritional supplements, or equipment, and offer incidental personal services like massage or wellness coaching.

2. “Health and Fitness Center”

A health and fitness center is a large facility that provides a wide range of health, wellness, and exercise services to many patrons. These centers typically feature areas for weight training and cardiovascular workouts, as well as indoor courts, swimming pools, martial arts classes, group fitness rooms, childcare services, locker rooms, and food or juice bars. Most health and fitness centers operate on a membership basis, can accommodate more than 50 people at a time, and have a floor area exceeding 5,000 square feet. This category includes, but is not limited to, establishments such as martial arts academies with large student bodies and national or regional fitness chains.

Section 56. Off-Street Parking Requirements

Specialty Fitness Studio

Standard: 1 space per 300 sq. ft. of gross floor area or 1 space per 3 occupants (based on maximum class size), whichever is greater.

Rationale: Lower intensity, small classes, staggered schedules, and limited ancillary uses reduce parking demand.

Health and Fitness Center

Standard: 1 space per 200 sq. ft. of gross floor area or 1 space per 2 occupants (based on maximum fire code capacity), whichever is greater.

Rationale: Large, high-volume facilities generate significant parking demand, particularly during peak hours, and often include accessory uses like pools, childcare, or food service that increase trips.

**Proposed changes to Section 41B, Transit District Overlay
Zoning Ordinance Amendments**

Section 41B, Transit District Overlay

PURPOSE: Given the creation of the TEXRail Station within the city, this type of public transportation center can lead to development pressure within close proximity to the station, ~~which is~~ often referred to as Transit Oriented Development (TOD). This combination of commuter rail, ~~along with~~ the rail station, hotel and parking structure investment, and its proximity to Grapevine's Historic Main Street ~~creates will lead to some of the most~~ unique development ~~and land~~ opportunities within the city.

~~With this in mind, t~~The Transit District Overlay (Overlay) is intended to encourage ~~development within the boundaries of the Transit District which encompasses~~ compatible and progressive development within approximately ~~118~~ 175 acres centered at the Grapevine Main Station/Hotel Vin complex, ~~generally bounded by at the northeast corner of Dallas Road and Main Street, and continuing east to Ball Street, and west to Texan Trail Faith Christian School, and bounded to the north by to~~ the TEXRail rail line.

The Overlay shall only be established on property that has an approved base zoning district, either in place prior to or concurrently with the consideration of the Overlay application. The base zoning district establishes the foundational land uses permitted on the property, while the Overlay provides additional flexibility for urban design, increased density, reduced setbacks, expanded use options, and alternative parking strategies appropriate within a transit-oriented context.

~~The purpose of the overlay is to promote an alternate and progressive means of development within the Transit District keeping in mind the varied existing and potential land uses shall serve as a supplementary layer to the base zoning, offering discretionary tools for design and planning that support the principles of TOD. This includes enhanced urban form, pedestrian orientation, and context-sensitive development. Through this mechanism, the Planning and Zoning Commission and City Council may impose conditions to mitigate potential adverse impacts on the community or surrounding properties. This overlay will enable uses that are typically associated with the established principles of Transit Oriented Development and provides the tools and mechanisms necessary to plan, design, and construct such uses. Potential benefits associated with the overlay include increased density and lot coverage, reduced building setbacks, a wider range of potential land uses, and alternative parking strategies. The discretionary oversight granted in this section shall allow the Planning and Zoning Commission and the City Council the ability to establish standards and impose conditions upon such requests to mitigate or eliminate potentially adverse effects upon the community or upon properties within the vicinity of the proposed use. Designation under this section shall not affect the underlying zoning of the property except as provided in the ordinance establishing the overlay.~~

**Proposed changes to Section 41B, Transit District Overlay
Zoning Ordinance Amendments**

GENERAL GUIDELINES: All development and uses intended within the Transit District utilizing the ~~Transit District Overlay~~ shall comply with the criteria established in this will follow the criteria established within Section 41B, Transit District Overlay, and The City of Grapevine Transit District Overlay, Design and Development Standards, attached hereto as Exhibit "A", and incorporated herein by reference. as if contained in its entirety. In situations where a conflict between the ~~Overlay~~ and the Zoning Ordinance may occur, the provisions of the Overlay shall prevail govern. However, the underlying base zoning shall remain the controlling standard for permitted land uses unless otherwise modified or supplemented by the approved Overlay.

APPLICATION FOR UTILIZING THE TRANSIT DISTRICT OVERLAY: An application for a Transit District Overlay shall be filed with the Director of Development Planning Services, and processed in accordance with which shall be forwarded to the Planning and Zoning Commission and the City Council. ~~The procedure set forth in to follow to establish a Transit District Overlay shall be the same process as that required to establish, amend, or alter a development as specified under~~ Section 48, Conditional Uses.

The Overlay application shall contain a Site Plan as outlined in Section 47, Site Plan Review, along with appropriate information, drawing and exhibits demonstrating adherence to the Overlay requirements as well as any additional information as may be required by the Planning and Zoning Commission, City Council, or the Director of Development Planning Services. ~~Failure to meet the following submittal requirements will result in the rejection of the application.~~

~~Approval of a Transit District Overlay does not remove or eliminate the base zoning designation but supplements it. The property shall be developed in conformance with the approved site plan and the Overlay conditions. Any subsequent changes to the site plan or standards must be approved through an amendment to the Overlay and may necessitate a change to the base zoning district.~~

~~Upon the approval of any Transit District Overlay, the previous zoning designation on the Property is abandoned. Unless and until the Property is otherwise rezoned or an amendment to the Transit District Overlay is approved, the Property can only be used in full accordance with the site plan approved as part of the Transit District Overlay.~~

Approval of a Transit District Overlay supplements the existing base zoning designation without eliminating it. The property must be developed according to the approved use, site plan, and Overlay conditions. Once the Overlay is approved, the previous zoning district no longer applies, and any changes to the site plan or standards require an amendment to the Overlay, which may require changing the base zoning district. Until the property is rezoned or an amendment is granted, it can only be used in accordance with the approved site plan.

**Proposed changes to Section 41B, Transit District Overlay
Zoning Ordinance Amendments**

Section 41B, Transit District Overlay

Subsection 4. Intensity Sub Districts and Uses *(Section 41B. page 4)*

The Grapevine Transit District is divided into three “Intensity Sub-Districts”, consisting of specific groups of parcels to which varying levels of activity are anticipated. While “intensity” is somewhat related to land use and density, it also has a higher meaning related to types of uses, energy, concentration of activity, and excitement. The City Council and Planning and Zoning Commission specifically selected the use of “intensity” as a differentiator for Transit District sub-districts to ensure that the uses within those subdistricts focus on more than just density as development standards are created.

HIGH-INTENSITY SUB DISTRICT *(Section 41B. page 5)*

The High-Intensity Sub District focuses on the core of the Transit District, the area most closely adjacent to the rail station up to approximately one-quarter mile from the station platform. “High-intensity” refers not only to the desire for moderately high levels of density, but also to high levels of activity focused on public uses. Walkability and pedestrian amenities are very important to this Sub-District, as is landscaping including street trees and other shade elements. The vision of the City of Grapevine for the High Intensity Sub-District is for it to be the most energetic and exciting area within the transit corridor. Uses would include but not be limited to: family oriented attractions and entertainment venues, [and](#) local and regional retail and restaurants, ~~and higher density mixed use developments.~~ Grouped clusters of uses, along a pedestrian path, similar to a European village would be appropriate. Specialty/boutique retail is encouraged, as are artisan and craft studios and shops. ~~Sidewalk vendors and Retail vendor kiosks might be considered in conjunction with appropriate developments. Residential uses should be medium to high density owner-occupied products, such as townhomes or brownstones condominiums.~~ See [Allowable Uses by Intensity Sub-District. Fig. 3.](#)

~~All uses in developments within this Overlay will be Conditional Uses.~~ Please refer to [Allowable Uses by Intensity Sub-District](#) the ~~“Preferred Use Matrix”~~ for additional information on permitted, [conditional uses and prohibitions on potential](#) uses within this district. ~~Uses not listed in this document may be considered, and appropriate unique uses are encouraged.~~

MEDIUM-INTENSITY SUB-DISTRICT *(Section 41B. page 5)*

The Medium-Intensity Sub-District focuses on areas of development and potential redevelopment that are in most cases adjacent to the High-Intensity Sub-District and generally range from a quarter-mile to a half-mile from the rail station platform. It includes the area immediately east of the High-Intensity Sub-District between Dallas Road and the rail line, the area immediately south of the platform along Main Street stretching to the civic complex, and extending west along Dallas Road to William D. Tate Avenue.

Proposed changes to Section 41B, Transit District Overlay
Zoning Ordinance Amendments

“Medium-intensity” in this case refers not only to moderate density but also to a moderate degree of public-focused activity and development. Pedestrian connectivity is still very important in this Sub-District. The vision of the City of Grapevine for this Intensity Sub-District includes, but is not limited to, less intensive retail and commercial uses, restaurants, [and specialty retail, craft, and artisan shops and studios](#). ~~small-scale-but-high density employers—such as an urban corporate campus, and educational facilities. Again, specialty retail, craft, and artisan shops are encouraged. Moderate density residential (such as townhomes and brownstones) and small scale neighborhood commercial uses would be appropriate in areas adjacent to the Low Intensity Sub-District and adjacent to minor streets.~~ Lower density mixed-use development would still be appropriate for consideration in the Medium Intensity Sub-District. See [Allowable Uses by Intensity Sub-District](#). Fig. 3.

~~All uses in developments within this Overlay will be Conditional Uses.~~ Please refer to [Allowable Uses by Intensity Sub-District](#) the “Preferred Use Matrix” for additional information on permitted, [conditional uses and prohibitions on potential](#) uses within this district. ~~Uses not listed in this document may be considered, and appropriate unique uses are encouraged.~~

LOW-INTENSITY SUB-DISTRICT (*Section 41B. page 6*)

The Low-Intensity Sub-District includes primarily areas on the [northwest east](#) and [southwest](#) peripheries of the Transit District, including the area on the far northwest of the Transit District between the rail line and Hudgins St. on the south and north and between Ira E. Woods Ave. and William D. Tate Avenue on the east and west, and a small number of parcels on the southwest side of the Transit District near W. Nash St. In this case, “low intensity” means that this sub-district has the lowest potential to have significant densities and/or commercial and retail-focused activity. The vision of the City for the Low Intensity Sub-District is that these areas provide important transition zones to surrounding neighborhoods, including established single-family neighborhoods. [Residential Most](#) development ~~or redevelopment~~ in the Low Intensity Sub-District should be owner-occupied [brownstone](#) products. ~~would include moderate to low density residential, such as single family or two family homes. Carefully planned projects of slightly higher density residential such as small townhome developments might be considered, especially adjacent to the Medium Intensity Sub-District.~~ All development or redevelopment should include pedestrian connectivity to the rest of the district. See [Allowable Uses by Intensity Sub-District](#). Fig. 3.

~~All uses in developments within this Overlay will be Conditional Uses.~~ Please refer to [Allowable Uses by Intensity Sub-District](#) the “Preferred Use Matrix” for additional information on permitted, [conditional uses and prohibitions on potential](#) uses within this district. ~~Uses not listed in this document may be considered, and appropriate unique uses are encouraged.~~

**Proposed changes to Section 41B, Transit District Overlay
Zoning Ordinance Amendments**

Section 41B, Transit District Overlay

Subsection 4. ~~Intensity Sub-Districts and Uses~~, Allowable Uses by Intensity Subdistrict¹

LOW INTENSITY

A. Permitted Uses:

- Professional Offices, limited to:
 - Offices, including professional, business and administrative.
 - Governmental office buildings and uses.
 - Medical offices but not including laboratories for the manufacture of pharmaceutical or other products for general sale or distribution.
 - Engineering, architectural, and design services, provided that such services are performed by individuals or firms duly licensed or registered under applicable state law.
 - Professional offices which include the following professional and semiprofessional occupations: accountants; attorneys; dentists; insurance agents; real estate agents; personal or family counselors; chiropractors; physical therapists; physicians; and surgeons.
- Brownstones.
- Personal service establishments including beauty, barber, dry cleaning and laundry pickup, shoe repair, and express or mailing offices.
- Art galleries.
- Museums.

B. Conditional Uses:

- Electric vehicle (EV) charging stations. (See Section 42.I.).

C. Prohibited Uses:

- Drive-in or drive-through service.
- Veterinarians.
- Veterinary hospitals.
- Animal grooming salons.
- Dog kennels
- Funeral homes.

MEDIUM INTENSITY

A. Permitted Uses:

- Travel agencies.
- Professional Offices, limited to:
 - Offices, including professional, business and administrative.

¹ As part of this request, **Figure 3. Preferred Use Matrix** will be deleted.

**Proposed changes to Section 41B, Transit District Overlay
Zoning Ordinance Amendments**

- Governmental office buildings and uses.
- Medical offices but not including laboratories for the manufacture of pharmaceutical or other products for general sale or distribution.
- Engineering, architectural, and design services, provided that such services are performed by individuals or firms duly licensed or registered under applicable state law.
- Professional offices which include the following professional and semiprofessional occupations: accountants; attorneys; dentists; insurance agents; real estate agents; personal or family counselors; chiropractors; physical therapists; physicians; and surgeons.
- Financial institutions or banks.
- Automated teller machine (ATM) kiosk.
- Pharmacies.
- Studios for art, dancing, drama, music, photography, interior decorating or reducing and including artisan studios for the creations of crafts, furniture, and arts which are handmade or handcrafted.
- Specialized fitness training studios in an enclosed building where the size of the space does not exceed 3,000 square feet.
- Permanent cosmetic application with a valid Tattoo Studio License from the Texas Department of Health and licensure from the Texas Cosmetology Commission.
- Restaurants with inside dining.
- Live/ Workspace.
- Licensed childcare program.
- Convenience stores.
- Retail stores and sales, limited to, antique, art supply, sporting goods, clothing, music, television sales and repair, stationary, collectables, jewelry, leather goods and luggage, linens, fabrics, optical goods, electronics, delicatessens, bakeries, and coffee shops, and office supplies.
- Commercial print center.
- Fraternal organization or club that organizes for civic, social, cultural, religious, education, or charitable purposes, operating as a recognized entity of a national or regional fraternal order.
- A facility, jointly developed, owned, or operated by a public agency and a private entity under a contractual agreement approved by the governmental body.
- Information technology services, excluding hardware sales and repair.

B. Conditional Uses:

- Alcoholic beverage sales provided a conditional use permit is issued in accordance with Section 42.B of this ordinance.
- Outdoor speakers.
- Wine tasting facility with alcoholic beverage sales with on-premises and off-premises consumption provided a conditional use permit is issued in accordance

**Proposed changes to Section 41B, Transit District Overlay
Zoning Ordinance Amendments**

with Section 42.B. of the ordinance. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.

- Winery with alcoholic beverage sales, with, on-premises and off-premises consumption, provided a conditional use permit is issued in accordance with Section 42.B. of the ordinance.
- Electric vehicle (EV) charging stations. (See Section 42.I.).
- Outside display and sales of merchandise.
- Outside dining.

C. Prohibited Uses:

- Drive-in or drive-through service.
- Gasoline service station.
- Veterinarians.
- Veterinary hospitals.
- Animal grooming salons.
- Dog kennels
- Funeral homes.

HIGH INTENSITY

A. Permitted Uses:

- All permitted uses in medium intensity area (Medium Intensity. A. Permitted Uses) shall also be permitted in high intensity area but excluding licensed childcare programs.
- Health spas and Specialty Fitness Studios (massage establishments must meet the requirements of Section 49.B.5.) within an enclosed building.
- Art galleries.
- Museums.
- Indoor commercial amusements limited to skating rinks.
- Restaurants with inside dining.
- Conference and convention centers.
- Public institutions and nonprofit institutions of any educational, religious or cultural type.
- Vocation, trade, and technical schools.
- Boutique hotels.
- Parking garage, free and public use. Paid parking garages must comply with Section 49.B. of this ordinance.
- Retail vendor kiosks.
- A facility, jointly developed, owned, or operated by a public agency and a private entity under a contractual agreement approved by the governmental body.

B. Conditional Uses:

**Proposed changes to Section 41B, Transit District Overlay
Zoning Ordinance Amendments**

- Theaters and cinemas.
- Alcoholic beverage sales provided a conditional use permit is issued in accordance with Section 42.B of this ordinance.
- Outdoor dining.
- Outdoor speakers.
- Electric vehicle (EV) charging stations. (See Section 42.I.).
- Outside display and sales of merchandise.
- Artisan market hall or pavilion. Retail sales are limited to those items otherwise identified as permitted retail in this intensity area.
- Indoor commercial amusements, the operation of which is total within an enclosed building, including bowling alleys, video arcades, and roller skating and ice-skating arenas.
- Wine tasting facility with alcoholic beverage sales with on-premises and off-premises consumption provided a conditional use permit is issued in accordance with Section 42.B. of the ordinance. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.
- Winery with alcoholic beverage sales, with, on-premises and off-premises consumption, provided a conditional use permit is issued in accordance with Section 42.B. of the ordinance.
- Brew pub.
- Distilleries.
- Private and charter schools.

C. Prohibited Uses:

- Drive-in or drive-through service.
- Gasoline service station.
- Corrective institutions.
- Hospitals.
- Any residential use.
- Licensed childcare programs.

**Proposed changes to Section 41B, Transit District Overlay
Zoning Ordinance Amendments**

Section 41B, Transit District Overlay

Exhibit "A"

Subsection E., Future Land Use of Section IV., Land Use of the Comprehensive Master Plan

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.

COMPREHENSIVE MASTER PLAN LAND USE CATEGORIES	COLORS REPRESENTED ON MAP 2: LAND USE PLAN
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
<u>Transit District Low Intensity (TD-L)</u>	<u>Pale Yellow</u>
<u>Transit District Medium Intensity (TD-M)</u>	<u>Bright Yellow</u>
<u>Transit District High Intensity (TD-H)</u>	<u>Orange</u>

**Proposed changes to Section 41B, Transit District Overlay
Zoning Ordinance Amendments**

Residential Low Density	Residential Medium Density
"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)

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

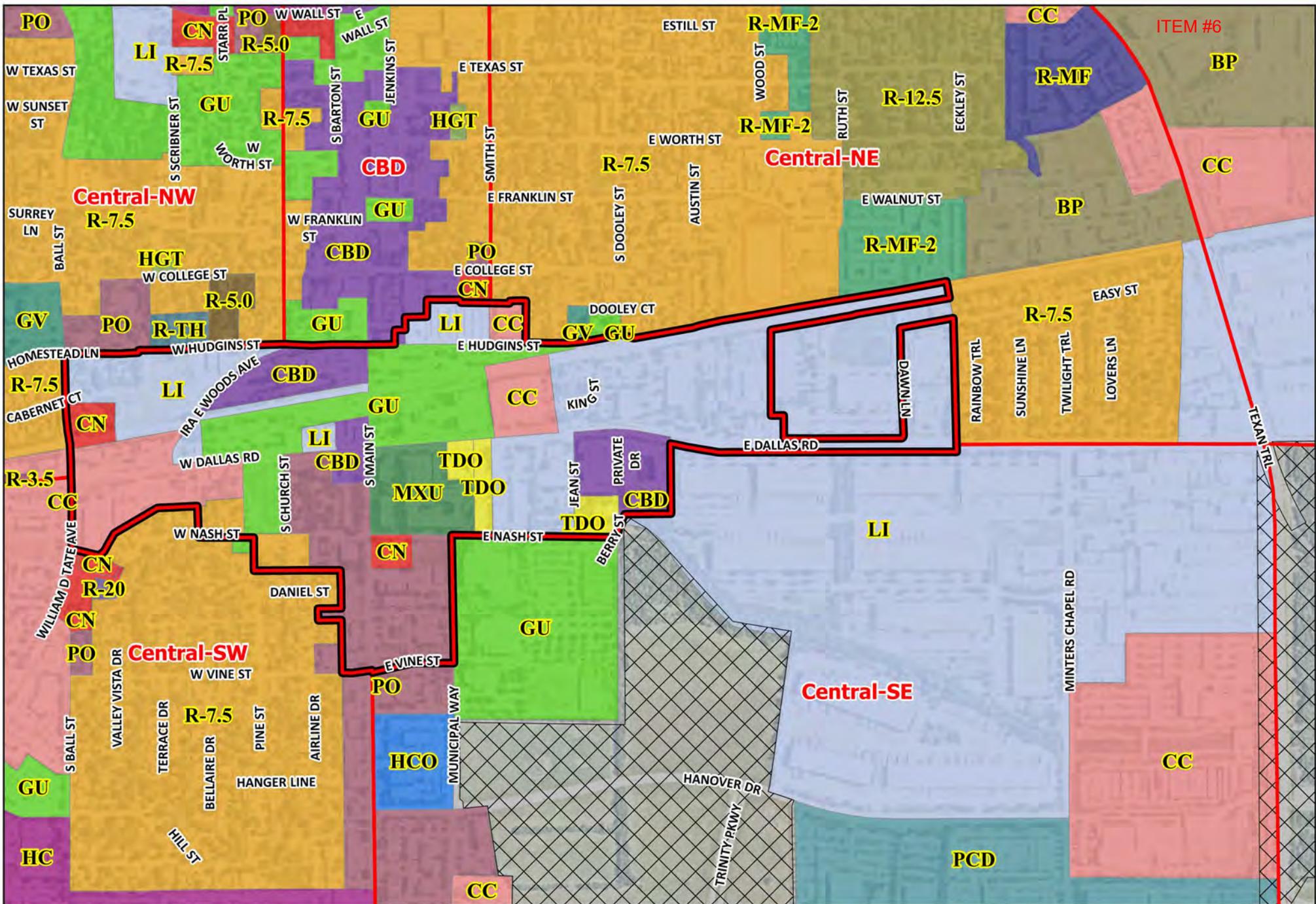
Central Business District	Flood Plain*
"CBD" Central Business District	Any District

Low Intensity Commercial	Commercial
"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

Recreation/Amusement	Industrial
"RA" Recreation/Amusement	"LI" Light Industrial
	"PID" Planned Industrial Development

<u>Transit District Low Intensity</u>	
<u>Transit District Medium Intensity</u>	
<u>Transit District High Intensity</u>	

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



City of Grapevine
ZONING
Area: Transit District

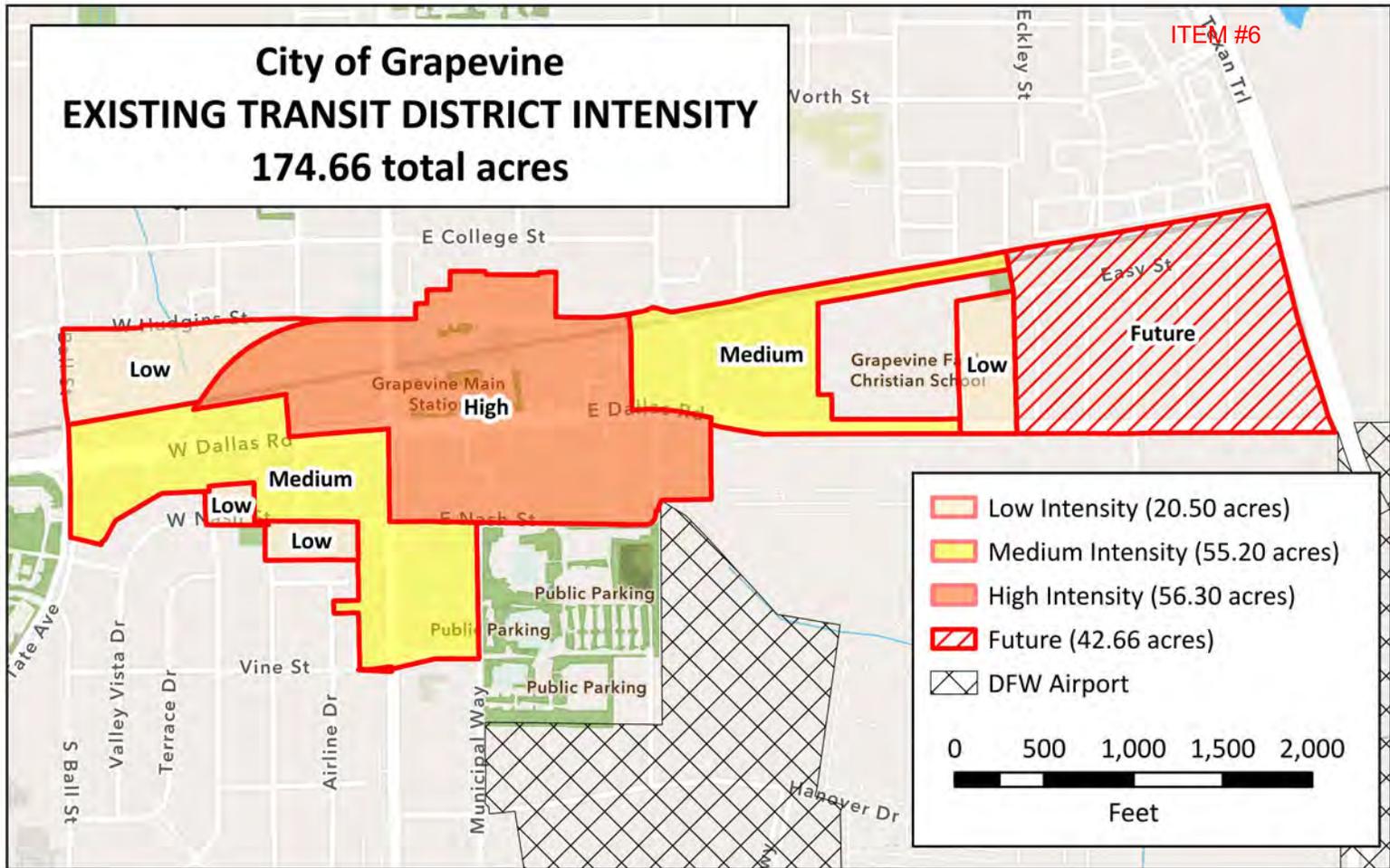
BP	GU	HGT	PID	R-20	R-7.5	R-MH
CBD	GV	LI	PO	R-3.5	R-MF	R-TH
CC	HC	MXU	PUD	R-3.75	R-MF-1	RA
CN	HCO	PCD	R-12.5	R-5.0	R-MF-2	SP

Assessment Areas
 Transit District Assessment Area
 DFW Airport

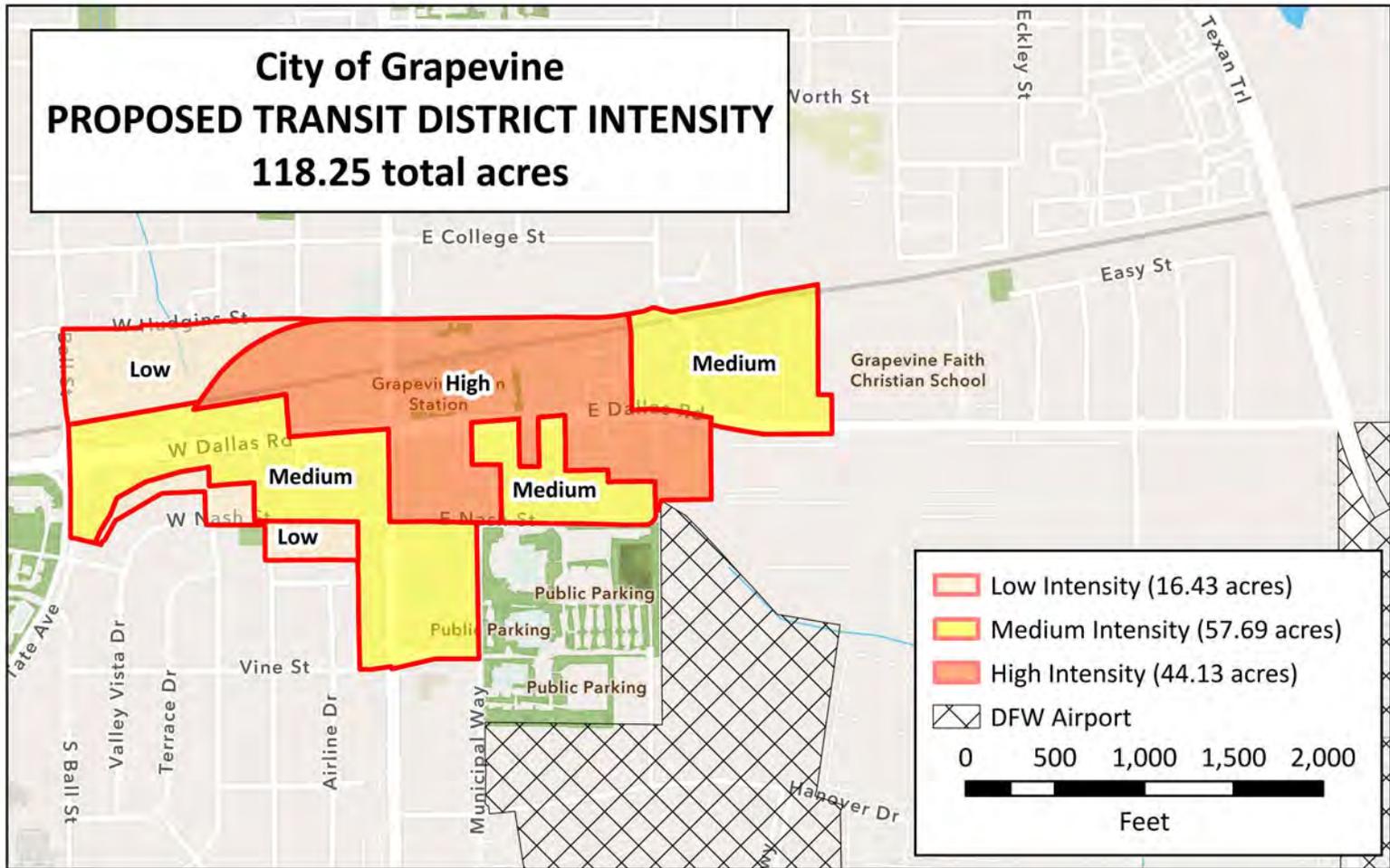
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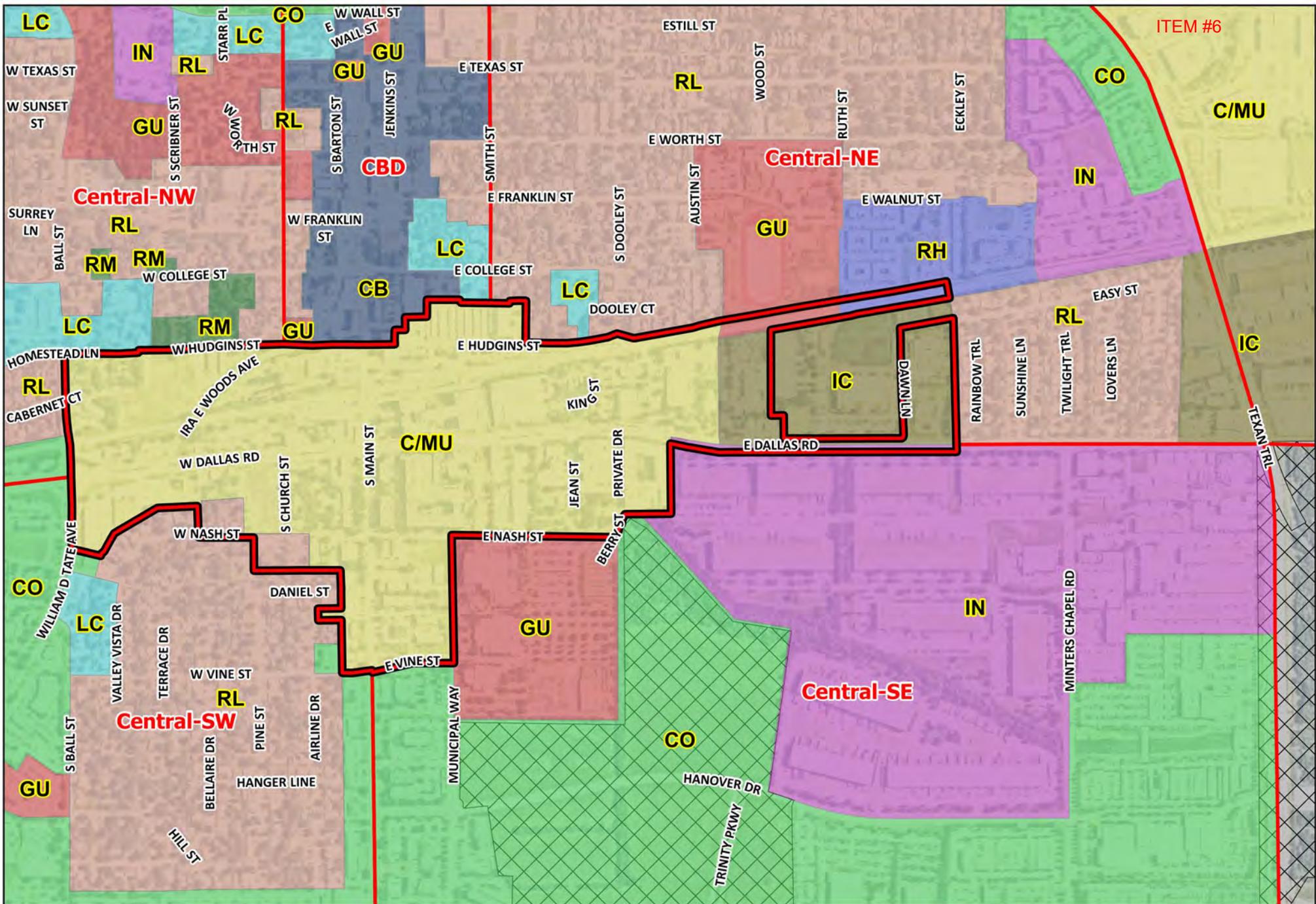
 Feet
 MAP DATE: 9/18/2025

City of Grapevine EXISTING TRANSIT DISTRICT INTENSITY 174.66 total acres



City of Grapevine PROPOSED TRANSIT DISTRICT INTENSITY 118.25 total acres



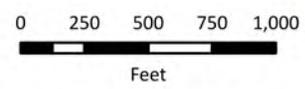


ITEM #6

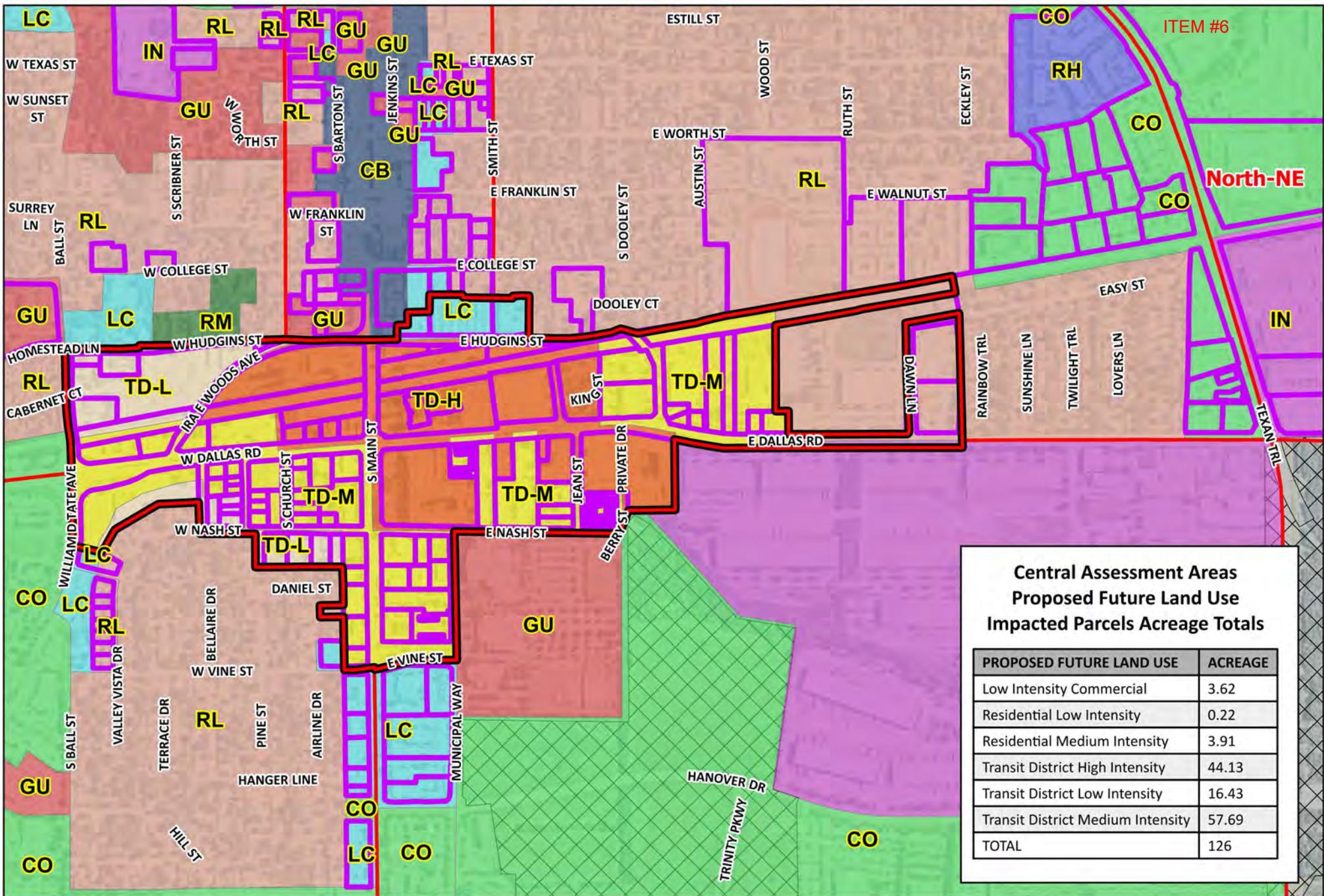
**City of Grapevine
FUTURE LAND USE
Area: Transit District Area**

- | | | |
|--------------------------------|-------------------------------|---------------------------------|
| C/MU - Commercial/Mixed Use | IC - Industrial/Commercial | RH - Residential High Density |
| CB - Central Business District | IN - Industrial | RL - Residential Low Density |
| CO - Commercial | LC - Low Intensity Commercial | RM - Residential Medium Density |
| GU - Governmental Use | RA - Recreational/Amusement | DFW Airport |

- Transit District Assessment Area
- Assessment Areas



MAP DATE: 9/18/2025

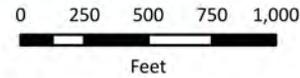


**Central Assessment Areas
Proposed Future Land Use
Impacted Parcels Acreage Totals**

PROPOSED FUTURE LAND USE	ACREAGE
Low Intensity Commercial	3.62
Residential Low Intensity	0.22
Residential Medium Intensity	3.91
Transit District High Intensity	44.13
Transit District Low Intensity	16.43
Transit District Medium Intensity	57.69
TOTAL	126

**City of Grapevine
PROPOSED FUTURE LAND USE
Area: Transit District**

- Transit District Assessment Area
- Assessment Areas
- Proposed Future Land Use Parcels
- C/MU - Commercial/Mixed Use
- CB - Central Business District
- CO - Commercial
- GU - Governmental Use
- IC - Industrial/Commercial
- IN - Industrial
- RA - Recreational/Amusement
- RH - Residential High Density
- RL - Residential Low Density
- RM - Residential Medium Intensity
- TD-L - Transit District Low Intensity
- TD-M - Transit District Medium Intensity
- TD-H - Transit District High Intensity
- DFW Airport



MAP DATE: 9/18/2025

TRANSIT DISTRICT 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	RANGER REAL ESTATE LLC	1000 S MAIN ST	PO	C/MU	No	TD-M	N/A
2	RANGER REAL ESTATE LLC	1000 S MAIN ST	PO	C/MU	No	TD-L	N/A
3	PARAMOUNT GROWTH FUND CH LTD	1001 S MAIN ST	CN	C/MU	No	TD-M	N/A
4	DAVIS, MICHAEL A	1020 S MAIN ST	PO	C/MU	No	TD-M	N/A
5	MCMICKLE, GARY K	1021 S MAIN ST	PO	C/MU	No	TD-M	N/A
6	MCMICKLE, GARY K	1023 S MAIN ST	PO	C/MU	No	TD-M	N/A
7	MCMICKLE, GARY K	1025 S MAIN ST	PO	C/MU	No	TD-M	N/A
8	MCMICKLE, GARY K	1027 S MAIN ST	PO	C/MU	No	TD-M	N/A
9	MCMICKLE, GARY K	1029 S MAIN ST	PO	C/MU	No	TD-M	N/A
10	REGIONAL RAIL ROW CO	1059 TEXAN TR	GU/CC/LI	C/MU/GU/RH	No	TH-MH	N/A
11	REBEL PROPERTIES II LTD	1100 S MAIN ST	PO	C/MU	No	TD-M	N/A
12	REBEL PROPERTIES II LTD	1109 AIRLINE DR	PO	C/MU	No	RL	No
13	WATER OAK LLC	1111 S MAIN ST STE 129	PO	C/MU	No	TD-M	N/A
14	PROVIDENCE BANK	1115 S MAIN ST	PO	C/MU	No	TD-M	N/A
15	YFSA HOLDINGS LLC	1120 S MAIN ST	PO	C/MU	No	TD-M	N/A
16	LAUB CAROLYN N & SAM EDWARD 2004 LIVING TRUST	1121 S MAIN ST	PO	C/MU	No	TD-M	N/A
17	COMO HOLDINGS LLC	1123 S MAIN ST	PO	C/MU	No	TD-M	N/A
18	COMO HOLDINGS LLC	1127 S MAIN ST	PO	C/MU	No	TD-M	N/A
19	DICKINSON, ERIC	113 E HUDGINS ST	CBD & LI	C/MU	No	LC	No/No
20	COMO HOLDINGS LLC	1133 S MAIN ST	PO	C/MU	No	TD-M	N/A
21	COMO HOLDINGS LLC	1135 S MAIN ST	PO	C/MU	No	TD-M	N/A
22	COMO HOLDINGS LLC	1137 S MAIN ST	PO	C/MU	No	TD-M	N/A
23	COMO HOLDINGS LLC	1139 S MAIN ST	PO	C/MU	No	TD-M	N/A
24	ALBASIT ENTERPRISES LLC	1140 S MAIN ST	PO	C/MU	No	TD-M	N/A
25	COMO HOLDINGS LLC	1143 S MAIN ST	PO	C/MU	No	TD-M	N/A
26	CITY OF GRAPEVINE C & V BUREAU	118 W DALLAS RD	LI	C/MU	No	TD-H	N/A
27	GRAPEVINE STOREHOUSE LTD	131 E HUDGINS ST	LI	C/MU	No	LC	No
28	GPV RELIEF & COMMUNITY EXCHANGE	203 W NASH ST	PO	C/MU	No	TD-L	N/A
29	HOROBEC, JOHN	204 W DALLAS RD	LI	C/MU	No	TD-H	N/A
30	MADDUX, JAMES R	204 W NASH ST	PO	C/MU	No	TD-M	N/A
31	DLR FAMILY REAL ESTATE LLC	205 W DALLAS RD	PO	C/MU	No	TD-M	N/A
32	GRAPEVINE, CITY OF	208 W DALLAS RD	GU	C/MU	No	TD-H	N/A
33	SMITH, JERRY	213 W DALLAS RD	PO	C/MU	No	TD-M	N/A
34	GRAIN MILL LTD	213 W HUDGINS ST	CBD	C/MU	No	TD-H	N/A
35	PMM HOTEL PARTNERS 2017 LP	215 E DALLAS RD	GU	C/MU	No	TD-H	N/A
36	LEWIS, BOB G	215 W NASH ST	R-7.5	RL	Yes	TD-L	N/A
37	NCP GRAPEVINE BROWNSTONES LLC	218 E DALLAS RD	TDO	C/MU	No	TD-M	N/A

TRANSIT DISTRICT 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
38	NCP GRAPEVINE BROWNSTONES LLC	218 E DALLAS RD	TDO	C/MU	No	TD-M	N/A
39	NCP GRAPEVINE BROWNSTONES LLC	218 E DALLAS RD	TDO	C/MU	No	TD-M	N/A
40	NCP GRAPEVINE BROWNSTONES LLC	218 E DALLAS RD	TDO	C/MU	No	TD-M	N/A
41	NCP GRAPEVINE BROWNSTONES LLC	218 E DALLAS RD	TDO	C/MU	No	TD-M	N/A
42	NCP GRAPEVINE BROWNSTONES LLC	218 E DALLAS RD	TDO	C/MU	No	TD-M	N/A
43	NCP GRAPEVINE BROWNSTONES LLC	218 E DALLAS RD	TDO	C/MU	No	TD-M	N/A
44	NCP GRAPEVINE BROWNSTONES LLC	218 E DALLAS RD	TDO	C/MU	No	TD-M	N/A
45	NCP GRAPEVINE BROWNSTONES LLC	218 E DALLAS RD	TDO	C/MU	No	TD-M	N/A
46	NCP GRAPEVINE BROWNSTONES LLC	218 E DALLAS RD	TDO	C/MU	No	TD-M	N/A
47	NCP GRAPEVINE BROWNSTONES LLC	218 E DALLAS RD	TDO	C/MU	No	TD-M	N/A
48	GRAPEVINE BROWNSTONES LLC	235 E NASH ST	TDO	C/MU	No	TD-M	N/A
49	METRO INVESTMENTS	301 W HUDGINS ST	LI	C/MU	No	TD-L	N/A
50	JK REALTY GROUP LLC	303 W NASH ST	R-7.5	RL	Yes	TD-L	N/A
51	D L ROGERS CORP	306 E DALLAS ST	LI	C/MU	No	TD-H	N/A
52	GRAPEVINE, CITY OF	307 W DALLAS RD	GU	C/MU	No	TD-M	N/A
53	GRAPEVINE, CITY OF	307 W DALLAS RD	GU	C/MU	No	TD-M	N/A
54	GRAPEVINE, CITY OF	307 W DALLAS RD	GU	C/MU	No	TD-M	N/A
55	GRAPEVINE, CITY OF	307 W DALLAS RD	GU	C/MU	No	TD-M	N/A
56	METRO INVESTMENTS	315 W HUDGINS ST	LI	C/MU	No	TD-L	N/A
57	BHA REAL ESTATE HOLDINGS LLC	316 E DALLAS RD	LI	C/MU	No	TD-M	N/A
58	PMM HOTEL PARTNERS 2017 LP	321 E DALLAS RD	CC	C/MU	No	TD-H	N/A
59	FINNS GARAGE LLC	324 E DALLAS RD	LI	C/MU	No	TD-H	N/A
60	2011 VENTURES LLC	351 E HUDGINS ST	CC	C/MU	No	LC	No
61	HAYWORTH, WARD	385 E NASH ST	TDO	C/MU	No	TD-M	N/A
62	HAYWORTH, WARD	389 E NASH ST	TDO	C/MU	No	TD-M	N/A
63	HAYWORTH, WARD	395 E NASH ST	TDO	C/MU	No	TD-M	N/A
64	HAYWORTH, WARD	397 E NASH ST	TDO	C/MU	No	TD-M	N/A
65	PPF AMLI 444 EAST DALLAS ROAD LLC	400 E DALLAS RD	CBD	C/MU	No	TD-H	N/A
66	REGIONAL RAIL ROW CO	400 IRA E WOODS AVE	CN/GU/LI	C/MU	No	TD-LMH	N/A
67	GRAPEVINE, CITY OF	400 W DALLAS RD	GU	C/MU	No	TD-M	N/A
68	GRIGGS HOPE40 LLC	401 W DALLAS RD	CC	C/MU	No	TD-M	N/A
69	PF CAPITAL IV LLC	411 W DALLAS RD	CC	C/MU	No	TD-M	N/A
70	LANDRETH, ELSIE K	418 W NASH ST	R-7.5	RL	Yes	TD-L	N/A
71	TRI-J PROPERTY HOLDINGS LLC	506 W DALLAS RD	LI	C/MU	No	TD-M	N/A
72	ASUNCION PROPERTIES LLC, 507 EAST DALLAS SERIES	507 E DALLAS RD	LI	C/MU	No	TD-M	N/A
73	CLEM, LYNNE	515 E DALLAS RD	LI	C/MU	No	TD-M	N/A
74	ELKMAN LLC	605 E DALLAS RD	LI	C/MU	N/A	TD-M	N/A

TRANSIT DISTRICT 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
75	FROST BANK	607 W DALLAS RD	CC	C/MU	No	TD-LM	N/A
76	G & L PROPERTIES GP	611 E DALLAS RD	LI	IC	No	TD-M	N/A
77	TUFFLI CO INC ETAL	617 E DALLAS RD	LI	IC	No	TD-M	N/A
78	KIMBALL RD LP	623 E DALLAS RD	LI	IC	No	TD-M	N/A
79	NAVARRO, LUZ CELINA	649 W HUDGINS ST	LI	C/MU	No	TD-L	N/A
80	BREADHEAD LLC	700 W DALLAS RD	CC	C/MU	No	TD-M	N/A
81	KIMBALL RD LP	701 E DALLAS RD	LI	IC	No	TD-M	N/A
82	GRAPEVINE HIST PRESERVATION	701 S MAIN ST	GU	C/MU	No	TD-H	N/A
83	GRAPEVINE HIST PRESERVATION	701 S MAIN ST	GU	C/MU	No	TD-H	N/A
84	MURRIN, STEPHEN	703 BALL ST	LI	C/MU	No	TD-L	N/A
85	GRAPEVINE HERITAGE FOUNDATION	705 S MAIN ST	GU	C/MU	No	TD-H	N/A
86	INTENTIONAL PARTNERSHIP LTD	723 BALL ST	CN	C/MU	No	TD-L	N/A
87	LEGACYTEXAS BANK	750 W DALLAS RD	CC	C/MU	No	TD-M	N/A
88	STIERLI REAL ESTATE HOLDING LLC	800 S DOOLEY ST	LI	C/MU	No	TD-M	N/A
89	ELKMAN LLC	809 S DOOLEY ST	LI	C/MU	No	TD-M	N/A
90	GRAPEVINE HERITAGE FOUNDATION	812 S MAIN ST	GU	C/MU	No	TD-H	N/A
91	GRAPEVINE, CITY OF	815 S MAIN ST	GU	C/MU	No	TD-H	N/A
92	GRAPEVINE, CITY OF	815 S MAIN ST	GU	C/MU	No	TD-H	N/A
93	MORRIS, KIM	816 S MAIN ST	CBD	C/MU	No	TD-H	N/A
94	GRAPEVINE LAND HOLDINGS LLC	819 KING ST	LI	C/MU	No	TD-H	N/A
95	A & W INDUSTRIES INC	827 DAWN LN	LI	IC	No	RM	No
96	KCH RANCHES LLC	829 S DOOLEY ST	LI	C/MU	No	TD-M	N/A
97	FAITH CHRISTIAN SCHOOL INC	849 E DALLAS RD	LI	IC	No	RM	No
98	JEFF MASSEY REAL ESTATE LLC	850 S DOOLEY ST	LI	C/MU	No	TD-M	N/A
99	GRAPEVINE, CITY OF	860 E HUDGINS ST	GU	C/MU	No	TD-H	N/A
100	GREEN, JAMES D FAMILY PRNSHP	900 S MAIN ST	CBD	C/MU	No	TD-M	N/A
101	GHMP LLC	906 JEAN ST	LI	C/MU	No	TD-H	N/A
102	925 MAIN, LP	909 S MAIN ST	MXU	C/MU	No	TD-H	N/A
103	PEARSON, CAREY	910 PINE ST	CC	C/MU	No	TD-M	N/A
104	MCCALLUM, PAUL W	911 BELLAIRE DR	CC	C/MU	No	TD-M	N/A
105	OSIANA PROPERTIES LLC	913 S CHURCH ST	PO	C/MU	No	TD-M	N/A
106	JK REALTY GROUP LLC	914 PINE ST	CC	C/MU	No	TD-M	N/A
107	GRAPEVINE, CITY OF	919 PINE ST	GU	C/MU	No	TD-M	N/A
108	GUTIERREZ, BLANCA	920 PINE ST	R-7.5	RL	Yes	TD-L	N/A
109	NATIONSBANK OF TEXAS TR	920 S MAIN ST	PO	C/MU	No	TD-M	N/A
110	MEYER, STEVEN	923 S CHURCH ST	PO	C/MU	No	TD-M	N/A
111	GRAPEVINE, CITY OF	926 PINE ST	R-7.5	RL	Yes	TD-L	N/A

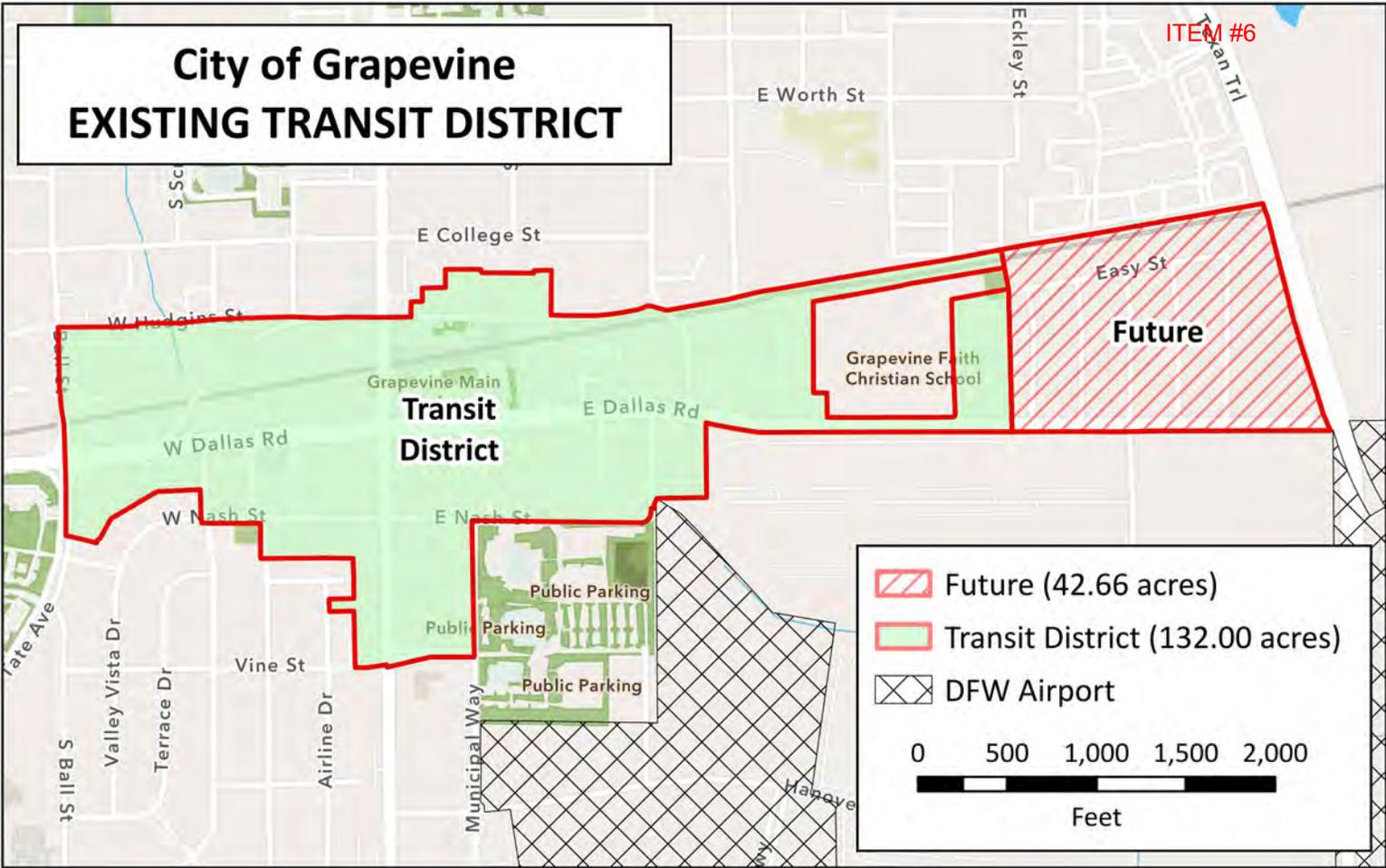
TRANSIT DISTRICT ASSESSMENT AREA PARCELS IMPACTED BY PROPOSED FUTURE LAND USE

ITEM #6

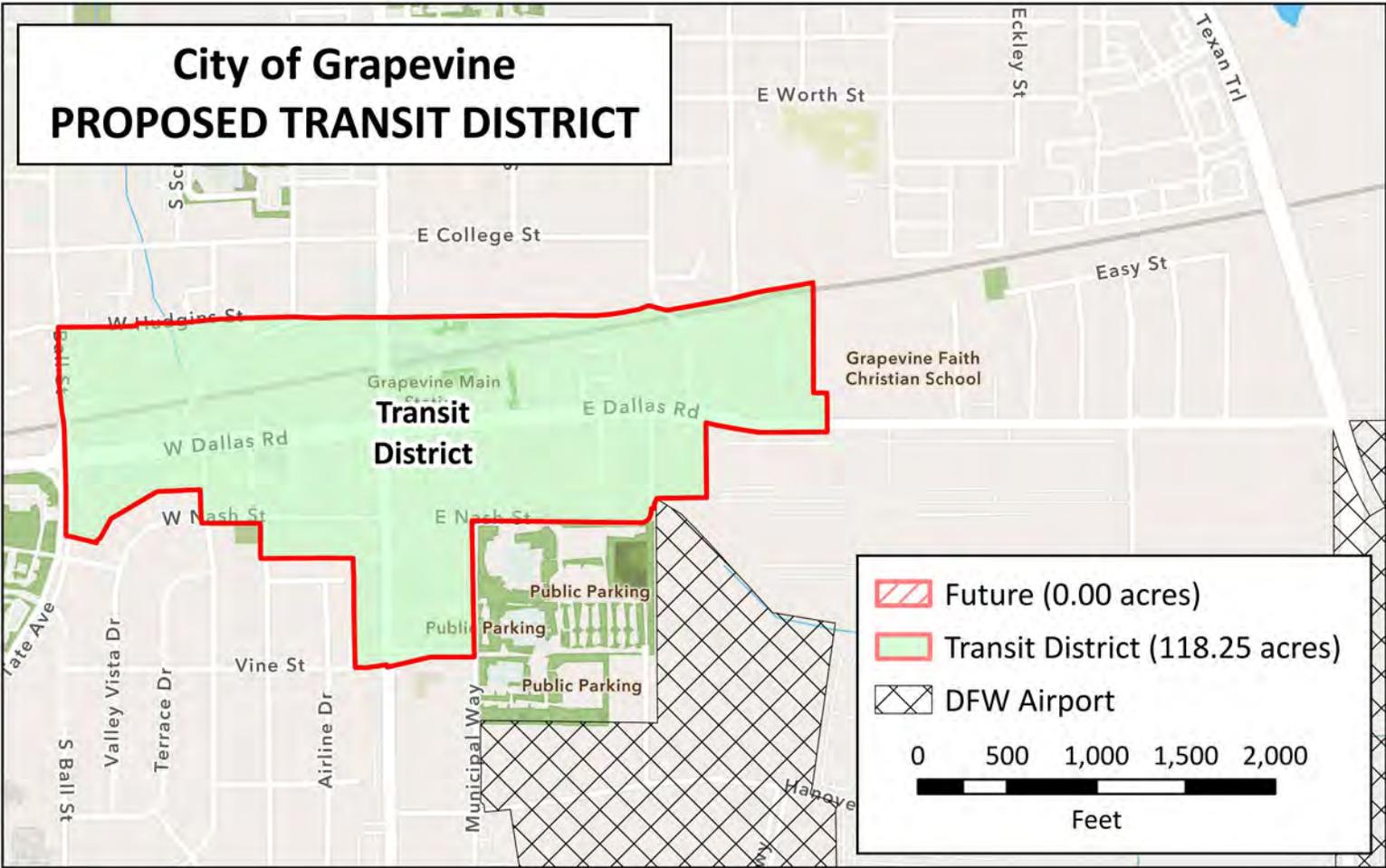
Zoning Compliance with Future Land Use and Proposed Land Use

	OWNER NAME	SITE ADDRESS	ZONING	FLU	FZCOMPLIANCE	PFLU	PZCOMPLIANCE
112	THREE60 RESOURCES LLC	927 S CHURCH ST	PO	C/MU	No	TD-M	N/A
113	HAYWORTH, WARD	930 BERRY ST	TDO	C/MU	No	TD-M	N/A
114	SINTAS, JOHN E	930 PINE ST	R-7.5	RL	Yes	TD-L	N/A
115	HAYWORTH, WARD	931 JEAN ST	TDO	C/MU	No	TD-M	N/A
116	KEHACATY FAMILY PROPERTIES LLC	931 S CHURCH ST	PO	C/MU	No	TD-M	N/A
117	SJCD LLC	932 JEAN ST	LI	C/MU	No	TD-M	N/A
118	HAYWORTH, WARD	934 BERRY ST	TDO	C/MU	No	TD-M	N/A
119	HAYWORTH, WARD	935 JEAN ST	TDO	C/MU	No	TD-M	N/A
120	TUCKER, KENNETH A	936 JEAN ST	LI	C/MU	No	TD-M	N/A
121	HAYWORTH, WARD	938 BERRY ST	TDO	C/MU	No	TD-M	N/A
122	HAYWORTH, WARD	939 JEAN ST	TDO	C/MU	No	TD-M	N/A
123	HAYWORTH, WARD	942 BERRY ST	TDO	C/MU	No	TD-M	N/A
124	HAYWORTH, WARD	943 JEAN ST	TDO	C/MU	No	TD-M	N/A
125	FISHER FAMILY TRUST	944 JEAN ST	LI	C/MU	No	TD-M	N/A
126	HAYWORTH, WARD	951 JEAN ST	TDO	C/MU	No	TD-M	N/A
127	HAYWORTH, WARD	955 JEAN ST	TDO	C/MU	No	TD-M	N/A
128	HAYWORTH, WARD	959 JEAN ST	TDO	C/MU	No	TD-M	N/A
129	HAYWORTH, WARD	963 JEAN ST	TDO	C/MU	No	TD-M	N/A
130	HAYWORTH, WARD	967 JEAN ST	TDO	C/MU	No	TD-M	N/A
131	HAYWORTH, WARD	971 JEAN ST	TDO	C/MU	No	TD-M	N/A

City of Grapevine EXISTING TRANSIT DISTRICT



City of Grapevine PROPOSED TRANSIT DISTRICT





ITEM #6

DANIEL ST

AIRLINE DR

W VINE ST

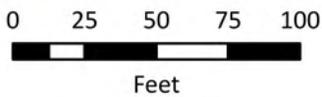
Transit District

S MAIN ST

E VINE ST

Proposed Transit District Overlay
AIRLINE DR PROPERTY OMISSION
1109 Airline Dr

-  Property Omission
-  Transit District
-  DFW Airport

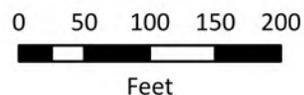


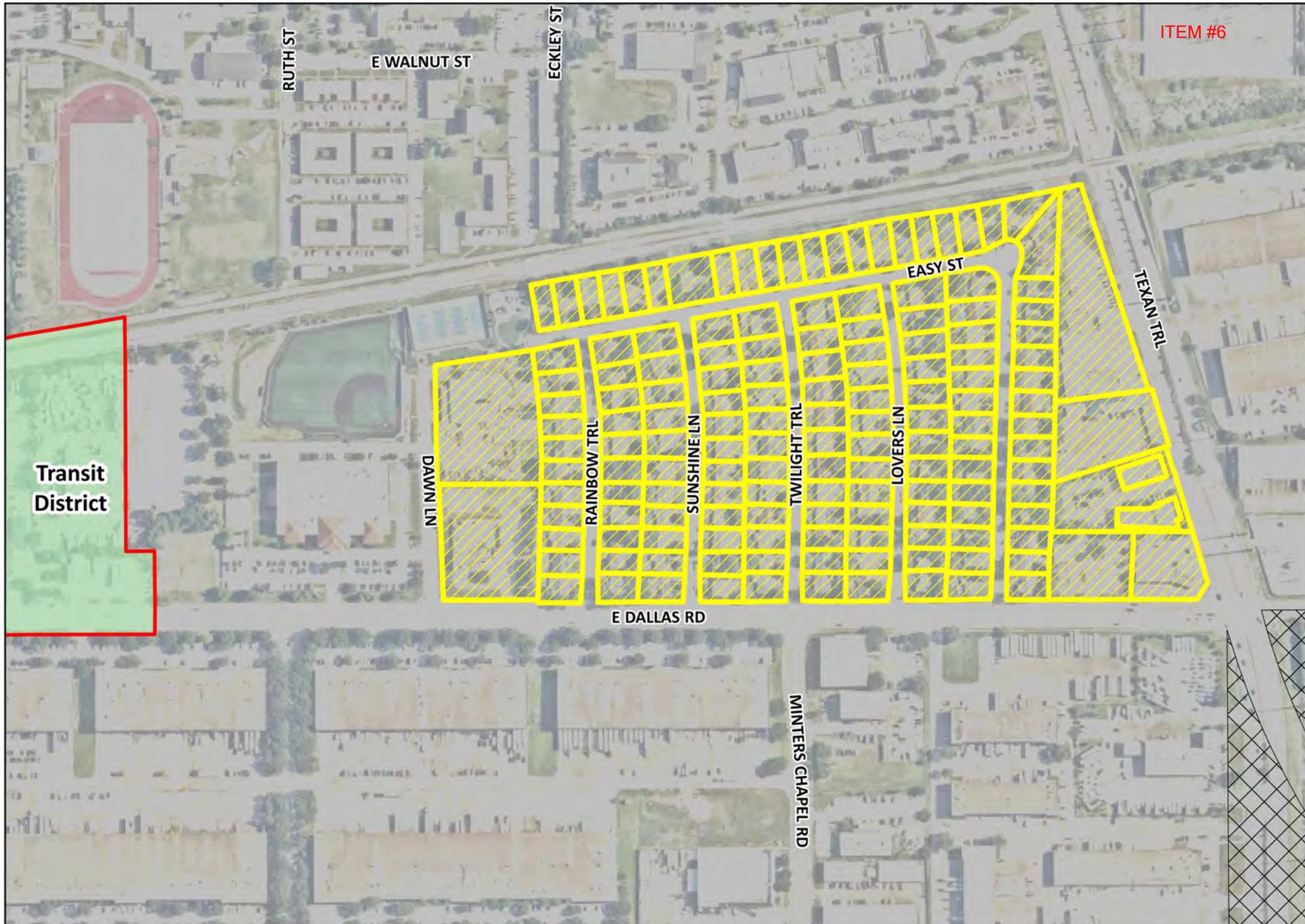
MAP DATE: 8/28/2025



Proposed Transit District Overlay
E HUDGINS ST PROPERTY OMISSION
113, 131 & 351 E Hudgins St

-  Property Omission
-  Transit District
-  DFW Airport





**Proposed Transit District Overlay
EASTERN PROPERTY OMISSION**

827 Dawn Ln | 849 & 1039 E Dallas Rd | 1060, 1084, 1090 & 1098 Texan Trl | Sunshine Harbor Subdivision



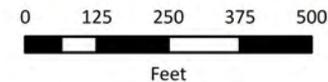
Property Omission



Transit District



DFW Airport



MAP DATE: 8/28/2025

PROPOSED PROPERTIES OMISSION WITHIN EXISTING TRANSIT DISTRICT OVERLAY

ITEM #6

	OWNER	ADDRESS	LEGAL DESCRIPTION	ACREAGE
1	MARTINEZ, LAURA	1003 EASY ST	SUNSHINE HARBOR ADDITION Lot 39	0.17
2	NAPIER FAMILY TRUST	1007 EASY ST	SUNSHINE HARBOR ADDITION Lot 40	0.17
3	GUEVARA, JOSE L	1011 EASY ST	SUNSHINE HARBOR ADDITION Lot 41	0.17
4	TREE HOUSE FINANCIAL LLC	1017 EASY ST	SUNSHINE HARBOR ADDITION Lot 42	0.17
5	MIJARES, FRANCISCO	1023 EASY ST	SUNSHINE HARBOR ADDITION Lot 43	0.16
6	GUARDADO, MARTIN	1027 EASY ST	SUNSHINE HARBOR ADDITION Lot 44	0.23
7	RODRIGUEZ, MIRIAM GUARDADO	1033 EASY ST	SUNSHINE HARBOR ADDITION Lot 45 & 46	0.39
8	1039 PLACE LLC	1039 E DALLAS RD	MOORE ESTHER ADDITION Block 1 Lot 1	0.86
9	CANO, ANTONIO L	1040 EASY ST	SUNSHINE HARBOR ADDITION Lot 74	0.24
10	CHAVEZ, JESUS	1041 EASY ST	SUNSHINE HARBOR ADDITION Lot 47	0.15
11	TRISTAN, MARIO	1044 EASY ST	SUNSHINE HARBOR ADDITION Lot 73	0.19
12	WAKEFIELD, CATHERINE E	1045 EASY ST	SUNSHINE HARBOR ADDITION Lot 48	0.16
13	LANDRETH, BRENT	1048 EASY ST	SUNSHINE HARBOR ADDITION Lot 72	0.19
14	RODRIGUEZ, ANTONIO	1049 EASY ST	SUNSHINE HARBOR ADDITION Lot 49	0.16
15	MCKANNA, LEANNE	1052 EASY ST	SUNSHINE HARBOR ADDITION Lot 71	0.17
16	SERRANO, SUSANA	1053 EASY ST	SUNSHINE HARBOR ADDITION Lot 50	0.16
17	SHINE, JOSEPH	1056 EASY ST	SUNSHINE HARBOR ADDITION Lot 70	0.17
18	RINGEL, ANDREW	1057 EASY ST	SUNSHINE HARBOR ADDITION Lot 51	0.15
19	GRAPEVINE RELIEF AND COMMUNITY EXCHANGE	1060 TEXAN TR	T W K ADDITION Block 1 Lot 1	1.93
20	BARRERA, ELIZABETH	1062 EASY ST	SUNSHINE HARBOR ADDITION Lot 69	0.17
21	ROSADO, CLAUDIA P	1063 EASY ST	SUNSHINE HARBOR ADDITION Lot 52	0.17
22	LAMB, CHARLES	1066 EASY ST	SUNSHINE HARBOR ADDITION Lot 68	0.17
23	HOWE & SONS LLC	1067 EASY ST	SUNSHINE HARBOR ADDITION Lot 53	0.15
24	READY, TAYLOR	1072 EASY ST	SUNSHINE HARBOR ADDITION Lot 67	0.14
25	IVY LAKE INVESTMENTS 2 LLC	1073 EASY ST	SUNSHINE HARBOR ADDITION Lot 54	0.16
26	WREN, BOBBY L	1076 EASY ST	SUNSHINE HARBOR ADDITION Lot 66	0.17
27	CAMACHO, SYLVIA	1077 EASY ST	SUNSHINE HARBOR ADDITION Lot 55	0.16
28	WOODBYP, EMILY	1080 EASY ST	SUNSHINE HARBOR ADDITION Lot 65	0.16
29	KURT GILLINGHAM IRA LLC	1081 EASY ST	SUNSHINE HARBOR ADDITION Lot 56	0.16
30	LYNNDOM FAMILY TRUST	1084 TEXAN TR	CAPPS ADDITION Block 1 Lot 1A	1.21
31	LANGE, JAMES R	1086 EASY ST	SUNSHINE HARBOR ADDITION Lot 64	0.16
32	GILPIN TRUST	1087 EASY ST	SUNSHINE HARBOR ADDITION Lot 57	0.16
33	SPAIN, THOMAS	1090 EASY ST	SUNSHINE HARBOR ADDITION Lot 63	0.16
34	TCBE INVESTMENTS LC	1090 TEXAN TR	1090 TEXAN TRAIL CONDOMINIUM COMMON AREA	1.42

PROPOSED PROPERTIES OMISSION WITHIN EXISTING TRANSIT DISTRICT OVERLAY

ITEM #6

	OWNER	ADDRESS	LEGAL DESCRIPTION	ACREAGE
35	BASLER PROPERTIES LLC	1090 TEXAN TR	1090 TEXAN TRAIL CONDOMINIUM Lot 1	0.00
36	BASLER PROPERTIES LLC	1090 TEXAN TR	1090 TEXAN TRAIL CONDOMINIUM Lot 2	0.00
37	MOLINA, BLADIMIR	1091 EASY ST	SUNSHINE HARBOR ADDITION Lot 58	0.17
38	SPAIN, BILLYE	1094 EASY ST	SUNSHINE HARBOR ADDITION Lot 62	0.17
39	GAUNA, MARIO	1095 EASY ST	SUNSHINE HARBOR ADDITION Lot 59	0.15
40	ROSA, WILFREDO	1098 EASY ST	SUNSHINE HARBOR ADDITION Lot 61	0.20
41	TAAS CORPORATION	1098 TEXAN TR	MAC'S CORNER ADDITION Block 1 Lot 1A	0.73
42	MIRELES, JORGE	1099 EASY ST	SUNSHINE HARBOR ADDITION Lot 60	0.18
43	REBEL PROPERTIES II LTD	1109 AIRLINE DR	DANIEL, J J ADDITION Block 4 Lot 2	0.23
44	DICKINSON, ERIC	113 E HUDGINS ST	GRAPEVINE, CITY OF Block 15 Lot A2 & B	0.52
45	GRAPEVINE STOREHOUSE LTD	131 E HUDGINS ST	GRAPEVINE, CITY OF Block 15 Lot 7R	1.98
46	351 E HUDGINS OFFICE LLC	351 E HUDGINS ST	GRAPEVINE, CITY OF Block 22 Lot 5A	1.12
47	GILLINGHAM, JANELLE	819 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 148	0.21
48	BROWN, RAYMOND	819 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 125	0.20
49	WEST, TREVOR	820 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 100	0.21
50	ADVANCED CAPITAL OF TEXAS LLC	820 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 169	0.19
51	BARAN, VIVIAN	820 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 147	0.21
52	PITZER, CARL	820 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 124	0.21
53	RODRIGUEZ, JESUS	821 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 75	0.25
54	GOLTZ, STEVEN	821 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 101	0.21
55	RUEZGA, LUIS	823 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 126	0.16
56	RODRIGUEZ, JOSE	824 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 99	0.17
57	RAYMOND R&D LLC	824 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 146	0.20
58	ROBERT HANNAN FAMILY TRUST	825 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 76	0.19
59	ELWOOD, JAMES	825 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 149	0.16
60	RODRIGUEZ, GONZALO	825 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 102	0.17
61	NAVARRO, RAFAEL	826 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 168	0.17
62	LOPEZ, ALEJANDRO	826 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 123	0.17
63	A & W INDUSTRIES INC	827 DAWN LN	SUNSHINE HARBOR IND Lot 3A	2.03
64	NELQUIS INVESTMENTS LLC	829 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 150	0.16
65	PUTNAM, COLLEEN A	829 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 127	0.18
66	CARAWAY, POLLY	830 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 98	0.17
67	RENTFROW, DAVID R	830 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 167	0.16
68	MORAN, IGNACIO	830 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 145	0.17

PROPOSED PROPERTIES OMISSION WITHIN EXISTING TRANSIT DISTRICT OVERLAY

ITEM #6

	OWNER	ADDRESS	LEGAL DESCRIPTION	ACREAGE
69	KELLY, BRITNI	831 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 77	0.18
70	FLORES, JOSE L	831 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 103	0.19
71	IVY LAKE INVESTMENTS 2 LLC	832 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 122	0.17
72	STALLWORTH, ISAAC	833 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 128	0.15
73	MILLER, CAROL	834 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 97	0.17
74	BRECHBUHL, T	834 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 166	0.15
75	SALAZAR, JOSE	835 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 78	0.17
76	BROWN, RICHARD	835 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 151	0.16
77	CHARLES W KAUFMAN TRUST	835 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 104	0.18
78	TIERRAFRIA, MIGUEL	836 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 144	0.19
79	GLOVER, REBECCA	836 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 121	0.17
80	FLORES, LAURA	837 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 129	0.17
81	LOVELL, ORVEL	839 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 152	0.17
82	FUSON FAMILY TRUST	840 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 96	0.17
83	FOREMAN, NICHOLAS	840 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 165	0.16
84	ZAPATA, OCTAVIO	841 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 79	0.18
85	BOYD, SANDRA	841 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 105	0.18
86	FREYRE, FERNANDO	842 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 143	0.19
87	MANESS, MARGARET C	842 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 120	0.17
88	MCLAIN, CHARLES H	843 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 130	0.16
89	MINTEER ENTERPRISES INC	844 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 95	0.16
90	VASQUEZ, LUIS MIGUEL	844 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 164	0.16
91	SAM GROUP PROPERTIES LLC	845 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 80	0.17
92	DOBSON, CATHERINE	845 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 153	0.17
93	BERRY, LINDA	847 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 106	0.18
94	SIMON, NAVITH	848 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 163	0.16
95	BAILEY, MARTHA A	848 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 142	0.18
96	CABRAL, JOE	848 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 119	0.18
97	FAITH CHRISTIAN SCHOOL INC	849 E DALLAS RD	SUNSHINE HARBOR IND Lot 1R TRACT 3	0.54
98	SANCHEZ, CELIA	849 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 154	0.14
99	FISHER FAMILY TRUST	849 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 131	0.15
100	BASS, MOLLY	850 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 94	0.18
101	MOTA, JORGE	851 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 81	0.18
102	TORRES, GRACIELA	851 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 107	0.18

PROPOSED PROPERTIES OMISSION WITHIN EXISTING TRANSIT DISTRICT OVERLAY

ITEM #6

	OWNER	ADDRESS	LEGAL DESCRIPTION	ACREAGE
103	KURT GILLINGHAM IRA LLC	852 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 141	0.16
104	ACHILLES, RUTH	852 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 118	0.17
105	FONSECA, MAGDA	853 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 132	0.15
106	BADGETT LIVING TRUST	854 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 93	0.16
107	RODRIGUEZ, LUIS	854 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 162	0.16
108	GANDARA, JOSE D	855 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 82	0.17
109	SULLIVAN, RORY	855 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 155	0.17
110	BOYD, ANNIE	857 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 108	0.16
111	DIXON, MAXINE	858 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 161	0.15
112	GILLINGHAM, KURT IRA LLC	858 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 140	0.16
113	WARREN, DONAL J	858 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 117	0.16
114	ADDISON, GABRIELLE	859 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 156	0.15
115	BROWN, RAYMOND	859 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 133	0.15
116	RESICAP TEXAS OWNER LLC	860 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 92	0.17
117	BOWEN, BOBBY	861 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 83	0.15
118	OLVERA, JUANA	861 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 109	0.16
119	CASTLE INDUSTRIES LLC	862 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 139	0.17
120	CASTANEDA, JOEL	862 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 116	0.14
121	ALFARO, ERICA	863 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 157	0.15
122	CHELF, PHILIP	863 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 134	0.16
123	BEAUCHAMP, COY	864 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 91	0.17
124	SAMPATHIRAO, SRIKANTH	864 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 160	0.18
125	KURT GILLINGHAM IRA LLC	865 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 84	0.16
126	MARTINEZ, JUAN M	866 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 138	0.17
127	BUSH, THOMAS	867 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 135	0.17
128	SMITH, JANA	867 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 110	0.16
129	GALLEGOS, ANGEL	868 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 159	0.19
130	MORROW, JOSEPH R	868 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 115	0.17
131	ERSKINE, MICHELLE	869 RAINBOW TR	SUNSHINE HARBOR ADDITION Lot 158	0.19
132	CARRANZA, JULIO	870 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 90	0.16
133	BAUR, TRACY	871 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 85	0.16
134	MACALI, EILEEN R	871 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 111	0.16
135	RAMIREZ, JOSE	872 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 137	0.21
136	CHADWICK, MARTHA	872 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 114	0.15

PROPOSED PROPERTIES OMISSION WITHIN EXISTING TRANSIT DISTRICT OVERLAY

ITEM #6

	OWNER	ADDRESS	LEGAL DESCRIPTION	ACREAGE
137	GUTIERREZ, CELIA	873 SUNSHINE LN	SUNSHINE HARBOR ADDITION Lot 136	0.18
138	KURT GILLINGHAM IRA LLC	874 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 89	0.16
139	DAVID ST GERMAIN LLC	875 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 86	0.15
140	IVY LAKE INVESTMENTS 2 LLC	876 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 113	0.20
141	KURT GILLINGHAM IRS LLC	877 TWILIGHT TR	SUNSHINE HARBOR ADDITION Lot 112	0.20
142	ROBINSON, LUCY	878 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 88	0.15
143	DUVAL, DAVE	879 LOVERS LN	SUNSHINE HARBOR ADDITION Lot 87	0.20
144	MARTIN, MARCEL	911 EASY ST	SUNSHINE HARBOR ADDITION Lot 23	0.15
145	CEPEDA BARBOSA, LIDIA	917 EASY ST	SUNSHINE HARBOR ADDITION Lot 24	0.18
146	DOMINGUEZ, REYNA	923 EASY ST	SUNSHINE HARBOR ADDITION Lot 25	0.17
147	GARDNER REAL ASSET FUND LLC	927 EASY ST	SUNSHINE HARBOR ADDITION Lot 26	0.17
148	RODRIGUEZ, GONZALO	931 EASY ST	SUNSHINE HARBOR ADDITION Lot 27	0.18
149	MCGALLIAN, RACHEL	935 EASY ST	SUNSHINE HARBOR ADDITION Lot 28	0.15
150	NEPTUNE VENTURES LLC	949 EASY ST	SUNSHINE HARBOR ADDITION Lot 29 & 30	0.36
151	CAMERON, BRENDAN	951 EASY ST	SUNSHINE HARBOR ADDITION Lot 31	0.16
152	MCFADDEN, GARY T	955 EASY ST	SUNSHINE HARBOR ADDITION Lot 32	0.17
153	FARMER, ROBERT L	961 EASY ST	SUNSHINE HARBOR ADDITION Lot 33	0.17
154	URNS, RUSSELL	965 EASY ST	SUNSHINE HARBOR ADDITION Lot 34	0.17
155	PILLAR CAPITAL LLC	969 EASY ST	SUNSHINE HARBOR ADDITION Lot 35	0.18
156	BURTON, BRIAN	973 EASY ST	SUNSHINE HARBOR ADDITION Lot 36	0.17
157	MILLER, PRESLEY	979 EASY ST	SUNSHINE HARBOR ADDITION Lot 37	0.16
158	GILLINGHAM, KURT IRA LLC	985 EASY ST	SUNSHINE HARBOR ADDITION Lot 38	0.18

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BK}

MEETING DATE: OCTOBER 7, 2025

SUBJECT: LANDSCAPE ARCHITECTURE SERVICES CONTRACT

RECOMMENDATION: City Council to consider approval of a Landscape Architecture contract with La Terra Studio, LLC, for Settlers Park Phase 2, an ordinance to appropriate the funds, and take any necessary action.

FUNDING SOURCE: Upon approval of the attached Appropriation Ordinance, funding will be available in the Tax Increment Financing Fund #1 for an estimated amount of \$150,000.

BACKGROUND: On May 15, 2018, City Council approved a contract with La Terra Studio, LLC for landscape architectural services to design and prepare construction documents for a fully developed Settlers Park. In response to the significant rise in construction costs during and following the COVID-19 pandemic, the park's development was divided into multiple phases.

Phase 1 has recently been completed. With Council approval, construction of Phase 2 is anticipated to begin in 2026, supported by funding from the Texas Parks & Wildlife Department's Local Parks Grant and the Habitat and Angler Access Program Grant.

The recent acquisition of approximately seven acres adjacent to Bass Pro Court presents an opportunity to further enhance Phase 2. The additional land will accommodate a much-needed permanent parking lot with accessible parking spaces, an ADA-compliant park entrance, and connection to the city-wide trail system.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4), personal, professional or planning services.

La Terra's scope of services is a continuation of their original work and includes the following:

- Evaluation of potential future amenities for the newly acquired acreage;
- Design and preparation of construction documents for the new improvements;
- Refinement of previously developed construction documents; and
- Bidding and construction administration.

Staff recommends approval.

la terra studio

12001 N. Central Expressway, Suite 1170, Dallas, Texas 75243 • 214.749.0333 • www.latterastudio.com

EXHIBIT A Scope of Services

September 12, 2025

Kathy Nelson, AICP, RLA
Planning Manager
Grapevine Parks and Recreation
1175 Municipal Way
Grapevine, TX 76051

Re: Proposal for Professional Services **Settlers Park – Phase 2**
Grapevine, Texas

Agreement between Client and Landscape Architect

la terra studio, LLC is pleased to submit this proposal to provide Professional Services for the above-mentioned project.

ARTICLE 1 - AGREEMENT

This **Agreement** is made and entered into effect as of the day approved by the City of Grapevine's City Council.

Between the Landscape Architect's CLIENT:
City of Grapevine
1175 Municipal Way
Grapevine, TX 76051

and the LANDSCAPE ARCHITECT:
la terra studio, LLC
12001 North Central Expressway, Suite 1170
Dallas, Texas 75243

For the following project:

Settlers Park – Phase 2: a +/- 24.28-acre park (including 7.285-acre addition) located at 2205 Bass Pro Drive in the City of Grapevine, Texas

PROJECT TEAM:

The project team shall consist of the following partners:

la terra studio - Prime consultant
Baird Hampton & Brown - Civil Engineering
Baird Hampton & Brown - Electrical, Plumbing and Mechanical Engineering

ARTICLE 2 - BASIC SERVICES PART A - DESIGN

The LANDSCAPE ARCHITECT shall prepare design/construction documents and will provide bidding/construction related services associated with the implementation of improvements to Settlers Park Phase 2. This proposal is based on an anticipated **construction** budget of \$4,540,447 for grant-related items and a undermined amount for improvements on the recently acquired 7.2-acre lot adjacent to Bass Pro Drive.

2.1 Schematic Design

- a. Programing items for new lot along Bass Pro Drive
- b. Park Master Planning for newly acquired lot along Bass Pro Drive
- c. Minor adjustments to existing master plan / site design based on new project influences and constructability adjustments.
- d. Kickoff meeting and site visit with Owner and subconsultants, as needed
- e. Programming verification
- f. Attend design and coordination meetings
- g. Attend via web or phone coordination calls with sub-consultants
- h. Conduct research and design studies
- i. Conduct on-site design and survey verification
- j. Coordinate with various agencies
- k. The following is an outline of the anticipated deliverables:
 - Overall concept graphic illustrating design intent.
 - Magnitude of Probable Cost

2.2 Design Development

- a. Organization and facilitation of a tour with the CLIENT of the existing site.
- b. Organization and facilitation of a kick-off meeting with the CLIENT and stakeholders to identify major project objectives, confirmation of proposed improvements, establishing a project schedule and identifying potential issues.
- c. Attendance at design coordination meetings with the CLIENT.
- d. Preparation of design development drawings that identify the layout and configuration of planned improvements. Primary components of the design development drawings will be:
 - Concrete Trails
 - Park Signage
 - Boardwalks / Fishing Pier
 - Pavilion
 - Private Camp Sites
 - Public Parking
 - Water Aeration
 - Kayak Launch
 - Park Entrance / Trail Head
- e. Additional program elements may be added during the design development process. Presentations of more detailed design development solutions will be given to the CLIENT for review and feed-back. A preferred concept will be selected by the CLIENT and design team at this presentation.
- f. Preparation of a Design Development Package.
- g. Preparation of a revised opinion of probable construction cost.
- h. Assist the City in determining the construction delivery method.
- i. The following is an outline of the anticipated deliverables:
 - 50% Construction Documents for Review

2.3 Construction Documents:

Based on the approved schematic design concept and opinion of probable construction cost the LANDSCAPE ARCHITECT shall prepare construction documents. The construction document phase shall include the following:

- a. Preparation of construction drawings which shall include the following:
 - Existing condition and removal plans
 - Construction layout plans
 - Grading plans
 - Landscape plans
 - Paving Plans (park road and parking lots) (Civil Engineer)
 - Storm drainage plans and drainage area map (Civil)
 - Utility plans (water and) (Civil)
 - Electrical and lighting plans, details and schedules (MEP)
 - Erosion control plan and details
 - Construction details

- b. Submittal of construction documents for City review at the 90% and Final level of completion.
- c. Preparation of updated opinion of probable construction cost which shall accompany the 90% and Final submittals.
- d. Preparation of technical specifications and bid documents.
- e. Attendance at staff meetings. Preparation of the necessary plan graphics to illustrate design progress for presentation to elected and appointed city officials.
- f. Power point presentation to the City Council, the Planning and Zoning Commission and other Boards and Commissions in the City of Grapevine, if necessary. Preparation of the necessary plan graphics to illustrate design progress for these presentations.
- g. Attendance at design coordination meetings with CLIENT.
- h. Prepare and submit the site plan submittal documents required by the CLIENT.
- i. The following is an outline of the anticipated deliverables:
 90% and Final submittal - two (2) sets of 12"x18"half-size and One (1) set of full size 24"x36"drawings and at the 90% and Final Submittal one (1) bound copy of the technical specifications and bid documents.
 Bid Documents:
 One (1) set of reproducible drawings
 One set of unbound technical specifications Bid Proposal Form
 One file of the construction documents in electronic format. (AutoCAD and Word)

2.4 Bidding services shall include the following:

- a. Response to contractor questions and preparation of necessary addendums.
- b. Preparation of Bidding Documents (Bid Form).
- c. Assistance in issuing public notices
- d. Work with City's purchasing department to incorporate City's bidding procedures into project delivery.
- e. Approve or deny vendor as-equal submittals
- f. Attendance at the pre-bid conference.
- g. Attendance at the bid opening.
- h. Review Bid proposals.
- i. Check contractor References.

2.5 Construction-related services shall include the following:

- a. Attendance at the pre-construction conference.
- b. Review of contractor supplied submittals including modification requests, shop drawings, schedules, and other submittals in accordance with the requirements of the construction contract documents for this project.
- c. Review of quality-related items provided by the contractor such as construction material test reports, or other documentation required by the construction contract documents.
- d. Site visits during construction which shall include the following:
 Periodic site visits at the request of the CLIENT, to observe contractor progress and plan compliance;
 Punch-List Observation site visit;
 Final Observation site visit to confirm completion of punch list items., and
 Site visit at the end of the one (1) year warranty period to identify any warranty items needing resolution by the Contractor.
- e. Preparation of site visit reports for distribution to the CLIENT.
- f. Attendance at monthly contractor pay-application/progress review meetings.
- g. Preparation of proposal requests, change orders, response to *Requests for Information* and preparation of Landscape Architect's Supplemental Instructions.
- h. Participation in the Post-Construction Site Inspection performed by a Registered Accessibility Specialist (RAS).
- i. Record Drawings, including as-builts. Construction contractor to provide la terra studio with field changes identified on the official construction set. la terra studio will incorporate modifications into a final set once construction is completed.

ARTICLE 3 - ADDITIONAL SERVICES

The LANDSCAPE ARCHITECT may provide services beyond the **BASIC SERVICES** listed above upon written consent by the CLIENT. Additional services not currently included in the **BASIC SERVICES** include, but not limited to the following;

- 3.1 Conveyance Improvement Plans
- 3.2 Hydraulic Analyses
- 3.3 Structural Engineering
- 3.4 404 / Regulatory Submittals
- 3.5 Geotechnical Reports
- 3.6 Surveying
- 3.7 TDLR / Registered Accessibility Specialist Services
- 3.8 Material Testing Services
- 3.9 Documentation that exceeds the general acknowledgement of the perceived Phase 2 scope limits and budget.
- 3.10 Public Engagement

ARTICLE 4 – STATEMENT OF JURISDICTION

- 4.1 The Texas Board of Architectural Examiners (TBAE) has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas.



TEXAS Board of
Architectural Examiners
Architects • Interior Designers • Landscape Architects

TBAE

P.O. Box 12337
Austin, TX 78711-2337
(512) 305 – 9000

<http://www.tbae.state.tx.us/active/home.html>

ARTICLE 5 – SUMMARY

LANDSCAPE ARCHITECT
la terra studio, LLC

Michael Black

Signature
Name: Michael Black, ASLA

EXHIBIT B

The CLIENT agrees to pay the LANDSCAPE ARCHITECT for the **BASIC SERVICES** listed above, a fee of: **\$150,000**
 ~ One Hundred Fifty Thousand Dollars and zero cents.

Basic Services

<u>Existing Project Phase 2</u>	
Schematic Design	\$ 31,000
Design Development	\$ 31,000
Construction Documents	\$ 31,000
Sub Consultant (Civil & Electrical)	\$ 24,500
Bid Phase Services	\$ 6,500
Construction Phase Services	<u>\$ 26,000</u>
TOTAL BASIC SERVICES Phase 2:	\$ 150,000

Reimbursable expenses include: Reproduction of graphic renderings; postage, handling of documents; in-house plotting (review sets); city review sets, sets required by the city for plan approvals; courier services; and authorized travel expenses. Reimbursable expenses shall be billed at a rate of 1.1% and shall not be incurred without prior authorization from the CLIENT and are not considered as basic services.

NOTE: la terra studio will provide contractors with construction document sets for a non-refundable fee that is charged to the construction contractor at time of pick-up.

The LANDSCAPE ARCHITECT shall bill the CLIENT monthly based on the percentage of services completed during the 30 days prior. All payments are due to LANDSCAPE ARCHITECT upon receipt of the invoice. An amount equal to 10% of invoice per month shall be charged on all amounts due more than 30 days after the date of invoice.

ORDINANCE NO. 2025-068

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION \$150,000 IN THE TAX INCREMENT FINANCING FUND NO. 1 FOR EXPENDITURES ASSOCIATED WITH SETTLERS PARK PHASE 2 AND DEVELOPMENT CONSTRUCTION DOCUMENTS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine proposes to enter into an agreement with La Terra Studio, LLC for the further enhancement of Settlers Park, Phase 2 and the associated development of construction documents; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council deems the adoption of this ordinance to be in the best interests of the health, safety, and welfare of the public.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Council hereby authorizes an amount estimated at \$150,000 be appropriated in the Tax Increment Financing Fund No. 1 for expenditures associated with the Settler's Park Project.

Section 3. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence, or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 4. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 7th day of October, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BK}
 ERICA MAROHNIC, PLANNING SERVICES DIRECTOR

MEETING DATE: OCTOBER 7, 2025

SUBJECT: PROPOSED AMENDMENTS TO SUBSECTION 12-111, SAME – WEEDS, TRASH, BRUSH AND OTHER UNSIGHTLY MATTER, OF SECTION 12, HEALTH AND SANITATION OF THE CODE OF ORDINANCES (TALL WEEDS AND GRASS). (AM25-01)

RECOMMENDATION:

City Council to consider amendments to the Grapevine Code of Ordinances, Chapter 12 – Health and Sanitation, Subsection 12-111, Same – Weeds, Trash, Brush and Other Unsightly Matter, refining regulations related to tall weeds and grass.

BACKGROUND:

Subsection 12-111 of Chapter 12 of the Code of Ordinances addresses the accumulation of weeds, trash, brush, and other unsightly materials on property throughout the city. Both city staff and the public have expressed concerns about the clarity and enforceability of the rules surrounding tall weeds and grass.

The purpose of these amendments is to respond to requests for recognition and inclusion of Texas native grasses and plants, clarify the language regarding what constitutes a weed compared to turf grasses or native grasses specific to the region. Additionally, the amendments more clearly state the maximum height allowed for vegetation in residential areas versus non-residential areas and provides the city with an opportunity to reformat the existing text, improve clarity, and add relevant definitions.

Proposed Changes:

Purpose Statement - A new purpose statement has been added to clarify the intent of the ordinance. This statement emphasizes enhancing the overall health, safety, and well-being of the community, reducing fire hazards and pest habitats, and supporting pollinator habitats in accordance with the City's designation as a Bee City USA member and a signatory to the Monarch Pledge.

Clarification of Terminology - The amendment introduces and defines several key terms, including but not limited to: Grass vs. Weeds, Turf Grasses (both Ornamental and Native), Ornamental Plants, and Maintenance.

Maintenance Standards - A revised section outlines clear expectations for the regular maintenance of both native and ornamental turf grasses, plants, as well as other vegetation.

Removal of Unsightly and Unsafe Materials - The amendments clarify a timeframe for which dead trees which pose a hazard to other properties, brush piles, accumulated rubbish, litter, bulk landscape material, and debris must be removed.

Enforcement and Penalties - The proposed amendments feature a clearer enforcement structure that specifies the roles of code enforcement officers. It outlines the procedures for issuing notices and conducting abatements, and it details the administrative penalties for noncompliance. This includes established timeframes for voluntary corrections and guidance on when City-initiated abatements may take place.

These revisions aim to create a more enforceable and equitable ordinance that enhances community aesthetics, ensures public safety, and promotes environmental stewardship. Staff recommends considering the proposed amendments to Subsection 12-111 to update the City's property maintenance standards so that they are modern, practical, and aligned with current values and expectations.

/em

~~Strikethrough~~/Underline Format
Subsection 12-111, Section 12, *Health and Sanitation*

Sec. 12-111. Same - Weeds, trash, brush and other unsightly matter.

(a) a. Purpose

This ordinance aims to enhance the health, safety, and well being of Grapevine residents by establishing minimum property maintenance standards. It requires the timely removal of rubbish, debris, and excessive weeds and grass to protect the public health, prevent nuisances, and maintain the community's appearance. The ordinance also recognizes the importance of native landscapes and pollinator habitats. As a Tree City USA, Bee City USA community, and a signatory of the Mayor's Monarch Pledge, Grapevine encourages responsible land stewardship that supports pollinators while ensuring properties are kept safe and orderly.

b. Definitions

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section.

Brush: scrub vegetation or dense undergrowth.

Bush or shrub: woody perennial plants, typically with multiple stems arising at or near the ground, are usually smaller than a tree and larger than herbaceous plants; which have a clearly defined form; are intentionally planted, individually or in a group; and are kept and maintained in a controlled, intended, non-invasive manner.

Cultivated: plant material that is intentionally grown and regularly maintained through activities such as seasonal pruning, weeding, and cutting back to ensure the health and appearance of the plants. These plant materials may have clear delineation and visual separation from the rest of the yard to maintain a tidy appearance through borders, edging, and other permanent or semi-permanent features.

Developed: ~~For the purpose of this section, the term "developed" shall mean~~ any property on which a principal structure has been erected.

Grass: any plant commonly referred to as grass, usually characterized by narrow, elongated leaves such as common Bermuda, St. Augustine, Fescue, Tiff, Zoysia, Rye, etc. The term shall not include ornamental plants, ornamental grass, shrubs, bushes, or trees.

Intermix or intermixed: the physical blending or mingling of ornamental and native plants with grass, but excluding weeds, which are taller than the maximum allowable height of six (6) inches in residential districts and 12 inches in non-residential districts prescribed within this section.

~~Strikethrough~~/Underline Format
Subsection 12-111, Section 12, *Health and Sanitation*

Leaf Litter: the layer of fallen leaves, twigs, and other organic material that naturally accumulates on the ground.

Mulching: the intentional process of spreading mulch over garden soil or around plants.

Maintenance: Regular responsible care to ensure plant health, prevent invasive species, and protect public safety including: periodic trimming or mowing to maintain visibility and prevent encroachment into rights-of-way and sidewalks; removal of dead, diseased, or hazardous plants that pose risks; management of invasive weeds; and care of planting beds and native habitats to show intentional cultivation. Areas maintained as native habitats or pollinator-friendly landscapes may exceed standard turfgrass height limits if actively maintained and not hazardous, however annual plants and native Texas plants such as bluebonnets shall be cut to the ground or removed at the end of the growing season and/or when they have cast their seeds.

Objectionable, unsightly or unsanitary matter: any matter, condition, or object, which is unpleasant, offensive or should be objectionable, unsightly, or unsanitary to the average person including filth, refuse, rubbish, organic waste, etc.

Ornamental and native non-turf grasses: are maintained as part of landscaping and are distinctly separated from the rest of the lawn or landscape by designated areas such as garden beds, containers, or landscaped beds. These grasses are primarily planted for their aesthetic appeal and may also provide habitat for wildlife and attract pollinators. They are intentionally planted, either individually or in groups, and are trimmed or maintained to prevent overgrowth beyond their designated area and are kept and maintained in a controlled and intentional manner, ensuring they remain non-invasive and are not intermixed with other plant types.

Ornamental plants: plants that are part of landscaping and are clearly separated from the rest of the lawn or landscape by designated areas such as garden beds, containers, or landscaped beds. These plants are primarily chosen for their aesthetic appeal and may also provide habitat for wildlife and attract pollinators. They are appreciated for their color, fragrance, or contribution to spatial structure. These plants are intentionally planted, either individually or in groups, and are pruned or maintained to prevent overgrowth beyond their designated area. They are cared for and managed in a controlled, intentional, and non-invasive manner.

Plant: a living thing that grows in soil, planting mix or the like, and has a stem, leaves, and roots.

Rubbish: trash, debris, useless fragments of building materials, waste, refuse, litter, and all discarded material.

Turf grass: commonly used in regularly cut lawns or play areas such as, but not limited to Bermuda grass, Fescue, St. Augustine, Zoysia and Ryegrass blends.

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Subsection 12-111, Section 12, *Health and Sanitation*

Weeds: Vegetation growing where it is not wanted, typically an invasive wild species, spreading rigorously in competition with cultivated plants and interfering with property maintenance.

c. Maintenance Requirements

The City acknowledges, encourages, and supports the use of both cultivated and native, naturally occurring grasses, plants, and trees for their many benefits. These landscapes enhance environmental sustainability, promote biodiversity, conserve resources, and contribute to the long-term health of our community. They also create a positive visual impact and help increase property values, strengthening the economic vitality of entire neighborhoods. At the same time, the City requires that such landscaping be responsibly maintained so that it does not become overgrown or neglected in a way that diminishes environmental quality, undermines neighborhood aesthetics, or creates conditions of visual blight that negatively affect surrounding properties.

~~(1)~~ (1) ~~It shall be~~ is unlawful for ~~anyone, including person, firm, corporation, partnership, association of persons,~~ owners, agents, or occupants of a lot or parcel of land, within the city limits to allow the accumulation of grass, weeds, plants, rubbish, brush, dead trees which pose a hazard to any property, and other unsightly materials. ~~The following requirements apply to all properties, or anyone having supervision or control of any lot, tract, parcel of land or portion thereof, whether~~ occupied or unoccupied, improved or unimproved, to suffer or permit:

i. ~~g~~ Grass, and weeds or any plant that is not cultivated to grow to a shall not be allowed to grow greater height than 12 inches in height upon said premises for commercial, industrial, or mixed use zoned, developed or undeveloped properties, and along, upon or across the curb and/or sidewalk, and between the curb and sidewalk; on an average upon said premises. ~~It shall be unlawful for any person, firm, corporation, partnership, association of persons, owner, agent, occupant, or anyone having supervision or control of any lot, tract, parcel of land or portion thereof, occupied or unoccupied, located within any residentially zoned district within the corporate limits of the city, which has been developed, and all properties contiguous to and/or within 100 feet of such developed properties within the corporate limits of the city, to suffer or permit grass, weeds, or any plant that is not cultivated to grow to a greater height than six inches on an average upon said premises.~~

~~It shall be unlawful for any person, firm, corporation, partnership, association of persons, owner, agent, occupant, or anyone having supervision or control of any lot, tract, parcel of land or portion thereof, occupied or unoccupied, improved or unimproved, within the corporate limits of the city, to suffer or permit grass and weeds to grow in, along, upon or across the sidewalk, or in the area between the property line and the curb line, to a height greater than 12 inches on an average.~~

Strikethrough/Underline Format
 Subsection 12-111, Section 12, *Health and Sanitation*

- ii. ~~It shall be unlawful for any person, firm, corporation, partnership, association of person, owner, agent, occupant, or anyone having supervision or control of any lot, tract, parcel of land or portion thereof, occupied or unoccupied, to located within any residentially zoned district within the corporate limits of the city, which has been developed, and all properties contiguous to and/or within 100 feet of such developed properties within the corporate limits of the city, to suffer or permit grass or weeds, to grow in, along, upon or across the sidewalk, or in the area between the property line and the curb line, to a height greater then Grass and weeds shall not be allowed to grow greater than six (6) inches on an average in height upon said premises located within any residentially zoned, developed or undeveloped properties, and along, upon or across the curb and/or sidewalk, and between the curb and sidewalk;-~~
- iii. ~~No dead tree, rubbish, brush, debris, bulk landscaping material piles (such as mulch) or and all any other reasonably objectionable, unsightly or unsanitary matter of whatever nature to may accumulate or be present upon any such lot property, tract or parcel of land longer than three weeks (21 days) in any calendar quarter. Dead trees that pose a hazard to any property shall be trimmed or removed;~~
- iv. ~~No plantings, landscaping materials, or other vegetation shall be installed or maintained within the street rights-of-way, between the back of curb and the back of sidewalk, that obstructs or impairs pedestrian accessibility or vehicular visibility;~~
- v. ~~Leaf litter and debris shall be treated as landscape material if managed, or as refuse if not maintained, and must be handled in a sanitary and orderly way;~~
- vi. ~~Vegetation that detracts from the visual character of the surrounding area or contributes to the appearance of neglect; and~~
- (2) vii. ~~With respect to For lots, tracts or parcels of land that are of two (2) or more acres or larger and under single ownership, the maximum height restrictions for uncultivated grass or weeds apply only to the portion of the property —provisions of this section shall be applicable to only the area within 100 feet from any adjacent property that is under different ownership, and to any adjacent street rights-of-way.~~

~~For the purpose of this section, the term "developed" shall mean any property on which a principal structure has been erected.~~ (Relocated to new Subsection b., *Definitions*)

(b) ~~It shall be unlawful for any person, firm, corporation, partnership, association of persons, owner, agent, occupant, or anyone having supervision or control of any lot, tract, parcel of land or portion thereof, occupied or unoccupied, improved or unimproved, within the corporate limits of the city, to suffer or permit any dead tree, rubbish, brush, and all other reasonably objectionable, unsightly or unsanitary matter of whatever nature to accumulate or be present upon any such lot, tract or parcel of land.~~ (Relocated to new Subsection c.1.iii., *Maintenance Requirements*)

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 Subsection 12-111, Section 12, *Health and Sanitation*

- (c) ~~It shall be the duty of any person, firm, corporation, partnership, association of persons, owner, agent, occupant, or anyone having supervision or control of any lot, tract, parcel of land or portion thereof, occupied or unoccupied, improved or unimproved, within the corporate limits of the city, to cut, or cause to be cut, and remove, or cause to be removed, if necessary, to comply with this section, all such grass, weeds, plants, rubbish, brush, and any and all other objectionable, unsightly or unsanitary matter of whatever nature as often as may be necessary to comply with the provisions of this section.~~
- (d) Enforcement and penalties ~~Notice to comply; cost of abatement by city:~~
- (1) ~~In the event that~~ If the owner of any lot, tract, ~~or~~ or parcel of land ~~or a portion thereof situated within the corporate limits of the city~~ limits shall fails to comply with ~~these regulations~~ this section, then the ~~city's building official~~ Planning Services Director or ~~his~~ their designee, ~~shall will~~ notify ~~such~~ the owner ~~by letter addressed to him at the address shown on the last approved tax rolls of the city~~ by letter, ~~or at any residence or business structure located on subject property or at the last known address. The mailing of notice in accordance with any of the above shall satisfy this provision. In the alternative, the city may notify the said owner by publication in the city's official newspaper on one occasion. At the expiration of~~ After ten (10) days after ~~from~~ notification ~~or publication~~, the city may enter ~~the~~ upon such premises ~~and may do such work as~~ to perform necessary ~~work~~, ~~or cause the same to be done, in order that the premises may~~ to ensure ~~compliancey~~ compliance with the requirements set forth herein. A statement of the ~~The owner will receive a bill for the costs~~ incurred by the city to abate such condition shall be mailed to the owner of said premises, which ~~statement shall be~~ must be paid within 30 days of the date of the mailing thereof. In the event that ~~said statement has~~ if not been paid within such period, the city's ~~Planning Services Director~~ manager may ~~can~~ file a statement ~~of expenses~~ with the Tarrant County clerk, ~~establishing a lien on the property for the amount due, plus a~~ of the expenses incurred to abate such condition on said premises, and the city shall have a privileged lien on any lot, tract or parcel of land upon which such expense is incurred, together with ~~ten~~ 10% penalty percent on the delinquent amount from the date such payment is due. For any such expenditure and interest, as aforesaid, suit may be instituted and recovery and foreclosure had in the name of the city and the statement so made, as aforesaid, or a copy thereof shall be ~~This statement serves as~~ prima facie proof of the ~~costs incurred by the city for corrective and any legal action amount expended in any such work performed by the city~~ takes to recover expenses.
 - (2) The ~~Planning Services Director~~ building official, or ~~his~~ their designee, may ~~give the notice provided for herein, once~~ issue an annually ~~notice before~~, ~~prior to~~ the grass-growing season, ~~stating in such notice that~~ reminding property owners ~~shall to~~ maintain grass and weeds ~~on the property owned by them at a~~ specified height, ~~in accordance with paragraph (a) above at all times, and that in the event such~~ if owners ~~neglect this responsibility, fail to do so, the city shall~~ may enter ~~upon~~ the property ~~and to~~ mow ~~same at such intervals necessary~~ as needed during ~~such annual~~ the growing season, ~~in the event such owner fails to comply~~

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Subsection 12-111, Section 12, *Health and Sanitation*

~~with this section, and that thereafter the~~ with costs of such mowing shall be charged ~~against to~~ the owner and the property ~~as herein provided~~. ~~The giving of such~~ This annual notice ~~shall be deemed to be in compliance with the terms~~ fulfills the requirements of this section.

(Ord. No. 72-6, § 6, 2-15-72; Ord. No. 82-27, §§ 1, 2, 5-4-82; Ord. No. 87-91, § 1, 12-15-87; Ord. No. 2000-65, § 1, 2, 7-18-00; Ord. No. 2002-58, § 2[A], 8-20-02; Ord. No. 2011-37, § 2, 8-16-11)

ORDINANCE NO. 2025-069

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES CHAPTER 12, HEALTH AND SANITATION SUBSECTION 12-111, SAME – WEEDS, TRASH, BRUSH AND OTHER UNSIGHTLY MATTER, OF RELATIVE TO TALL WEEDS AND GRASS (AM25-01); PROVIDING A PENALTY, NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine is authorized to adopt ordinances to protect the health, safety, and welfare of its citizens; and

WHEREAS, the City Council of the City of Grapevine desires to promote and protect the public health, safety, and welfare of its residents through effective property maintenance standards; and

WHEREAS, Chapter 12, “Health and Sanitation” of the Code of Ordinances contains Section 12-111, which regulates the presence of weeds, trash, brush, and other unsightly matter on properties within the City limits; and

WHEREAS, the City has received public requests for clarification and distinction between undesirable weed growth and the intentional use of Texas native grasses and plants in landscape maintenance and design; and

WHEREAS, the City Council finds it necessary to distinguish between native and non-native vegetation, including turf grasses, weeds, and pollinator-friendly plant species, in order to ensure enforceability while supporting environmentally responsible landscaping practices; and

WHEREAS, the proposed amendment establishes clearly defined maximum vegetation height thresholds based on residential and non-residential zoning and use categories; and

WHEREAS, the City Council also finds this amendment provides an appropriate opportunity to improve the format, structure, and clarity of Section 12-111, including the addition of relevant definitions to support better understanding and consistent enforcement; and

WHEREAS, the City Council finds that these changes are in the best interest of the public and will enhance the clarity, equity, and effectiveness of the City's code enforcement efforts; and

WHEREAS, the City of Grapevine has determined that it is a necessity to regulate the activities and entities as provided for herein to safeguard the public; and

WHEREAS, the City of Grapevine is authorized by law to adopt the provisions contained herein, and all constitutional and statutory prerequisites for the approval of this Ordinance have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council has determined that amendment to Chapter 12, Health and Sanitation, of the Code of Ordinances is in the best interest of the health, safety, and welfare of the City of Grapevine and the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. Chapter 12, Health and Sanitation, Article VI. Nuisances, Division 2. Cleanliness and Sanitation of Premises, Section 12-111. Same - Weeds, trash, brush and other unsightly matter. is hereby deleted in its entirety and replaced, to read as follows:

a. Purpose

This ordinance aims to enhance the health, safety, and well-being of Grapevine residents by establishing minimum property maintenance standards. It requires the timely removal of rubbish, debris, and excessive weeds and grass to protect public health, prevent nuisances, and maintain the community's appearance. The ordinance also recognizes the importance of native landscapes and pollinator habitats. As a Tree City USA, Bee City USA community and a signatory of the Mayor's Monarch Pledge, Grapevine encourages responsible land stewardship that supports pollinators while ensuring properties are kept safe and orderly.

b. Definitions

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section.

Brush: scrub vegetation or dense undergrowth.

Bush or shrub: woody perennial plants, typically with multiple stems arising at or near the ground, are usually smaller than a tree and larger than herbaceous plants; which

have a clearly defined form; are intentionally planted, individually or in a group; and are kept and maintained in a controlled, intended, non-invasive manner.

Cultivated: plant material that is intentionally grown and regularly maintained through activities such as seasonal pruning, weeding, and cutting back to ensure the health and appearance of the plants. These plant materials may have clear delineation and visual separation from the rest of the yard to maintain a tidy appearance through borders, edging, and other permanent or semi-permanent features.

Developed: any property on which a principal structure has been erected.

Grass: any plant commonly referred to as grass, usually characterized by narrow, elongated leaves such as common Bermuda, St. Augustine, Fescue, Tiff, Zoysia, Rye, etc. The term shall not include ornamental plants, ornamental grass, shrubs, bushes, or trees.

Intermix or intermixed: the physical blending or mingling of ornamental and native plants with grass, but excluding weeds, which are taller than the maximum allowable height of six (6) inches in residential districts and 12 inches in non-residential districts prescribed within this section.

Leaf Litter: the layer of fallen leaves, twigs, and other organic material that naturally accumulates on the ground.

Mulching: the intentional process of spreading mulch over garden soil or around plants.

Maintenance: Regular responsible care to ensure plant health, prevent invasive species, and protect public safety including: periodic trimming or mowing to maintain visibility and prevent encroachment into rights-of-way and sidewalks; removal of dead, diseased, or hazardous plants that pose risks; management of invasive weeds; and care of planting beds and native habitats to show intentional cultivation. Areas maintained as native habitats or pollinator-friendly landscapes may exceed standard turfgrass height limits if actively maintained and not hazardous, however annual plants and native Texas plants such as bluebonnets shall be cut to the ground or removed at the end of the growing season and/or when they have cast their seeds.

Objectionable, unsightly or unsanitary matter: any matter, condition, or object, which is unpleasant, offensive or should be objectionable, unsightly, or unsanitary to the average person including filth, refuse, rubbish, organic waste, etc.

Ornamental and native non-turf grasses: are maintained as part of landscaping and are distinctly separated from the rest of the lawn or landscape by designated areas such as garden beds, containers, or landscaped beds. These grasses are primarily planted for their aesthetic appeal and may also provide habitat for wildlife and attract pollinators. They are intentionally planted, either individually or in groups, and are trimmed or maintained to prevent overgrowth beyond their designated area and are kept and

maintained in a controlled and intentional manner, ensuring they remain non-invasive and are not intermixed with other plant types.

Ornamental plants: plants that are part of landscaping and are clearly separated from the rest of the lawn or landscape by designated areas such as garden beds, containers, or landscaped beds. These plants are primarily chosen for their aesthetic appeal and may also provide habitat for wildlife and attract pollinators. They are appreciated for their color, fragrance, or contribution to spatial structure. These plants are intentionally planted, either individually or in groups, and are pruned or maintained to prevent overgrowth beyond their designated area. They are cared for and managed in a controlled, intentional, and non-invasive manner.

Plant: a living thing that grows in soil, planting mix or the like, and has a stem, leaves, and roots.

Rubbish: trash, debris, useless fragments of building materials, waste, refuse, litter, and all discarded material.

Turf grass: commonly used in regularly cut lawns or play areas such as, but not limited to Bermuda grass, Fescue, St. Augustine, Zoysia and Ryegrass blends.

Weeds: Vegetation growing where it is not wanted, typically an invasive wild species, spreading rigorously in competition with cultivated plants and interfering with property maintenance.

(c) Maintenance Requirements

The City acknowledges, encourages, and supports the use of both cultivated and native, naturally occurring grasses, plants, and trees for their many benefits. These landscapes enhance environmental sustainability, promote biodiversity, conserve resources, and contribute to the long-term health of our community. They also create a positive visual impact and help increase property values, strengthening the economic vitality of entire neighborhoods. At the same time, the City requires that such landscaping be responsibly maintained so that it does not become overgrown or neglected in a way that diminishes environmental quality, undermines neighborhood aesthetics, or creates conditions of visual blight that negatively affect surrounding properties.

- (1) It is unlawful for anyone, including owners, agents, or occupants of a lot or parcel of land, within the city limits to allow the accumulation of grass, weeds, plants, rubbish, brush, dead trees which pose a hazard to any property, and other unsightly materials. The following requirements apply to all properties, whether occupied or unoccupied, improved or unimproved, to suffer or permit:
 - i. Grass and weeds shall not be allowed to grow greater than 12 inches in height upon said premises for commercial, industrial, or mixed use zoned, developed or undeveloped properties, and along, upon or across the curb and/or sidewalk, and between the curb and sidewalk;

- ii. Grass and weeds shall not be allowed to grow greater than six (6) inches in height upon said premises located within any residentially zoned, developed or undeveloped properties, and along, upon or across the curb and/or sidewalk, and between the curb and sidewalk;
 - iii. No rubbish, brush, debris, bulk landscaping material piles (such as mulch) or any unsightly or unsanitary matter may accumulate or be present on any property, longer than three weeks (21 days) in any calendar quarter. Dead trees that pose a hazard to any property shall be trimmed or removed;
 - iv. No plantings, landscaping materials, or other vegetation shall be installed or maintained within the street rights-of-way, between the back of curb and the back of sidewalk, that obstructs or impairs pedestrian accessibility or vehicular visibility;
 - v. Leaf litter and debris shall be treated as landscape material if managed, or as refuse if not maintained, and must be handled in a sanitary and orderly way;
 - vi. Vegetation that detracts from the visual character of the surrounding area or contributes to the appearance of neglect; and
 - vii. For lots, tracts, or parcels of land that are two (2) acres or larger and under single ownership, the maximum height restrictions for grass and weeds apply only to the portion of the property within 10 feet of an adjacent property that is under different ownership, and to any adjacent street rights-of-way.
- (d) **Enforcement and penalties:**
- (1) If the owner of any lot, tract, or parcel of land within the city limits fails to comply with these regulations, the Planning Services Director or their designee will notify the owner at the address shown on the last approved tax roll of the city by letter. After ten (10) days from notification, the city may enter the premises to perform necessary work to ensure compliance. The owner will receive a bill for the costs incurred, which must be paid within 30 days. If not paid, the city's Planning Services Director can file a statement of expenses with the Tarrant County clerk, establishing a lien on the property for the amount due, plus a 10% penalty. This statement serves as prima facie proof of the costs incurred by the city for corrective and any legal action the city takes to recover expenses.
 - (2) The Planning Services Director, or their designee, may issue an annual notice before the grass-growing season, reminding property owners to maintain grass and weeds at a specified height. If owners neglect this responsibility, the city may enter the property to mow as needed during the growing season, with costs charged to the owner and the property. This annual notice fulfills the requirements of this section.

Section 3. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) for each offense and a separate offense shall be deemed committed each day during or on which an offense occurs or continues.

Section 4. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 5. If any section, subsection, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates undesirable conditions for the preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 7th day of October, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: REQUEST TO CALL A PUBLIC HEARING FOR: MP24-01, AM25-03A, AND AM25-03B

RECOMMENDATION: City Council to consider calling a public hearing to amend: Subsection E., Future Land Use, of Section IV., Land Use of the Comprehensive Master Plan to change future land use categories associated with real property throughout the City and to amend the table of Subsection E. to add new future land use categories; Section 41.B., Transit District Overlay of the Zoning Ordinance to remove properties from the Overlay's boundaries; and to also amend language within Section 12, Definitions, Section 41.B., Transit District Overlay and Section 56, Off -Street Parking Requirements of the Zoning Ordinance to clarify language, application processes, permitted uses, and associated parking requirements for uses within the Overlay.

FUNDING SOURCE: NA

BACKGROUND: Over the past two years, the Planning and Zoning Commission has undertaken a comprehensive review of land use and development patterns across the City. This effort has culminated in a coordinated package of proposed future land use map amendments and accompanying updates to the Transit District. Together, these three requests (MP24-01, AM25-03A, and AM25-03B) reflect current development trends and long-term goals, ensuring purposeful growth throughout the city and within the Transit District specifically.

The following agenda items are being requested on the recommendation of the full Commission, to be heard at the joint City Council and Planning and Zoning Commission meeting on November 18, 2025:

- MP24-01 — Request to amend Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map) as outlined, presented, and discussed for the 13 assessment areas, or 1,179 properties city-wide.

- AM25-03A — Request to amend the boundaries of the Transit District Overlay within Section 41.B., Transit District Overlay of the Zoning Ordinance by removing the following properties: 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, and 351 East Hudgins Street. The following are also recommended for removal as "future": 827 Dawn Lane, 849 East Dallas Road, Lots 1-215, Sunshine Harbor subdivision, 1060 Texan Trail, 1084 Texan Trail, 1090 Texan Trail, 1098 Texan Trail, and 1039 East Dallas Road; and

- AM25-03B — Request to amend the introductory subsections of Section 41.B., Transit District Overlay, of the Zoning Ordinance to enhance clarity and reinforce the district's intent, clarify the amendment procedure to request a Transit District Overlay, replace Figure 3: "Preferred Use Matrix" with a list of permissible uses within each intensity sub-district, associated parking requirements for some uses within the intensity-sub-districts, and amending the intensity sub-district designation around the Bellaire neighborhood to Low Intensity.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: APPROVE A MID-YEAR APPOINTMENT TO THE PLANNING AND ZONING COMMISSION

RECOMMENDATION: City Council to consider a mid-year appointment to the Planning and Zoning Commission to fill a vacant Alternate Member position.

FUNDING SOURCE:

BACKGROUND: City Council made appointments to the City's boards and commissions on July 1. One of the alternate member positions on the Planning and Zoning Commission was left vacant at that time.

Herbert Fry has submitted an application for appointment to the Planning and Zoning Commission to fill this vacant seat.

Alternate Members serve a one-year term. Therefore, this term will expire in 2026.

Council Member Sharron Rogers has spoken to Mr. Fry and recommends his appointment to fill the vacant Alternate Member position.

TAB



RECEIVED
SEP 25 2025
City Secretary's
Office

CITY OF GRAPEVINE

BOARD AND COMMISSION APPLICATION

BOARD OR COMMISSION: Planning & Zoning Commission

Use a separate application for each appointment desired.

Name: Ms. Mrs. Mr. Dr. Herbert Fry

Address: [REDACTED]

Cell phone: [REDACTED] Work phone: _____

Employer: Retired

Occupation: _____

Grapevine Resident 35 Years Tarrant Co. Voter Registration No. _____

E-mail Address: [REDACTED]

Why are you interested in being appointed to this board/commission?
Now that I have retired, I have the time to be able to serve the city again on the Planning and Zoning commission.

List any City service and experience, civic organizations, as well as professional activities.
Planning & Zoning from 1996-2015

What is your educational and occupational experience?
Worked for Engineering & Environmental companies for all of my 40+ year career
BS in Geology

What other knowledge, experience, or education do you have that is applicable to the board/commission function?
Continuing education on P&Z when on the board in the past
Prepared and presented many applications and scientific studies for commercial developments over my career

What do you believe will be your most significant contribution to the board/commission?
technical understanding of the issues presented and long time understanding and care for
the city of Grapevine

What else would you like to tell us about yourself?

List the name and phone number of one Grapevine resident, City staff, City Council, or current
Committee member who may be contacted on your behalf.

Larry Oliver, Sharron Rogers, Chris Coy

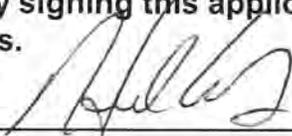
Number of Board/Commission meetings attended in past 12 months 0

Number of City Council meetings attended in past 12 months 0

Have you ever entered a guilty plea or no contest or been convicted of a crime in a civilian or
military court or received a deferred adjudication (not including traffic violations)? no

If yes to the above question, what offense(s) and counties/states/dates? If this is not applicable,
type "NA". (A criminal record will not necessarily disqualify you from appointment).

I understand that by signing this application my attendance will be required at all
committee meetings.

Signature: 

Date: 9/24/25

*** In order to allow greater participation in the City government, board appointments are limited
to one member per household. Spouses will not be appointed to serve on boards, either the
same board or a different board.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: ANNUAL MAINTENANCE RENEWAL FOR MUNICIPAL COURT SOFTWARE WITH TYLER TECHNOLOGIES

RECOMMENDATION: City Council to consider approval of the annual maintenance renewal for INCODE, the Municipal Court software, with Tyler Technologies.

FUNDING SOURCE: Funds are available in the Special Revenue Fund (Court Security and Technology) in an estimated amount of \$40,000.

BACKGROUND: INCODE, by Tyler Technologies, is the case management software used by the Municipal Court since 2001. If approved, this will cover maintenance and support services for the 2026 fiscal year.

Annual maintenance provides for basic support services for issues related to the operation of the INCODE application, including premium support, training, reporting tools, performance issues, tuning, and security.

INCODE is a leading provider of court software offering solutions for automated processing of citations and dockets, integrated financials, customized reporting tools, and integrated jury management.

The purchase of INCODE case management software will be made as a local sole source purchase from Tyler Technologies in accordance with Local government Code Chapter 252, Subchapter B, Section 252.022. General Exemptions (a)(7)(3).

Staff recommends approval.



Remittance:
 Tyler Technologies, Inc
 (FEIN 75-2303920)
 P.O. Box 203556
 Dallas, TX 75320-3556

Invoice

ITEM #11

Invoice No	Date	Page
025-525169	09/01/2025	1 of 2

Questions:
 Tyler Technologies- Local Government
 Phone: 1-800-772-2260 Press 2, then 2
 Email: ar@tylertech.com



Bill To CITY OF GAPEVINE MUNICIPAL COURT
 1027 IRA E WOODS AVE
 GRAPEVINE, TX 76051-4018

Ship To CITY OF GAPEVINE MUNICIPAL COURT
 1027 IRA E WOODS AVE
 GRAPEVINE, TX 76051-4018

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
49441 - 18584 - 18584	215418		USD	NET30	10/01/2025

Contract Date	Description	Units	Rate	Extended Price
Contract No.: Grapevine, TX MC				
Cycle: Start: 01/Oct/2025, End: 30/Sep/2026				
01/Sep/2009	Escrow Cycle: Start: 01/Oct/2025, End: 30/Sep/2026	1	524.98	524.98
Content Manager Annual Fees				
31/Oct/2011	Incode Content/Document Management Suite - Maintenance Cycle: Start: 01/Oct/2025, End: 30/Sep/2026	1		\$4,083.37
31/Oct/2011	Content Manager Core - Maintenance Cycle: Start: 01/Oct/2025, End: 30/Sep/2026			
ERP Pro Document Management Annual Fees				
31/Oct/2011	Tyler Output Processor Server - Maintenance Cycle: Start: 01/Oct/2025, End: 30/Sep/2026	1		\$0.00
ERP Pro Financials Annual Fees				
01/Nov/2009	SQL Migration - Financials - Maintenance Cycle: Start: 01/Oct/2025, End: 30/Sep/2026	1		\$3,965.45
01/Nov/2009	SQL Migration - Financials - Maintenance Cycle: Start: 01/Oct/2025, End: 30/Sep/2026			
Municipal Justice Annual Fees				
01/Nov/2009	Court Case Management Cycle: Start: 01/Oct/2025, End: 30/Sep/2026	1		\$23,721.08
01/Jun/2010	Brazos Technology Citation Issuing Device Interface Cycle: Start: 01/Oct/2025, End: 30/Sep/2026			
01/Jan/2010	Incode Court Case Management Suite - Texas TLETS Warrant Interface Cycle: Start: 01/Oct/2025, End: 30/Sep/2026			
Technical Services Annual Fees				
01/Nov/2009	Basic Network Services Cycle: Start: 01/Oct/2025, End: 30/Sep/2026	1		\$1,654.98
Third Party Annual Fees				
01/Nov/2009	System Software Non SQL - Maintenance Cycle: Start: 01/Oct/2025, End: 30/Sep/2026	1		\$2,217.79
01/Nov/2009	System Software Non SQL - Maintenance Cycle: Start: 01/Oct/2025, End: 30/Sep/2026			



tyler
technologies

Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

ITEM #11

Invoice No	Date	Page
025-525169	09/01/2025	2 of 2

Questions:
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Phone: 1-800-772-2260 Press 2, then 2
Email: ar@tylertech.com

Bill To CITY OF GRAPEVINE MUNICIPAL COURT
1027 IRA E WOODS AVE
GRAPEVINE, TX 76051-4018

Ship To CITY OF GRAPEVINE MUNICIPAL COURT
1027 IRA E WOODS AVE
GRAPEVINE, TX 76051-4018

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
49441 - 18584 - 18584	215418		USD	NET30	10/01/2025

Contract Date	Description	Units	Rate	Extended Price
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****ATTENTION****

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal	36,167.65
Sales Tax	\$0.00
Invoice Total	36,167.65

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: ANNUAL RENEWAL FOR FIRST DUE FOR FIRE RECORD MANAGEMENT SOFTWARE

RECOMMENDATION: City Council to consider the annual renewal of the license for the First Due Suite for fire record management software with Locality Media, Inc. for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire) for an amount not to exceed \$45,696.

BACKGROUND: The purpose of this contract is to maintain the current record management system (RMS) to host our RMS, hydrants, inspection, investigations, permits, Community Connect, and pre-plans into one hosting company. Many of the daily functions of the department are documented and retained within this system and it is vital for emergency response and record retention.

Locality Media, Inc. is the documented sole source support services provider. This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A).

Staff recommends approval.

ES/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: ANNUAL RENEWAL FOR VECTOR SOLUTIONS SOFTWARE

RECOMMENDATION: City Council to consider the renewal of the license and support services for Vector Solutions staff training software with Target Solutions Learning LLC for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire) for an amount not to exceed \$19,576.

BACKGROUND: The purpose of this contract is to maintain the training database, deliver new training, deliver continuing education training, provide evaluation of training, and provide maintenance of the system for all members of the fire department. All members of the department are mandated by the Texas Commission on Fire Protection to have continuing education and to have supplemental training on different disciplines that the members hold.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (7) (A), items that are available from only one source because of patents, copyrights, secret processes.

Staff recommends approval.

ES/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: RENEWAL OF ANNUAL CONTRACTS FOR TEMPORARY EMPLOYMENT SERVICES

RECOMMENDATION: City Council to consider approval of the renewal of annual contracts for temporary employment services with Abacus Corporation and Temporaries of Texas, Inc. for the Human Resources Department.

FUNDING SOURCE: Funds are available in the participating funds as budgeted.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for temporary employment services for various departments. The primary contract will be with Abacus Corporation and the secondary will be with Temporaries of Texas, Inc.

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 one-year renewal options. If approved, this will be for the third renewal available.

Staff recommends approval.

RB/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: PURCHASE OF INTERNET CIRCUIT FOR CONVENTION AND VISITORS BUREAU BUILDINGS

RECOMMENDATION: City Council to consider approval for the purchase of an internet circuit for various Convention and Visitors Bureau buildings from Segra/Fiber Platform LLC for the Convention and Visitors Bureau and IT Departments.

FUNDING SOURCE: Funds are available in the Convention & Visitors Bureau Fund for an estimated amount of \$15,744.

BACKGROUND: This purchase is for a new 5GB internet circuit from Segra/FiberPlatform LLC. This circuit will provide public Wi-Fi internet for various CVB buildings including CVB Headquarters, Convention Center, Palace, Harvest Hall, and Main Street. This new circuit will replace the current Frontier 2GB circuit, providing a significant network upgrade to meet increased bandwidth needs.

This purchase will be made in accordance with an existing interlocal agreement with the Region VIII Education Service Center known as The Interlocal Purchasing System (TIPS) in Texas as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the cooperative and contracts were awarded to Segra/Fiber Platform LLC. The Information Technology 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

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: RENEWAL OF SERVICE CONTRACT FOR DATA CENTER SYSTEM AND NETWORK ADMINISTRATION

RECOMMENDATION: City Council to consider the renewal of a service contract for data center system and network administration from LEAF TCS for the IT Department.

FUNDING SOURCE: Funds are available in the General Fund (Information Technology) for an amount not to exceed \$80,000.

BACKGROUND: This purchase request is for a fifth renewal of a contract for system and network administration services in support of the City of Grapevine Public Safety Building data center. LEAF TCS will provide services to support the City of Grapevine Information Technology Department in its oversight responsibilities on maintenance and administration of physical and virtual information technology infrastructure systems. The functional areas of expertise required include virtual network system administration and support, data center physical network support and maintenance, network infrastructure planning/troubleshooting, and system and network monitoring.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4), personal, professional or planning services.

Staff recommends approval.

AP/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: RENEWAL OF A THREE-YEAR CONTRACT FOR TELEPHONE SERVICES FOR THE CITY OF GRAPEVINE

RECOMMENDATION: City Council to consider the renewal of a three-year contract for telephone services with Frontier Communications for the IT Department.

FUNDING SOURCE: Funds are available in the General Fund (Information Technology) for an annual estimated amount of \$33,200.

BACKGROUND: This purchase is to renew the Frontier SIPS (Session Initiation Protocol) telephone lines for the next three years. The SIPS is the main telephone circuit that provides incoming and outgoing calls to City offices.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (C), gas, water, and other utility services. The contract is for a three-year period.

The IT 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/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: RENEWAL FOR SMALL GOVERNMENT ENTERPRISE AGREEMENT FOR GEOGRAPHIC INFORMATION SOFTWARE

RECOMMENDATION: City Council to consider approval to renew an enterprise agreement for geographic Information system software with Esri, Inc.

FUNDING SOURCE: Funds are available in the General Fund (Information Technology) for an amount not to exceed \$56,700.

BACKGROUND: This request is to renew an enterprise license agreement to support the software modules that operate as part of the City's enterprise geographic information system. Populations of 50,001 to 100,000 fall under the Small Government Enterprise Agreement (SGEA) Program Level 3, costing a total of \$56,700.00 per year. This contract will provide upgrades and technical support to the system. Esri is the sole source provider of maintenance for this software. This procurement will be a sole source purchase in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.022 (a) (7) (A), items that are available from only one source because of patents, copyrights, and proprietary processes.

Staff recommends approval.

AP/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: RENEWAL OF AN ANNUAL DATABASE SUBSCRIPTION PACKAGE

RECOMMENDATION: City Council to consider the renewal of an annual database subscription package for genealogy, reference, and research with EBSCO Industries for the Library.

FUNDING SOURCE: Funds are available in the General Fund (Library) for an amount not to exceed \$26,954.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for an EBSCO annual database subscription package of genealogy, reference, and research databases including MyHeritage, MasterFILE Premier, Academic Search Premier, and additional resources that support the library's goal of fostering lifelong learning.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (B) (E), library materials.

Library Director recommends approval.

CH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: OCTOBER 7, 2025

SUBJECT: RENEWAL OF KOHA ANNUAL SUPPORT AND HOSTING FOR THE LIBRARY INTEGRATED OPERATING SYSTEM

RECOMMENDATION: Consider the renewal of the Koha, Integrated Library System (ILS) annual support and hosting for the library integrated operating system from Bywater Solutions for the Grapevine Library.

FUNDING SOURCE: Funds are available in the General Fund (Library) in an amount not to exceed \$19,027.

BACKGROUND: This renewal purchase is for Koha support and hosting services for September 2025 through September 2026. The Koha integrated library operating system is the technological backbone of the library, tracking acquisitions, catalog, circulation, payments, subscriptions and online public access. In addition, Koha is browser-based and doesn't require special installations on staff machines, making it easier to access in emergencies and less labor intensive for our IT staff.

Library Director recommends approval.

LK/CH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

MEETING DATE: OCTOBER 7, 2025

SUBJECT: PURCHASE OF AUDIO AND VIDEO SYSTEM FOR THE REC CONFERENCE ROOM

RECOMMENDATION: City Council to consider approval for the purchase of an audio and video system for The REC conference room from ImageNet Consulting LLC for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Parks) for a total amount not to exceed \$36,846.

BACKGROUND: The REC conference room is frequently used for departmental meetings, staff trainings, and community programs. The current audio and video system is outdated and has become increasingly unreliable, with instances where the equipment does not function properly. These issues have limited the effectiveness of meetings and presentations, creating challenges for both staff and participants. Upgrading the system will ensure dependable technology that supports the department's growing needs.

This purchase will be made in accordance with an existing interlocal agreement with the Region VIII Education Service Center, known as The Interlocal Purchasing System (TIPS) in Texas, 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 ImageNet Consulting LLC. The Parks and Recreation and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval

JK/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: PURCHASE OF CHAIRS AND DOLLIES FOR STEWART HALL

RECOMMENDATION: City Council to consider approval for the purchase of chairs and dollies for Stewart Hall from WRG, LLC for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Parks & Recreation) for an amount not to exceed \$70,719.

BACKGROUND: This purchase is for the replacement of the chairs and dollies in Stewart Hall at The REC of Grapevine. The current chairs are more than 10 years old and have begun to show significant wear. Their age and design have made them increasingly difficult for senior participants to use, with many expressing challenges when getting in and out of the chairs. This impacts both comfort and safety during programs and events. Updated seating will provide improved support, creating a safer and more comfortable experience for seniors and all patrons. In addition, new dollies are needed to ensure chairs can be stored and transported more efficiently, reducing strain on staff, and improving overall operations.

This purchase will be made in accordance with existing and interlocal agreements with Omnia Partners Public Sector, Region VIII Education Service Center in Texas 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 WRG, LLC. The Parks 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

JK/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: ANNUAL CONTRACT FOR WOOD FIBER PLAYGROUND SURFACING

RECOMMENDATION: City Council to consider approval of an annual contract for wood fiber playground surfacing from GWG Wood Group for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Parks) for an estimated amount of \$30,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing per load of Playground Safety Surfacing – Engineered Wood Fiber.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (Buy Board) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. The contract will be for an initial one-year period with two optional one-year renewals available.

Bids were taken by the Cooperative and a contract was awarded to GWG Wood Group. The Parks and Recreation 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

RS/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: ANNUAL CONTRACT FOR CHRISTMAS LIGHTING AND DÉCOR WITH INSTALLATION AND MAINTENANCE

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for Christmas lighting and décor, including installation and maintenance, with First Choice Christmas Lights for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks), Lake Parks Fund, and the Quality of Life Fund for an annual estimated amount of \$250,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for the installation and removal of Christmas lighting and décor at various locations throughout the City of Grapevine for the Christmas Capital of Texas season. Professional services include lighting trees at uniform height and spacing, windows, columns, props and setting scenes per bid specifications to assist staff and enhance overall Christmas lighting and decoration presentation.

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 contract was for an initial one-year period, with nine one-year renewal options available. If approved, this will be the second renewal option.

Staff recommends approval.

RS/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: ANNUAL RENEWAL FOR CAMPSPOT RESERVATION SOFTWARE AT THE VINEYARDS CAMPGROUND AND CABINS FOR THE PARKS AND RECREATION DEPARTMENT

RECOMMENDATION: City Council to consider the approval for the annual renewal of the agreement for Campspot Reservation Software at The Vineyards Campground and Cabins for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Lake Parks Fund for an amount not to exceed \$35,000.

BACKGROUND: This is a renewal purchase for use of the Campspot Reservation System for The Vineyards Campground and Cabins and Meadowmere Park. There is a flat fee per transaction within the system which means fees owed are a percentage of revenue earned and not a typical fund obligation. We began using the software at The Vineyards Campground in 2022 and the fee structure for Campspot system has proven to be more economical while also being a more robust, user-friendly product; their support and customization has been outstanding for our needs. Due to this success and positive experience, we expanded to using the product at Meadowmere Park in 2023. This has allowed The Vineyards Campground and Meadowmere Park to lower the cost of doing business while providing a better service.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4), personal, professional or planning services.

Staff recommends approval.

RS/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: PROFESSIONAL SUPPORT SERVICES CONTRACT FOR ASSET MANAGEMENT SOFTWARE

RECOMMENDATION: City Council to consider the approval of a second term contract with OpenGov/Vertosoft for asset management software updates, support, and maintenance for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks) and Lake Parks Fund for an amount not to exceed \$15,591.

BACKGROUND: On January 21, 2025, City Council approved the Parks and Recreation Department's purchase of the OpenGov/Vertosoft asset management software package. Since then, Parks and Recreation, in collaboration with the GIS and Public Works Departments, has worked with OpenGov to develop the Parks and Recreation internal domain, and is on schedule to go live for internal use in October.

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.



1602 Village Market Blvd SE, Suite 320
Leesburg, VA20175 USA

Cage Code: 7QV38
UEI Number Y7D5MXRU2839
DUNS# 080431574
Federal Tax ID: 81-3911287
Business Size: Small Business

Date: 9/5/2025, 3:33 PM

Phone: 571 707-4130
Fax: 571-291-4119
Email: sales@vertosoft.com

Vertosoft Contact: Jordan Lail
Phone:
Email: jordan.lail@vertosoft.com

Vertosoft Quote for OpenGov - City of Grapevine, TX

Contract: TX-DIR: DIR-CPO-5327

Quote #: Q-14604
Expires On: 10/5/2025

Ship To
City of Grapevine, TX

Quote For:
Name: Lorna Gibson
Company: City of Grapevine, TX
Email: lgibson@grapevinetexas.gov
Phone: (817) 410-3137

PAYMENT TERMS	DELIVERY METHOD	PAYMENT METHOD	VERTOSOFT CUST ID	SUPPLIER REF #
Net 30	Electronic	Check/ACH/Credit Card		

Overall POP Start Date: 10/1/2025
Overall POP End Date: 9/30/2026

PART #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
OPGV-HAFY-B150200M-RR-1Y	Parks & Recreation Domain - Between \$150-200 Million - 1Y	1.00	\$15,591.00	\$15,591.00
			TOTAL:	\$15,591.00

Quote Terms

By purchasing the products and services described in this order form, the Customer is expressly agreeing to the End User Agreement published at <https://www.vertosoft.com/terms-and-conditions-opengov>

Taxes: Sales tax shall be added at the time of an invoice, unless a copy of a valid tax exemption or resale certificate is provided.

Credit Card Orders: Additional fees may apply if paying by credit card.

All Purchase Orders must include: End User Name, Phone Number, Email Address, Purchase Order Number, Government Contract Number or Our Quote Number, Bill-To and Ship-To Address (Cannot ship to a PO Box), Period of Performance (if applicable), and a Signature of a duly Authorized Representative.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: ANNUAL SUBSCRIPTION FEE FOR PERMITTING AND LICENSING SOFTWARE

RECOMMENDATION: City Council to consider the purchase of an annual software license for permitting, in order to process and manage permits, projects, and code enforcement cases with Vertosoft/OpenGov for the Planning Services Department, Building Services Department, and other city departments.

FUNDING SOURCE: Funds are available in the General Fund (Planning Services, Building Services, Public Works, and Fire Departments) for an annual fee not to exceed \$66,231.

BACKGROUND: This license will be used by the Planning Services Department, Building Services Department, and other city departments involved in the Technical Review Committee (TRC) process, managing permits, projects, and code enforcement cases.

This purchase represents the initial payment to Vertosoft/OpenGov for permit and project management, as well as code enforcement cases for the 2026 fiscal year. A one-time fee of \$79,440 has been paid for module setup and online training. The original request was included in the materials for the June 17, 2025, meeting, where it received approval.

This procurement will be made as a sole source purchase in accordance with Local Government Code Chapter 252, Subchapter B, Subchapter B, § 252.022, General Exemptions (a)(7)(A).



1602 Village Market Blvd SE, Suite 320
Leesburg, VA20175 USA

Cage Code: 7QV38
UEI Number Y7D5MXRU2839
DUNS# 080431574
Federal Tax ID: 81-3911287
Business Size: Small Business

Date: 5/14/2025, 5:00 PM

Phone: 571 707-4130
Fax: 571-291-4119
Email: sales@vertosoft.com

Vertosoft Contact: Carly Moore
Phone: (540) 998-8361
Email: carly.moore@vertosoft.com

Vertosoft Quote for OpenGov - City of Grapevine, TX

Contract: TX-DIR: DIR-CPO-5327

Quote #: Q-11906
Expires On: 6/30/2025

Ship To
City of Grapevine, TX
Erica Marohnic
817-410-3155
emarohnic@grapevintexas.gov

Quote For:
Name: Erica Marohnic
Company: City of Grapevine, TX
Email: emarohnic@grapevintexas.gov
Phone: 817-410-3155

PAYMENT TERMS	DELIVERY METHOD	PAYMENT METHOD	VERTOSOFT CUST ID	SUPPLIER REF #
Net 30	Electronic	Check/ACH/Credit Card		

Term 1

PART #	DESCRIPTION	START DATE	END DATE	QTY	UNIT PRICE	EXTENDED
OPGV-GWCS-B150200M-RR-1Y	Accounting & Finance Export - Between \$150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	\$197.12	\$197.12
OPGV-GVCS-B150200M-RR-1Y	Autofill Interface - Between \$150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	\$98.59	\$98.59
OPGV-GZCS-B150200M-RR-1Y	Bluebeam Integration - Between \$150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	\$197.12	\$197.12
OPGV-GUCS-B150200M-RR-1Y	Contractor License Verification - Between \$150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	\$156.44	\$156.44
OPGV-GBDS-B150200M-RR-1Y	Document Management Interface - Between \$150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	\$234.66	\$234.66

PART #	DESCRIPTION	START DATE	END DATE	QTY	UNIT PRICE	EXTENDED
OPGV-GTCS-B150200M-RR-1Y	Esri ArcGIS Integration - Between \$150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	\$98.59	\$98.59
OPGV-GYCS-B150200M-RR-1Y	Flag Integration - Between \$150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	\$98.59	\$98.59
OPGV-GQCS-B150200M-RR-1Y	Master Address Table or Assessor System Integration - Between \$150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	\$197.12	\$197.12
OPGV-HAIO-B150200M-RR-1Y	Permitting and Licensing - Community Development Without Fire - Between \$150-200 Million - 1Y	9/1/2025	9/30/2025	1.00	\$4,240.98	\$4,240.98
OPGV-HALG-B150200M-NR-0Y	Custom Professional Services Deployment - Prepaid - Between \$150-200 Million - 0Y			331.00	\$240.00	\$79,440.00
Term 1 TOTAL:						\$84,959.21

Term 2

PART #	DESCRIPTION	START DATE	END DATE	QTY	UNIT PRICE	EXTENDED
OPGV-GWCS-B150200M-RR-1Y	Accounting & Finance Export - Between \$150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	\$2,365.44	\$2,365.44
OPGV-GVCS-B150200M-RR-1Y	Autofill Interface - Between \$150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	\$1,183.05	\$1,183.05
OPGV-GZCS-B150200M-RR-1Y	Bluebeam Integration - Between \$150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	\$2,365.44	\$2,365.44
OPGV-GUCS-B150200M-RR-1Y	Contractor License Verification - Between \$150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	\$1,877.27	\$1,877.27
OPGV-GBDS-B150200M-RR-1Y	Document Management Interface - Between \$150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	\$2,815.91	\$2,815.91
OPGV-GTCS-B150200M-RR-1Y	Esri ArcGIS Integration - Between \$150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	\$1,183.05	\$1,183.05
OPGV-GYCS-B150200M-RR-1Y	Flag Integration - Between \$150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	\$1,183.05	\$1,183.05
OPGV-GQCS-B150200M-RR-1Y	Master Address Table or Assessor System Integration - Between \$150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	\$2,365.44	\$2,365.44
OPGV-HAIO-B150200M-RR-1Y	Permitting and Licensing - Community Development Without Fire - Between \$150-200 Million - 1Y	10/1/2025	9/30/2026	1.00	\$50,891.77	\$50,891.77
Term 2 TOTAL:						\$66,230.42

Term 3

PART #	DESCRIPTION	START DATE	END DATE	QTY	UNIT PRICE	EXTENDED
OPGV-GWCS-B150200M-RR-1Y	Accounting & Finance Export - Between \$150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	\$2,483.71	\$2,483.71

PART #	DESCRIPTION	START DATE	END DATE	QTY	UNIT PRICE	EXTENDED
OPGV-GVCS-B150200M-RR-1Y	Autofill Interface - Between \$150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	\$1,242.20	\$1,242.20
OPGV-GZCS-B150200M-RR-1Y	Bluebeam Integration - Between \$150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	\$2,483.71	\$2,483.71
OPGV-GUCS-B150200M-RR-1Y	Contractor License Verification - Between \$150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	\$1,971.14	\$1,971.14
OPGV-GBDS-B150200M-RR-1Y	Document Management Interface - Between \$150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	\$2,956.70	\$2,956.70
OPGV-GTCS-B150200M-RR-1Y	Esri ArcGIS Integration - Between \$150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	\$1,242.20	\$1,242.20
OPGV-GYCS-B150200M-RR-1Y	Flag Integration - Between \$150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	\$1,242.20	\$1,242.20
OPGV-GQCS-B150200M-RR-1Y	Master Address Table or Assessor System Integration - Between \$150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	\$2,483.71	\$2,483.71
OPGV-HAIO-B150200M-RR-1Y	Permitting and Licensing - Community Development Without Fire - Between \$150-200 Million - 1Y	10/1/2026	9/30/2027	1.00	\$53,436.34	\$53,436.34
Term 3 TOTAL:						\$69,541.91

TOTAL: \$220,731.54

Quote Terms

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: PURCHASE RENEWAL OF POWERDMS PROFESIONAL SUBSCRIPTION

RECOMMENDATION: City Council to consider approval for the purchase of a renewal of a professional subscription for document management and policy software with PowerDMS for the Police Department.

FUNDING SOURCE: Funds are available in the Crime Control & Prevention District (CCPD) Fund for a total amount not to exceed \$23,904.

BACKGROUND: This purchase is for PowerDMS, a comprehensive document management and policy compliance software used to streamline and enhance organizational operations. It offers features for securely managing, updating, and distributing critical documents such as policies, procedures, and training materials. PowerDMS helps ensure that employees have access to the most current policy information, supports regulatory compliance, and improves overall efficiency by simplifying document management processes.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A). Items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies. This will be the second renewal.

Staff recommends approval

RG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: PERSONAL SERVICES CONTRACT FOR ANNUAL POLICE DEPARTMENT RACIAL PROFILING REPORTING COMPLIANCE, EEO/ADA COLLECTION, FEDERAL GRANT APPLICATIONS AND CONSULTING SERVICES

RECOMMENDATION: City Council to consider the approval of a personal services contract for annual racial profiling and Equal Employment Opportunity reporting and compliance with Del Carmen Consulting, LLC for the Police Department.

FUNDING SOURCE: Funds are available in the General Fund (Police) for an amount not to exceed \$126,750.

BACKGROUND: This procurement is for the Police Department and includes quarterly and annual independent review of State-mandated department data collection associated with racial profiling, quarterly data analysis, assistance with annual reports, and Equal Employment Opportunity Program (EEO) reporting. In addition, it provides for the yearly collection and analyzation of crime data, along with the appraisal of current and future department policies, application of force procedures, as well as the associated training curriculum for all Police Department employees as needed.

Alex del Carmen, Ph.D., is currently an Associate Dean and Professor (McKenzie Family Endowed Professor) at Tarleton State University, College of Liberal and Fine Arts, School of Criminology, Criminal Justice and Strategic Studies. He is an instructor for the Texas Commission on Law Enforcement (TCOLE) and the FBI National Academy, as well as a certified grant evaluator for the United States Department of Justice. His research and fields of expertise are law enforcement, racial profiling, ethnicity and crime, and crime prevention.

Dr. Alex del Carmen has provided services to the Grapevine Police Department for 11 years. This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4), personal, professional or planning services.

Staff recommends approval.

RG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BZ}

MEETING DATE: OCTOBER 7, 2025

SUBJECT: TEXAS DEPARTMENT OF TRANSPORTATION, SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) COMPREHENSIVE GRANT.

RECOMMENDATION: Consider a resolution authorizing the acceptance of funds for Fiscal Year 2025-2026, Texas Department of Transportation, Selective Traffic Enforcement Program (STEP) Comprehensive Grant and an ordinance to appropriate the funds.

FUNDING SOURCE: Upon approval, funds will be available in the Grant Fund in an amount not to exceed \$12,745.

BACKGROUND: The Texas Department of Transportation (TxDOT) provides the Selective Traffic Enforcement Program (STEP) Comprehensive Grant to support law enforcement agencies in reducing crashes, injuries, and fatalities by increasing enforcement of traffic safety laws across the State of Texas.

The Grapevine Police Department received notification from TxDOT that grant funds have been allocated under the STEP Comprehensive Grant. This grant will reimburse the Department for a portion of the costs associated with officers assigned to traffic enforcement operations that address speed, impaired driving, occupant restraint, and intersection traffic control violations.

Participating officers initiate enforcement efforts in areas identified by the Grapevine Police Department through crash data analysis as locations where violations and crashes are most prevalent. Examples of activities include targeted enforcement of hazardous violations, conducting DWI enforcement, monitoring high-crash intersections, ensuring seat belt and child restraint compliance, and engaging in educational outreach to promote safe driving behaviors.

The duties of participating officers include directing, managing, and coordinating traffic safety enforcement; ensuring compliance with state and federal requirements related to STEP; reducing or preventing crashes and injuries while protecting public safety; coordinating operations with other law enforcement partners; and completing the required training, reporting, and administrative responsibilities of the program for the City.

The grant is effective October 1, 2025 (or upon the final signature of the involved parties) and concludes on September 30, 2026, unless terminated or otherwise modified. This is a one-year grant cycle.

Staff recommends approval.

RESOLUTION NO. 2025-015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE ACCEPTANCE ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF TEXAS, DEPARTMENT OF TRANSPORTATION, SELECTIVE TRAFFIC ENFORCEMENT PROGRAM, (STEP) COMPREHENSIVE GRANT, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; AND CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grapevine ("the Applicant") is fully eligible to receive assistance under the Grant Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Police Department ("the Department") concerning the Grant Program; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the citizens of the City of Grapevine, that the Grant Program be operated for the Fiscal Year 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the Applicant hereby certifies that they are eligible to receive assistance under the Grant Program.

Section 3. That the Applicant agrees to provide the applicable matching funds for the Grant Program as required by the Selective Traffic Enforcement Program (STEP) Comprehensive Grant.

Section 4. That the Applicant agrees that in the event of loss or misuse of grant funds, the Applicant assures the funds will be returned to the Office of the Governor in full.

Section 5. That the Applicant hereby authorizes and directs the Chief of Police as the “Authorized Official” who is given the power to apply for, accept, reject, alter, or terminate this grant, as well as given the authority to sign all grant adjustment requests, inventory reports, progress reports and financial reports or any other official documents related to the grant on behalf of the City of Grapevine.

Section 6. The Applicant hereby specifically authorizes the official to make application to the Department accepting funds from the State of Texas, Department of Transportation, Selective Traffic Enforcement Program (STEP) Comprehensive Grant. Grant # 2026-GrapevinePD-S-1YG-00025.

Section 7. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 7th day of October, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2025-070

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$12,744.99 IN THE GRANT FUND TO BE RECEIVED FROM THE STATE OF TEXAS, DEPARTMENT OF TRANSPORTATION, SELECTIVE TRAFFIC ENFORCEMENT PROGRAM COMPREHENSIVE GRANT AND AUTHORIZING THE APPROPRIATION OF \$12,744.99 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

WHEREAS, the City of Grapevine has received approval for grant funds for the State of Texas, Department of Transportation, Selective Traffic Enforcement Program (STEP) Comprehensive Grant. Grant # 2026-GrapevinePD-S-1YG-00025; and

WHEREAS, this Grant will allow the City to continue to fund a Selective Traffic Enforcement Program position that will provide direct services by reducing crashes and creating safer driving environment in Texas roadways through high-visibility and engagement; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council deems the adoption of this ordinance to be in the best interests of the health, safety, and welfare of the public.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Council hereby authorizes the amount of \$12,744.99 revenue to be appropriated in the Grant Fund based on approval of the State of Texas, Department of Transportation, Selective Traffic Enforcement Program (STEP) Comprehensive Grant.

Section 3. The City Council hereby authorizes an amount estimated at \$3,334.55 to be appropriated in the Grant Fund for the required matching funds associated with the grant. Total Cost of the program is \$16,079.54

Section 4. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence, or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 7th day of October, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: RENEWAL OF ANNUAL CONTRACT FOR LAW ENFORCEMENT BODY CAMERAS, SUPPLIES, SERVICES, LICENSES, AND EQUIPMENT FOR THE POLICE DEPARTMENT

RECOMMENDATION: City Council to consider the renewal of an annual contract for the purchase of law enforcement body cameras, supplies, services, licenses and equipment with Axon Enterprises, Inc. for the Police Department.

FUNDING SOURCE: Funds are available in the Crime Control & Prevention Fund for an annual amount of \$307,659.

BACKGROUND: This purchase is for the renewal of the annual contract for the Taser less-lethal weapons and associated hardware, body worn cameras, in-car video cameras, virtual reality training hardware, and digital evidence storage and maintenance from Axon Enterprises, Inc. The contract also provides software that will better assist the Department in performing random video review of officer video as required by policy.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (Buy Board) 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 Axon Enterprises, Inc. The Police and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City. The contract was for an initial one-year period with four one-year renewals available. If approved, this will be for the final renewal available.

Staff recommends approval.

RG/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: RENEWAL FOR THE CRIMES LAW ENFORCEMENT COMPUTER SOFTWARE, LICENSES, SYSTEM MAINTENANCE, AND SERVICES FOR THE POLICE DEPARTMENT

RECOMMENDATION: City Council to consider the renewal of the Crimes law enforcement computer software, licenses, system maintenance, and services from Sam Houston State University for the Police Department.

FUNDING SOURCE: Funds are available in the Crime Control & Prevention Fund for an amount not to exceed \$66,150.

BACKGROUND: This purchase is for the Crimes law enforcement computer software, licenses, system maintenance, and services. This software comprises the primary software package for public safety dispatching, police records management, property room management, and detention center management. The software is also used in the field by police and fire personnel for mobile dispatching and report writing.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A). This will be the second renewal.

Staff recommends approval.

RG/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: APPROVAL OF RENEWAL OF AN ANNUAL CONTRACT FOR WATER AND WASTEWATER ANALYSIS SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for an amount not to exceed \$25,000.

BACKGROUND: The Trinity River Authority (TRA) provides a variety of lab testing services for the City. The City sends samples to TRA from the water and wastewater plants for testing to meet EPA and TCEQ requirements. While the City is able to meet its daily testing obligations internally, monthly EPA and TCEQ testing must be conducted by a certified laboratory. The period covered by the contract is December 1, 2025 to November 30, 2026.

This purchase will be made as a sole source from Trinity River Authority of Texas in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a) (2). This contract can be renewed annually at the City's option.

Staff recommends approval.

EXHIBIT A

TRINITY RIVER AUTHORITY OF TEXAS REGULATORY SERVICES AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This Regulatory Services Agreement (Agreement) is made and entered into as of _____, by and between the Trinity River Authority of Texas, with its principal office at 5300 South Collins Street, Arlington, Tarrant County, Texas 76018 (Authority) and City of Grapevine _____, with its principal office at 200 South Main St, Grapevine, TX 75051 (Customer); singularly and collectively referred to as "Party" and "Parties," respectively.

WITNESSETH:

WHEREAS, the Texas Legislature has authorized the execution of Interlocal Cooperation Agreements between and among governmental entities pursuant to the Interlocal Cooperation Act, Texas Government Code Chapter 791;

WHEREAS, the Authority owns and operates a Regulatory Services and Compliance Laboratory certified by the Texas Commission on Environmental Quality to analyze environmental samples under National Environmental Laboratory Accreditation Conference standards (NELAC);

WHEREAS, water and wastewater testing are critical to the maintenance of public health and such testing is therefore, a governmental function and service; and

WHEREAS, the governing bodies of the Authority and Customer believe that this Agreement is necessary for the benefit of the public and that each Party has the legal authority to provide governmental function as described in this Agreement;

NOW THEREFORE, in consideration of the foregoing premises and the agreements and covenants contained herein, the Authority and Customer agree as follows:

ARTICLE I

SERVICES TO BE PERFORMED

To discharge the responsibilities associated with the enforcement of federal, state, and municipal regulations, Customer requires services of a laboratory qualified to perform water and wastewater analysis, and of personnel to conduct industrial inspection and sampling services as described below.

A. NON-SIGNIFICANT INDUSTRIAL USER INSPECTION AND CLASSIFICATION SERVICES

Customer employs the Authority and the Authority agrees to perform industrial user survey services and inspections for non-significant industrial users within the parameters listed on the schedule sheet, attached hereto as Attachment A, and in accordance with the Customer's industrial waste and sewer ordinances.

The Authority shall perform all industrial user survey activities including organization of users to be surveyed utilizing the Texas Manufacturing Guide, notification to industrial users that require completion of the Customer's Industrial User Survey Form, necessary industrial user inspections, and proper classification and documentation of industrial users' discharge practices. Authority will provide, on behalf of Customer, updates to the Texas Commission on Environmental Quality (TCEQ) when required. Industrial user survey procedures are established by the Authority to meet industrial discharge notification requirements found in the Texas Pollutant Discharge Elimination System Permits issued to the Authority and in accordance with 40 CFR § 403.8. Documentation associated with the industrial user survey shall be maintained as required by the Environmental Protection Agency's (EPA) general pretreatment regulations, 40 CFR § 403.12.

B. SIGNIFICANT INDUSTRIAL USER PERMIT AND INSPECTION SERVICES

Customer employs the Authority and the Authority agrees to perform permitting and industrial inspection services for significant industrial users within the parameters listed on Attachment A.

The Authority shall perform all industrial pretreatment inspections, review permit applications, and prepare for submittal Permits to Discharge Industrial Wastes to the Sanitary Sewer in accordance with the procedures established by the Authority in accordance with 40 CFR § 403.8. Industrial pretreatment inspections, application review and permit preparation and submittals shall comply with the Customer's industrial waste and sewer ordinances and the EPA's general pretreatment regulations for existing and new Sources. Records of inspections, applications and permits shall be maintained as required by the EPA under 40 CFR § 403.12.

C. INDUSTRIAL USER SAMPLING SERVICES

Customer employs the Authority and the Authority agrees to perform industrial user sampling services within the parameters listed on Attachment A and in accordance with the Customer's industrial waste and sewer ordinances.

The Authority shall perform all sample collection and preservation, and maintain chain-of-custody records in accordance with the approved procedures set forth in EPA Manual SW-846, EPA Manual EPA-600/4-79-020, and EPA Manual EPA-600/4-82-029. Samples shall be properly collected, preserved, and delivered by the Authority to the Authority's laboratory located at 6500 West Singleton Boulevard, Dallas, Texas 75212. When feasible, the Authority will conduct flow or time composite sampling. When composite sampling is not feasible, grab sampling will be performed.

D. ANALYTICAL SERVICES

Customer employs the Authority and the Authority agrees to perform analytical services within the parameters listed on Attachment A.

Customer shall collect and deliver samples to the Authority's laboratory for analysis. Samples shall be properly collected and preserved in accordance with applicable sections of the Federal Water Pollution Control Administration's "A Practical Guide to Water Quality Studies of Streams," EPA manual "Methods for Chemical Analysis for Water and Wastes" and the latest edition of "Standard Methods for the Examination of Water and Wastewater." Additionally, requirements set by NELAC shall be followed as mandated by the TCEQ for state accreditation. A chain-of-custody procedure shall be maintained in both the field and laboratory in accordance with procedures established by the Customer. Customer shall furnish all applicable chains-of-custody to the Authority.

The Authority will perform all analyses according to the approved procedures set forth in the current edition of "Standard Methods for the Examination of Water and Wastewater" or the latest edition of the EPA Manual's "Methods for Chemical Analysis of Water and Wastes." Additionally, requirements set by NELAC shall be followed as mandated by the TCEQ for state accreditation. Samples shall be analyzed by these methods on the production basis, to include appropriate analytical quality assurance procedures. Records will be kept of the Authority's quality assurance program and made available to Customer upon request. Unusual interferences and problems shall be reported to Customer at its authorized address noted above. Research into specific techniques to overcome these difficulties will be undertaken by mutual agreement when practical. The chain-of-custody sheet submitted with each sample shall designate the particular analysis or analyses to be made of each submitted sample. The Authority shall operate the laboratory in such a manner as to ensure the legal sufficiency of the sample handling; analytical and reporting procedures; and to remedy defects in procedures should such be discovered.

Laboratory personnel shall be directed, upon 72 hours advanced written notice from the Customer, to appear and testify in enforcement actions. In such event, travel and per diem expenses for such employees shall be paid by Customer. Travel and per diem expenses for court appearances hereunder shall be in accordance with Texas law.

Customer may deliver to the Authority samples for analyses separate and apart from those samples collected by the Authority. When Customer delivers samples to the Authority for analyses, Customer shall indicate the nature and extent of the analysis it desires to be conducted. Authority shall not be responsible for the manner of collection or chain-of-custody in matters entirely outside Authority's control. Authority shall receive, log, and perform such sample analyses in accordance with the chain-of-custody procedures identified under "Transfer of Custody and Storage" in Attachment B, attached hereto.

Samples analyzed to maintain the Authority's laboratory normal quality assurance program will be charged to Customer at the same rate as submitted samples.

E. REGULATORY SERVICES CUSTOMER SUPPORT FEE

Customer employs the Authority and the Authority agrees to perform Regulatory support services beyond the existing services already identified within the Agreement. This fee is an

hourly rate based on time expended by the Authority that is currently not being recouped through existing fee development. Examples of this include providing assistance with Industrial Users not under the Authorities contracted oversight, regulatory program education or guidance, ordinance development, etc. The fee structure is listed on the schedule sheet, attached hereto as Attachment A.

ARTICLE II

CALCULATION OF REIMBURSABLE COSTS

The basis for calculating reimbursable costs shall be as stated in the Regulatory Services Fee Schedule, attached hereto as Attachment A, which may be revised and updated annually by the Authority. Any revisions shall be incorporated by reference herein. A cost analysis shall be prepared and approved each year by the Authority prior to the effective date of said revision. Expenditures by the Authority of funds paid to it under this Agreement shall be subject to required state and federal audit procedures and state and federal auditor accepted practices. The Authority shall be responsible for maintaining books of account that clearly, accurately, and currently reflect financial transactions. Financial records must include all applicable documents substantiating cost that support the entries in the account records. The Authority must keep these records readily available for examination for a period of three years after the close of the last expenditure.

ARTICLE III

COMPENSATION

The total amount charged by the Authority to Customer shall not exceed \$ _____ per annum during the Agreement Term, unless mutually agreed to by the Parties.

ARTICLE IV

PAYMENT FOR SERVICES

The Authority shall bill Customer monthly for services performed. Charges for these services shall be based on the Regulatory Services Fee Schedule, attached hereto as Attachment A. Customer shall pay monthly invoices within 30 days of receipt.

ARTICLE V

ENTIRE AGREEMENT

This Agreement contains all the terms, commitments, and covenants of the Parties pursuant to this Agreement. Any verbal or written commitment not contained in this Agreement or expressly referred to in this Agreement and incorporated by reference shall have no force or effect. No amendment, modification or alteration of the terms hereof shall be binding unless the same is in writing, dated subsequent to the date hereof and duly executed by the Parties.

ARTICLE VI

TERMINATION

Either Party may terminate this Agreement by giving the other Party 30 days' written notice to their authorized address as noted above. Upon delivery of such notice by either Party to the other and before expiration of the 30-day period, the Authority will proceed to cancel all existing orders, contracts, and obligations chargeable to this Agreement. After notice of termination is given, the Authority shall furnish Customer an invoice for all work performed under this Agreement. Customer shall pay the Authority for all work performed less any prior payments. Copies of all completed or partially completed reports, documents and studies prepared under this Agreement shall be delivered by the Authority to Customer in the event this Agreement is terminated prior to completion of the prescribed work.

ARTICLE VII

AGREEMENT TERM

This Agreement shall become effective on _____, 2025 and terminate on _____, 2026.

IN WITNESS WHEREOF, the Parties acting under authority of their respective governing bodies have caused this Agreement to be duly executed in several counterparts, each of which is deemed to be an original, as of the date first written above.

[SIGNATURES ON FOLLOWING PAGE]

City of Grapevine

(Customer)

TRINITY RIVER AUTHORITY OF TEXAS
(Authority)

NAME:
Title:

J. KEVIN WARD, General Manager

ATTEST:

ATTEST:

NAME:

ALEXIS S. LONG, Secretary
Board of Directors

(SEAL)

(SEAL)

APPROVED AS TO FORM AND
LEGALITY:

APPROVED AS TO FORM AND
LEGALITY:

NAME:
Title:

ALEXIS S. LONG
General Counsel

ATTACHMENT A

REGULATORY SERVICES AND COMPLIANCE FEE SCHEDULE

FOR

LABORATORY ANALYSES,

INDUSTRIAL INSPECTIONS

AND

INDUSTRIAL SAMPLING

FISCAL YEAR 2026

December 1, 2025 through November 30, 2026

NELAP CERTIFICATE T104704287-10-TX

CHEMICAL ANALYSES

Parameter	FY 2025	FY 2026	Parameter	FY 2025	FY 2026
Alkalinity, Total ^{1,2}	\$ 14.34	\$ 16.49	Heterotrophic Plate Count ²	\$ 18.77	\$ 21.59
Ammonia as N ¹	\$ 17.28	\$ 20.49	Kjeldahl Nitrogen, Total ¹	\$ 41.60	\$ 41.74
Ammonia as N – Distilled ¹	\$ 23.71	\$ 27.27	Nitrate ^{1,2}	\$ 18.99	\$ 21.11
BOD 5-Day ¹	\$ 19.26	\$ 22.15	Nitrite ^{1,2}	\$ 18.99	\$ 21.11
CBOD 5-Day ¹	\$ 22.96	\$ 26.40	Paint Filter Liquid Test ³	\$ 35.60	\$ 40.94
BOD 5-Day Filtered	\$ 38.06	\$ 39.29	PCBs (EPA 608.3) ¹	\$ 141.08	\$ 156.50
BOD 7-Day	\$ 19.26	\$ 22.15	PCBs & Pesticides Full List (EPA 608.3) ¹	\$ 235.83	\$ 253.43
Chlorides ^{1,2}	\$ 18.99	\$ 21.11	Percent Total Solids	\$ 12.27	\$ 14.11
Chlorophyll A / Pheophytin	\$ 24.07	\$ 27.68	Percent Volatile Solids	\$ 11.65	\$ 13.40
COD ¹	\$ 16.06	\$ 18.47	Pesticides Chlorinated (EPA 608.3) ¹	\$ 141.08	\$ 156.50
COD Treated	\$ 22.63	\$ 26.02	pH ¹	\$ 14.46	\$ 16.63
COD Dissolved	\$ 16.06	\$ 18.47	pH – Solids ³	\$ 20.21	\$ 23.24
Coliform - Fecal - MF ^{1,3}	\$ 19.29	\$ 22.18	Phosphorous – Ortho ¹	\$ 17.38	\$ 18.54
Coliform - Fecal - MPN ³	\$ 48.12	\$ 55.34	Phosphorous, Total ¹	\$ 18.50	\$ 20.54
Coliform - Fecal Strep. – MF ¹	\$ 18.67	\$ 21.47	Semi-volatiles (w/ extraction) BNA ¹	\$ 175.67	\$ 182.24
Coliform, Total (Colilert) ²	\$ 18.44	\$ 21.21	Sulfates ^{1,2}	\$ 18.99	\$ 21.11
Coliform – TC/EC MPN Quanti-Tray ¹	\$ 20.71	\$ 23.82	Taste & Odor (Geosmin/MIB)	\$ 92.24	\$ 106.08
Conductivity – Specific ^{1,2}	\$ 15.50	\$ 17.83	Total Dissolved Solids ¹	\$ 26.19	\$ 30.12
Cyanide Amenable ¹	\$ 48.51	\$ 55.79	Total Organic Carbon ^{1,2}	\$ 17.42	\$ 19.22
Cyanide, Total ¹	\$ 46.08	\$ 48.99	Total Suspended Solids ¹	\$ 20.33	\$ 23.38
Dissolved Organic Carbon (DOC)	\$ 23.48	\$ 26.23	Transmittance (%)	\$ 25.09	\$ 28.85
Dissolved Oxygen ¹	\$ 12.70	\$ 14.61	Turbidity ^{1,2}	\$ 13.29	\$ 15.28
Fluorides ^{1,2}	\$ 18.99	\$ 21.11	UV 254	\$ 19.13	\$ 22.00
Glycol	\$ 19.83	\$ 22.80	VOC 3-Day (w/ BTEX) (EPA 624.1) ¹	\$ 85.72	\$ 93.41
Grease and Oil ¹	\$ 67.34	\$ 77.44	Volatile Fatty Acids (VFA)	\$ 16.20	\$ 17.37
Hardness ^{1,2}	\$ 23.12	\$ 26.59	Volatile Suspended Solids ¹	\$ 10.51	\$ 12.09

Parameter	FY 2025	FY 2026	Parameter	FY 2025	FY 2026		
Metal Testing (EPA 200.8) ¹ :	\$17.90 ea	\$20.49 ea	Metal Testing (EPA 200.7) ¹ :	\$17.61 ea	\$19.76 ea		
Aluminum	Antimony	Arsenic	Barium	Aluminum	Arsenic	Cadmium	Calcium
Beryllium	Boron	Cadmium	Chromium	Chromium	Copper	Iron	Lead
Cobalt	Copper	Iron	Lead	Magnesium	Molybdenum	Nickel	Potassium
Manganese	Molybdenum	Nickel	Selenium	Selenium	Silver	Sodium	Zinc
Silver	Thallium	Tin	Vanadium				
Zinc							
Dissolved Metals	\$20.76	\$23.78	Metals Permit ¹	\$17.90	\$20.34		
Aluminum	Antimony	Arsenic	Barium	Aluminum	Antimony	Arsenic	Barium
Beryllium	Boron	Cadmium	Chromium	Beryllium	Boron	Cadmium	Chromium
Cobalt	Copper	Iron	Lead	Cobalt	Copper	Iron	Lead
Manganese	Molybdenum	Nickel	Selenium	Manganese	Molybdenum	Nickel	Selenium
Silver	Thallium	Tin	Vanadium	Silver	Thallium	Tin	Vanadium
Zinc				Zinc			
Drinking Water Metals – Lead & Copper Rule ²	\$22.19 ea	\$25.50 ea	Mercury (EPA 245.1) ^{1,2}	\$25.46	\$26.90		
Lead	Copper						

NELAP Accreditation

¹Non-Potable Water²Drinking Water³Solids

BY QUOTE

Ammonia (Solids)	Mercury (Solids)	TCLP Metals
Chemical Oxygen Demand (Solids)	Oil and Grease (Solids)	TCLP Organic Compounds
Chromium Hexavalent	Organophosphate Pesticide	Total Petroleum Hydrocarbons (Liquid & Solid)
Kjeldahl Nitrogen, Total (Solids)	Phenols	

CONTRACT LAB DATA PROCESSING FEE	FY2025	FY 2026
Contract Data Processing Fee per Analyte	\$ 8.25	\$ 8.80

ENVIRONMENTAL SERVICES

SAMPLING	FY 2025	FY 2026
Composite Sample	\$ 142.67	\$ 164.07
Additional Composite Sample	\$ 122.36	\$ 140.71
Grab Sample	\$ 41.89	\$ 48.17
Additional Grab Sample	\$ 21.58	\$ 24.82
Field Measurement	\$ 53.02	\$ 60.97
Industry Split Sample*	\$ 32.74	\$ 0.00
ENVIRONMENTAL SERVICES ASSISTANCE		
Permit Fee (Annual)	\$2,400.43	\$2,760.49
Facility Survey Rate (hourly)*	\$ 44.88	\$ 0.00
Site Visit Rate (hourly)	\$ 65.19	\$ 74.97
Field Surveillance Event	\$ 507.56	\$ 583.69
REGULATORY SERVICES CUSTOMER SUPPORT FEE		
RS&C Management (hourly)	\$ 62.13	\$ 71.45
RS&C Environmental Specialist (hourly)	\$ 41.67	\$ 47.92
RS&C Environmental Technicians (hourly)	\$ 38.46	\$ 44.23

* This service has been merged into other Environmental Services. Details listed below.

ADDITIONAL GRAB SAMPLE

- Includes QA/QC
- Includes Split Samples

FIELD MEASUREMENT

- Including pH

PERMIT FEE (ANNUAL)**

- Industrial User Pretreatment Classification
- Permit Application Review
- Permit Drafting
- Semiannual Reports
- Required Annual Inspection***
- Sample Data Review/Report Summaries
- Enforcement Guidance/Drafting
- Annual Report

** The Permit Fee encompasses all standard services required to maintain a permitted facility.

*** Additional inspections beyond those required may be subject to the Site Visit Rate.

SITE VISIT RATE (HOURLY)

- Drive-by Surveying
- Site Visits/Inspections for Nonpermitted Facilities
- Inspections for Permitted Facilities outside the Permit Fee
- Site Visits/Inspections for Permitted Facilities not overseen by the Authority

NELAP Accreditation

¹Non-Potable Water

²Drinking Water

³Solids

REGULATORY SERVICES CUSTOMER SUPPORT FEE (HOURLY)

- Facility/Customer Meetings Outside Permit Fee
- Other Facility Support Outside Permit Fee and Site Visit Rate
- Regulatory Assistance, Guidance and Training
- Ordinance Development/Review
- Enforcement Response Plan Development/Review
- Administrative Work Related to:
 - Industrial User Survey
 - PFAS Survey
 - Dental Survey

NELAP Accreditation

¹Non-Potable Water

²Drinking Water

³Solids

GENERAL SERVICE INFORMATION

1. Effective Date: December 1, 2025. All prices listed are per sample and subject to review.
2. All analyses are performed in accordance with "Standard Methods for the Examination of Water and Wastewater," 20th Edition, 1998 or most recently approved and/or EPA "Manual of Methods for Chemical Analysis of Water and Wastes," 1983 and the "3rd Edition of Solid Waste Manual SW 846."
3. Prices include charges required to maintain the normal quality assurance program.
4. Sample analysis Turn-Around-Time (TAT) day count begins on the next business day after the sample is submitted. Every attempt will be made to meet requested TAT, however should samples submitted for Rush TAT fail to be reported within the stated time frame but still meet Priority TAT, charges will be adjusted to reflect the lower Priority TAT Fee.

Turnaround Time (TAT)	Time Frame*	Cost
Rush	≤5 business days	Routine Fee X 2
Priority	≤9 business days	Routine Fee X 1.5
Standard	≤15 business days	Routine Fee

*business days excludes weekends and TRA holidays

5. The Laboratory will follow instructions as stated on the Chain-of-Custody submitted with samples. The Customer may be contacted by the lab representative on any variance issues and written instruction may be requested concerning the variance.
6. For EPA624 VOC 3-day analysis, do not lower the pH of the sample.
7. Sampling supplies will be provided upon request at a reasonable charge. Bacteriological sampling supplies are included in the cost of analyses.
8. Samples other than bacteriological samples should be delivered to the laboratory before 4:00 p.m. on weekdays. Samples cannot be accepted on weekends or holidays unless special arrangements are made in advance. Bacteriological samples should be delivered prior to 2:00 p.m. unless special arrangements are made in advance. For after-hour samples, please call and arrange for leaving in cold storage vault with analyses request form.
9. A monthly invoice for completed analyses is mailed the following month.
10. Laboratory Services hours are Monday through Friday 7:00 a.m. to 4:30 p.m. To contact the lab about emergency samples, use the contact number(s) below.
11. Environmental Services office hours are Monday through Friday, 7:00 a.m. to 4:00 p.m. For after-hour emergencies, leave a message with computer operator or use the contact numbers below.
12. Environmental Services are requested to be scheduled a minimum of 72 hours in advance.
13. Laboratory Certificate Number T104704287-10-2.

FOR MORE INFORMATION, CONTACT:
METRO: (972) 263-2251 FAX: (972) 975- 4414

JOSEPH K. FIELDING	Manager, Regulatory Services and Compliance	972-975-4374
JENNIFER WHITAKER	Manager, Laboratory Services	972-975-4333
NATALIE TAYLOR	Manager, Environmental Services	972-975-4322

JENNIFER I. MOORE	Senior Manager, Operations and Compliance
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NELAP Accreditation
¹Non-Potable Water
²Drinking Water
³Solids

ATTACHMENT B

CHAIN-OF-CUSTODY PROCEDURES

Sample Collection and Shipment

1. All samples should be handled by the minimum possible number of persons.
2. Stream and effluent samples should be obtained using standard field sampling techniques and preservation procedures.
3. Chain-of-Custody sheets should be attached to each sample at the time of collection. Sample containers must be appropriate for requested testing with legible labels and appropriate preservation. The tag or sheet contains basically laboratory (requested parameters) information; however, certain identifying items including city, city code, contact name and phone number, type sample matrix, material sampled, and method of preservation must be completed by the field personnel collecting the sample. In completing the chain-of-custody tag or sheet, care should be utilized to ensure that all necessary information is correctly and legibly entered onto the form. A black ballpoint pen with waterproof ink should be used at all times.
4. During shipment, samples should be appropriately cooled. The Authority laboratory technician receiving the sample will check the temperature.

Transfer of Custody and Storage

1. All samples should be handled by the minimum possible number of persons.
2. All incoming samples shall be received by the laboratory technician, or their alternate, and logged into a database. Information to be entered into the database shall include the client sample number, date received, source, times sampled, dates sampled, analyses requested and chain-of-custody comments.
3. Promptly after logging, the custodian technician will distribute the sample to an analyst or place the sample in the secure sample vault, which will be locked at all times except when samples are removed or returned by analysts. The sample will be tracked internally in the laboratory.
4. Samples shall be kept in the sample storage security area at all times when not actively being used by analysts, such as during overnight absences. The technician shall ensure that heat sensitive samples, or other sample materials having unusual physical characteristics or requiring special handling, are properly stored and maintained.
5. A log of sample removal and replacement will be kept in the secure sample vault and retained as a permanent record of the laboratory.

The original chain-of-custody and a sample evaluation/variance record shall be furnished by the laboratory to the appropriate Customer control point as part of the final data report.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: ANNUAL CONTRACT FOR VARIOUS FUELS, OILS AND LUBRICANTS

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for various fuels, oil, and lubricants with Senergy Petroleum for the Public Works Fleet Services Department.

FUNDING SOURCE: Funds are available in various funds across the City for an annual estimated amount of \$400,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for various fuels, consumable lubricants, and chemicals to be ordered on an as-needed basis. This is a secondary contract for fuel, lubricants, and chemicals to maintain deliveries without interruption. The Public Works Department and Purchasing reviewed the contract for specification compliance and pricing and determined that the contracts would provide the best service and pricing for meeting the needs of the City.

Purchases will be made in accordance with an existing Interlocal Cooperative Agreement with Tarrant County, Texas, as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Tarrant County, Texas, solicited bids on 2023-070, Annual Contract for Fuel. Based on evaluations by the Tarrant County, Texas, Transportation Services Department - Maintenance Precincts and Purchasing, Senergy Petroleum was awarded a contract. The contract was for an initial one-year period with three one-year renewal options. If approved, this will be for the second renewal available.

Staff recommends approval.

RB/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: APPROVAL OF ANNUAL CONTRACT FOR VEHICLE SERVICE REPAIRS FOR FLEET VEHICLES

RECOMMENDATION: City Council to consider approval of an annual contract for vehicle service repairs for fleet vehicles with Holt Cat, Sam Packs Five Star Ford, BMW Motorcycles of North Dallas, Bruckner Mack, Industrial Power, Kirby-Smith, Classic Chevrolet, Siddons-Martin, Inland Truck Part Company, TLR Hydraulics, Euleess Wrecker Services, Grapevine Ford, R.B. Everett and Stewart Stevens, Sam Packs Ford Lewisville, and Huffines Chevrolet Lewisville for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Fleet) for an estimated amount of \$300,000.

BACKGROUND: The Public Works Fleet Department seeks to establish annual contracts for the repairs of various fleet vehicles throughout the year. The department utilizes the vendors below and Purchase Orders will be issued with each dealer on an as-needed basis.

- Siddon-Martin and Stewart Stevens service Fire equipment.
- Classic Chevrolet and Sam Pack Five Star Ford service Police and other automotive equipment.
- Industrial Power services large automotive equipment and heavy construction equipment.
- Holt Cat is utilized for extensive repairs.
- Euleess Wrecker Services is utilized for towing needs.
- TLR Hydraulics functions as a resource for heavy equipment hydraulic repairs.
- Sam Packs Ford Lewisville, and Huffines Chevrolet Lewisville are used for light vehicle repairs, including emergency vehicles.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(2)(3)(7)(A)(D). These are for procurements necessary to preserve or protect the public health or safety of the municipality's residents which are necessary because of unforeseen damage to public machinery, equipment, or other property items that are available from only one source because of patents, copyrights, secret processes, natural monopolies, and captive replacement parts or components for equipment.

Staff recommends approval

RB/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: APPROVAL FOR THE SALE OF CITY SURPLUS PROPERTY

RECOMMENDATION: City Council to consider approval to declare certain property as surplus property and authorizing their sale through public auction.

FUNDING SOURCE: This action will have no material effect on City funds.

BACKGROUND: This request is for approval for the sale of surplus property as listed in Exhibit "A". The City currently has miscellaneous surplus items including vehicles and trailers that are ready for auction due to item age or condition. Staff have considered age, cost of operation, and/or life-to-date maintenance costs when classifying certain property as surplus.

Staff recommends approval.

JR/LW

Exhibit "A"

October 7, 2025

1. 2005 Chevrolet Tahoe #05305.
2. 2013 Chevrolet Tahoe #94233.
3. 2016 Chevrolet Tahoe #94026.
4. 2018 Chevrolet Tahoe #96108.
5. 2008 Ford F250 Super Duty #12128.
6. 2008 Ford F150 #12138.
7. 2008 Ford F250 #12148.
8. 2008 Ford F150 #12218.
9. 2014 Ford Escape #17304.
10. 2015 Ford F250 Super Duty #15315.
11. 2015 Ford Explorer #17225.
12. 2014 Ford Escape #17304.
13. 1997 Big Tex Trailer #30117.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: OCTOBER 7, 2025

SUBJECT: UTILITY RELOCATION AT THE WATER TREATMENT PLANT AND APPROPRIATION ORDINANCE

RECOMMENDATION: The City Council to accept the proposal by Oncor Electric Delivery Company LLC. to convert overhead electric facilities to underground, to install a new transformer at the Water Treatment Plant, and approval of an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the attached appropriation ordinance, funds will be available in the Utility Enterprise Fund in the estimated amount of \$65,000

BACKGROUND: In conjunction with the installation of the Emergency Generator and the improvements to the Water Treatment Administration Building, Oncor Electric Delivery Company, LLC. (Oncor) will

- convert the existing overhead electric entering the plant to underground electrical service. This will harden the service against storm events, physical damage and improve aesthetics.
- replace two existing pad mounted transformers with one larger transformer. The proposed transformer is sized to serve the existing plant needs and improvements to the administration building.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (C), gas, water, and other utility services.

Staff recommends approval.

ORDINANCE NO. 2025-071

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$65,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to relocate existing overhead electrical service and transformers at the Water Treatment Plant; and

WHEREAS, funding is available in the Utility Enterprise Fund; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council deems the adoption of this ordinance to be in the best interests of the health, safety, and welfare of the public.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Council hereby authorizes an estimated amount of \$65,000 be appropriated from the Utility Enterprise Fund for the relocation of overhead electrical service and transformers at the Water Treatment Plant.

Section 3. That a copy of the revised FY 2025-2026 annual budget document shall be kept on file in the office of the City Secretary.

Section 4. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS on this the 7th day of October, 2025

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

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 16th day of September, 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
Duff O'Dell	Council Member
Leon Leal	Council Member
Sean Shope	Council Member

constituting a quorum, with Council Member Chris Coy being absent, 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
Gustav Kuelb	Alternate Member

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

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

CALL TO ORDER

Mayor Tate called the regular meeting to order at 7:31 p.m.

Item 2. Invocation and Pledge of Allegiance

Vice Chairman Beth Tiggelaar gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 2. Conditional Use Permit **CU25-17**(Subaru EV Charging Station)

Mayor Tate declared the public hearing open.

Director of Planning Services Erica Marohnic reported the applicant was requesting a conditional use permit to allow for one, Level 3, electric vehicle (EV) charging station. The subject property is located at t 2651 William D Tate Avenue and is currently zoned “PID”, Planned Industrial Development.

Applicant Representative Dylan Davis with Lane Valentine presented this item and answered questions from Council.

Bentley Duran, with Classic Chevrolet, 1101 West State Highway 114, Grapevine spoke in support of this request.

There was no correspondence to report.

Motion was made to close the public hearing.

Motion: Tiggelaar

Second: Parker

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

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: O’Dell

Second: Slechta

Ayes: Tate, Slechta, Rogers, O’Dell, Leal, and Shope

Nays: None

Approved: 6-0

Item 3. Conditional Use Permit **CU25-37** (Futsal)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant was requesting a conditional use permit to allow for three outdoor soccer fields, a 5,040 square foot recreation area, outdoor speakers, and a check-in and concessions suite in a portion of an existing building within a planned commercial center. The subject property is located at 3560 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.

Futsal owners Esteban Mariel and Manuel Mariel presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was one letter in support 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, and Anderson Brown
 Nays: None
 Approved: 7-0

Motion was made to close the public hearing.

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

Item 4. Special Use Permit **SU25-03** (Firelife Church)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant was requesting a special use permit to allow for a 185-seat church in an existing building within a planned commercial center. The subject property is located at 5311 William D. Tate Avenue and is currently zoned "CC", Community Commercial District.

Applicant Jared Patterson, Pastor Firelife Church, presented this item and answered questions from the Commission and Council.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 5. Zoning Application **Z25-05**, Conditional Use Permit **CU25-41** and Planned Development Overlay **PD25-04** (Northwest Animal Hospital)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant was requesting to rezone 0.26 acres from “R-20”, Single-Family District to “CN”, Neighborhood Commercial District; a conditional use permit to allow for the expansion of an existing veterinarian office use onto the adjacent lot to provide additional parking; and a planned development overlay to deviate from, but not be limited to, a reduction in buffer requirements and a decrease in minimum required landscaping, Section 24, “CN”, *Neighborhood Commercial District*, J. *Landscape Requirements* and M. *Design Requirements* of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 1027 William D. Tate Avenue and 1104 Valley Vista Drive.

Director Marohnic answered questions from Council.

Owner of Northwest Animal Hospital Dr. Jason Steinle presented this item and answered questions from the Commission and Council.

Dan Driscoll, 1903 Everglade Court, Grapevine spoke in opposition to this item. Four letters in opposition were provided to the Commission and Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 6. Zoning Ordinance Amendment **AM22-02**

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic described the proposed amendments to the Comprehensive Zoning Ordinance (82-73); same being Appendix D of the Code of Ordinances relative to creation of the Brownstone Residential District Regulations and amendments to related sections of the ordinance, including: Section 12, Definitions to add, remove, and delete definitions; Section 20, “TH”, Townhouse District Regulations to reduce the maximum density to eight (8) dwelling units per acre; Section 34, Planned Residential Low-Density District to delete in its entirety and replace with the Brownstone Residential District Regulations, establishing permitted and conditional uses, and bulk, dimensional and setback requirements; Section 35, “PRD-12”, Planned Residential Medium Density District to delete in its entirety and reserve for future use; and Section 56, Off-Street Parking Requirements to establish minimum parking requirements for

Brownstones and guest parking for Brownstone, Townhouse, Multifamily, and Live/Work units. The proposed amendments resulted from meetings of the Planning and Zoning Commission and the Brownstone District Subcommittee.

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, Tiggelaar, Hutton, Parker, Kercheval, Roberts, and Anderson Brown

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: O'Dell

Second: Slechta

Ayes: Tate, Slechta, Rogers, O'Dell, 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.

Mayor Tate called for a break at 8:28 p.m. and reconvened the meeting at 8:36 p.m.

Item 7. Citizen Comments

Renee Hart, 2700 Pin Oak Drive, Grapevine spoke in opposition to Grapevine-Colleyville Independent School District's (GCISD) proposal to close Dove Elementary.

Katherine Parks, 3519 Mercury Drive, Grapevine spoke in opposition to GCISD's proposal to close Dove Elementary.

Matthew White, 2146 Hillcrest Drive, Grapevine spoke in opposition to GCISD's proposal to close Dove Elementary.

Allen Thompson, 1023 Pheasant Ridge, Grapevine spoke in opposition to GCISD's proposal to close Dove Elementary and proposed a new type of facility.

Danielle Kaufman, 205 South Dooley Street, Grapevine requested the City address the bright red paint that was applied to the facade of the automotive business across the street from her house.

Nicholas Kaufman, 205 South Dooley Street, Grapevine requested the City hire more well-known acts to perform at the City's festivals.

Becky St. John, 2702 West Kimball Avenue, Grapevine spoke in opposition to GCISD's proposal to close Dove Elementary.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 35. Conditional Use Permit **CU25-17** (Subaru EV Charging Station)

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

Motion was made to approve Conditional Use Permit **CU25-17** for Subaru EV Charging Station and **Ordinance No. 2025-061**.

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

ORDINANCE NO. 2025-061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-17 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU15-19 (ORDINANCE NO. 2015-029), TO ALLOW FOR A PYLON SIGN IN CONJUNCTION WITH AN AUTOMOTIVE DEALERSHIP WITH SALES AND REPAIR OF NEW AND USED VEHICLES, SPECIFICALLY TO ADD ONE FREESTANDING LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATION TO THE EXISTING CAR DEALERSHIP FOR BLOCK 1, LOT 5, 5 STAR SUBARU (2651 WILLIAM D. TATE AVENUE) IN A DISTRICT ZONED "PID", PLANNED INDUSTRIAL DEVELOPMENT 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 36. Conditional Use Permit **CU25-37** (Futsal)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0, stipulating 11 parking spaces be added along the south side of the property instead of utilizing the spaces offsite.

Motion was made to approve Conditional Use Permit **CU25-37** for Futsal and **Ordinance No. 2025-062** in accordance with the motion of the Planning and Zoning Commission that stipulated 11 parking spaces be added along the south side of the property instead of utilizing the spaces offsite.

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

ORDINANCE NO. 2025-062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-37 TO ALLOW FOR THE DEVELOPMENT OF THREE OUTDOOR SOCCER FIELDS, A 5,040 SQUARE FOOT RECREATION AREA, OUTDOOR SPEAKERS, AND A CHECK-IN AND CONCESSIONS SUITE IN A PORTION OF AN EXISTING BUILDING WITHIN A PLANNED COMMERCIAL CENTER FOR BLOCK A, LOT 3A1 GRAPEVINE MILLS CROSSING (3560 NORTH GRAPEVINE MILLS BOULEVARD) 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 37. Special Use Permit **SU25-03** (Firelife Church)

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

Motion was made to approve Special Use Permit SU25-03 for Firelife Church and **Ordinance No. 2025-063.**

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

ORDINANCE NO. 2025-063

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING SPECIAL USE PERMIT SU25-03 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU12-28 (ORDINANCE NO. 2012-032) SPECIFICALLY TO ALLOW A 185-SEAT CHURCH IN AN EXISTING BUILDING WITHIN A PLANNED COMMERCIAL CENTER, BLOCK 1, LOT 7R, MULBERRY SQUARE ADDITION (5311 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 SPECIAL 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 38. Zoning Application **Z25-05** (Northwest Animal Hospital)

Chairman Oliver reported the Commission denied the Zoning Application with a vote of 6-1.

Motion was made to **deny** Zoning Application **Z25-05** for Northwest Animal Hospital.

Motion: Rogers
 Second: Slechta
 Ayes: Tate, Slechta, Rogers, Leal, and Shope
 Nays: O'Dell
 Approved: 6-1 (to deny)

Item 39. Conditional Use Permit **CU25-41** (Northwest Animal Hospital)

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

Motion was made to **deny** Conditional Use Permit **CU25-41** for Northwest Animal Hospital.

Motion: Slechta
 Second: Rogers
 Ayes: Tate, Slechta, Rogers, Leal, and Shope
 Nays: O'Dell
 Approved: 5-1 (to deny)

Item 40. Planned Development Overlay **PD25-04** (Northwest Animal Hospital)

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

Motion was made to **deny** Planned Development Overlay **PD25-04** for Northwest Animal Hospital.

Motion: Slechta
 Second: Rogers
 Ayes: Tate, Slechta, Rogers, Leal, and Shope
 Nays: O'Dell
 Approved: 5-1 (to deny)

Item 41. Zoning Ordinance Amendment **AM22-02** (Brownstone Residential District)

Chairman Oliver reported the Commission approved the zoning ordinance amendment **AM22-02** with a vote of 7-0.

Motion was made to approve zoning ordinance **AM22-02** (Brownstone Residential District) and **Ordinance No. 2025-067**.

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

ORDINANCE NO. 2025-067

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 CREATION OF A BROWNSTONES RESIDENTIAL DISTRICT, DELETION OF PLANNED RESIDENTIAL DISTRICTS ("PRD-6" AND "PRD-12"), AND AMENDING RELATED DEFINITIONS, (AM22-02); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

City Council continued with the consideration of the remaining agenda items in the published order.

OLD BUSINESSItem 8. Conditional Use Permit **CU25-27** (Fortified Film Solutions)

Director of Planning Services Marohnic presented this item to Council. 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. The public hearing and first reading of this item were held at the August 19, 2025 City Council meeting. On the Board of Zoning Adjustment approved a special exception to allowing the building and site to remain as developed, as the site is not compliant with Zoning Ordinance No. 82-73 relative to the existing minimum open space, maximum impervious area, uninterrupted 25-foot landscaped front yard, and landscape requirements.

Motion was made to approve Conditional Use Permit **CU25-27** (Fortified Film Solutions) and the second reading of **Ordinance No. 2025-045**.

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

ORDINANCE NO. 2025-045

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-27 TO ALLOW FOR THE APPLICATION AND

INSTALLATION OF PAINT PROTECTION FILM AND WINDOW FILM (WINDOW TINTING) IN CONJUNCTION WITH A PROPOSED BUSINESS FOR LOT 2, DFW AIR FREIGHT CENTRE ADDITION (1240 TEXAN TRAIL, SUITE 100) IN A DISTRICT ZONED "LI", LIGHT INDUSTRIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

NEW BUSINESS

Item 9. Consider **Ordinance No. 2025-055** adopting an ad valorem tax rate of 0.237228, the O&M ad valorem tax rate of .134431 and the debt service ad valorem tax rate of .102797 per \$100 valuation for tax year 2025 and fiscal year 2026, and take any necessary action.

Assistant Fiscal Services Director Rebecca Coryea presented the proposed tax rate which is the amount used to create the Fiscal Year 2026 budget that Council approved at the September 2, 2025 meeting.

Motion was made to **Ordinance No. 2025-055** adopting an ad valorem tax rate of 0.237228, the O&M ad valorem tax rate of .134431 and the debt service ad valorem tax rate of .102797 per \$100 valuation for tax year 2025 and fiscal year 2026, and take any necessary action.

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

ORDINANCE NO. 2025-055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SETTING THE ANNUAL TAX RATE FOR TAX YEAR 2025 LEVYING TAXES TO BE ASSESSED ON ALL TAXABLE PROPERTY WITHIN THE LIMITS OF THE CITY OF GRAPEVINE, TEXAS; PROVIDING PENALTIES

AND INTEREST FOR THE DELINQUENT TAXES;
DECLARING AN EMERGENCY AND PROVIDING AN
EFFECTIVE DATE

Item 10. Consider calling a public hearing (Z25-06) regarding a city-initiated request to rezone 0.23 acres at 1109 Airline Drive from "PO", Professional Office District to "R-7.5", Single-Family Residential District, and take any necessary action.

Director of Planning Services Marohnic presented this item to Council requesting to hold a public hearing to consider rezoning 1109 Airline Drive from "PO" Professional Office District to "R-7.5" Single-Family Residential District.

Motion was made to call a public hearing (Z25-06) regarding a city-initiated request to rezone 0.23 acres at 1109 Airline Drive from "PO", Professional Office District to "R-7.5", Single-Family Residential District, and take any necessary action.

Motion: O'Dell

Second: Leal

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

Nays: None

Approved: 6-0

Item 11. Consider a Guaranteed Maximum Price (GMP) contract for the renovations and new construction associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project with Fransen Pittman Construction, approval of owner contingency, Ordinance No. 2025-056 appropriating the funds, and take any necessary action.

Assistant Director of Public Works John Robertson presented and answered questions from Council. Mr. Robertson described the Guaranteed Maximum Price, the plans for the rebuild of the Water Treatment Plant and the demolition and reconstruction of the Wastewater Treatment Plant. The expected total cost of this project is \$20,750,000.

Motion was made to approve a Guaranteed Maximum Price contract for the renovations and new construction associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project with Fransen Pittman Construction, approval of owner contingency, Ordinance No. 2025-056 appropriating the funds, and to take any necessary action.

Motion: Rogers

Second: O'Dell

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

Nays: None

Approved: 6-0

ORDINANCE NO. 2025-056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$20,621,000 IN THE UTILITY ENTERPRISE FUND RECEIVED FROM THE SALE OF BONDS AND INCLUDING INTEREST ACCRUED AND AUTHORIZING THE APPROPRIATION OF \$20,621,000 IN THE UTILITY ENTERPRISE FUND FOR EXPENDITURES ASSOCIATED WITH THE WATER AND WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider the second amendment to the architectural/engineering contract for renovations and new construction associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project with Freese and Nichols, Inc., reconciliation of amendments to the architectural/engineering contract approved by staff within prior contingency funds, **Ordinance No. 2025-057** appropriating the funds, and take any necessary action.

Assistant Director of Public Works Robertson presented this item to Council and reported the amendment to the architectural/engineering contract for the renovations and new construction associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project for \$129,000.

Motion was made to approve the second amendment to the architectural/engineering contract for renovations and new construction associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project with Freese and Nichols, Inc., reconciliation of amendments to the architectural/engineering contract approved by staff within prior contingency funds, **Ordinance No. 2025-057** appropriating the funds, and take any necessary action.

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

Item 13. Consider **Ordinance No. 2025-058** amending the Grapevine City Code Chapter 25 – Utilities and Service, Section 25-27 Wastewater Rate regarding the residential and commercial water and wastewater service rates, and take any necessary action.

Director of Public Works Bryan Beck presented this item and answered questions from Council. The increase is due to the Trinity River Authority raising their cost to the City.

Motion was made to approve **Ordinance No. 2025-058** amending the Grapevine City Code Chapter 25 – Utilities and Service, Section 25-27 Wastewater Rate regarding the residential and commercial water and wastewater service rates, and take any necessary action.

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

ORDINANCE NO. 2025-057

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$129,000 IN THE UTILITY ENTERPRISE FUND RECEIVED FROM THE SALE OF BONDS AND INCLUDING INTEREST ACCRUED AND AUTHORIZING THE APPROPRIATION OF \$129,000 IN THE UTILITY ENTERPRISE FUND FOR EXPENDITURES ASSOCIATED WITH THE WATER AND WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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.

Prior to consideration of the consent agenda items, Council Member Duff O'Dell addressed item 17 and stated she is glad that a new fire truck and ambulance are being ordered.

Item 14. Consider **Resolution No. 2025-012** approving a settlement agreement with Atmos Energy associated with the 2025 Rate Review Mechanism (RRM) filing.

City Manager Bruno Rumbelow recommended approval of the resolution approving a settlement agreement between Atmos Energy and the Atmos Energy Corporation, Mid - Tex Division. The impact of the settlement on average residential rates is an increase of \$7.83 on a monthly basis, or 9.27%. The increase for average commercial usage will be \$25.73 or 6.56%.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2025-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL

Item 15. Consider **Resolution No. 2025-013** authorizing the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapter 2256, Texas Government Code.

Chief Financial Officer Jeff Strawn recommended approval of **Resolution No. 2025-013** approving the City Investment Policy. The updates to the Policy include minor formatting updates and language in compliance with the Public Funds Investment Act.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2025-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE CITY'S INVESTMENT POLICY; AND PROVIDING AN EFFECTIVE DATE

Item 16. Consider an annual contract for OpenGov/Vertosoft cloud financial system.

Chief Financial Officer Strawn recommended approval of the renewal of the annual contract for OpenGov/Vertosoft cloud financial system for an amount not to exceed \$198,379.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 6-0

Item 17. Consider the purchase of fleet vehicles through interlocal purchasing cooperatives or Buy-Board agreements and authorize the order of a fire apparatus.

Chief Financial Officer Strawn and Director of Public Works Beck recommended approval of the purchase of specified fleet vehicles on an as-available basis and/or to advance order vehicles with lengthy lead times.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 6-0

Item 18. Consider the renewal of an annual policy for property and casualty insurance coverage with Travelers Insurance.

Human Resources Director Rachel Black recommended approval of an annual policy for property, general liability, professional liability, law enforcement liability, business automobile, excess liability, inland marine, and foreign package liability. The annual estimated amount of this policy is \$2,500,595,

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None
 Approved: 6-0

Item 19. Consider the renewal of an annual policy for cyber liability insurance coverage with Crum and Forster.

Human Resources Director Black recommended approval of an annual policy for cyber liability insurance coverage for an estimated amount of \$75,000.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider an annual policy for Workers' Compensation insurance coverage with TML Risk Pool.

Human Resources Director Black recommended approval of an annual policy for Worker's Compensation insurance coverage for an estimated annual amount of \$506,000.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider a safety and loss control contract with Commercial Risk Services.

Human Resources Director Black recommended approval of a safety and loss control contract, in the amount of \$54,000, to assist with the City's Safety Program.

Motion was made to approve the consent agenda as presented.

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

Item 22. Consider an annual policy for medical and RX stop loss insurance with HCC.

Human Resources Director Black recommended approval of an annual policy for medical and RX stop loss insurance for an estimated amount of \$1,462,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

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

Item 23. Consider an annual contract for portable restroom rental services with United Rentals, Inc.

Director of Parks and Recreation Chris Smith recommended approval of the annual contract for portable restroom rental services for an annual estimated amount of \$50,000.

Motion was made to approve the consent agenda as presented.

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

Item 24. Consider the purchase of synthetic turf replacement surfacing at Dove Park from Symmetry Sports Construction.

Director of Parks and Recreation Smith recommended approval of the purchase of synthetic turf replacement surfacing at Dove Park for a total amount not to exceed \$69,476.

Motion was made to approve the consent agenda as presented.

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

Item 25. Consider a professional services contract for short-term planning consulting expertise for review of development applications and their processing with Dunaway.

Director of Planning Services Marohnic recommended approval of a professional services contract for planning consulting services for an estimated amount of \$25,000.

Motion was made to approve the consent agenda as presented.

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

Item 26. Consider **Resolution No. 2025-014** authorizing the acceptance of funds for the Fiscal Year 2026-2027 State of Texas, Office of the Attorney General, Victim Coordinator and Liaison Grants and **Ordinance No. 2025-059** appropriating the funds.

Police Chief Mike Hamlin recommended approval of the resolution authorizing the acceptance of grant funds of \$30,000 to reimburse the Department for a portion of the costs associated with employment of a Victim Services Advocate.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 6-0

RESOLUTION NO. 2025-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE ACCEPTANCE ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE TEXAS, OFFICE OF THE ATTORNEY GENERAL, VICTIM COORDINATOR AND LIAISON GRANTS, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; AND CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE

ORDINANCE NO. 2025-059

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$30,000 IN THE GRANT FUND TO BE RECEIVED FROM THE TEXAS OFFICE OF THE ATTORNEY GENERAL, VICTIM COORDINATOR AND LIAISON GRANTS AND AUTHORIZING THE APPROPRIATION OF \$30,000 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 27. Consider the purchase of repair services for the Water Treatment Plant high service pump from Brandon and Clark Inc.

Director of Public Works Beck recommended approval of the purchase of repair services for a high service pump at the Water Treatment Plant for amount not to exceed \$17,218.

Motion was made to approve the consent agenda as presented.

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

Nays: None
 Approved: 6-0

Item 28. Consider the purchase of a Flygt model submersible pump for the Kimball Lift Station from Xylem Water Solutions, Inc.

Director of Public Works Beck recommended approval of a submersible pump for the Kimball Lift Station for an amount not to exceed \$25,700.

Motion was made to approve the consent agenda as presented.

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

Nays: None
 Approved: 6-0

Item 29. Consider the renewal of an Interlocal Agreement with the City of Fort Worth for participation in the Household Hazardous Waste Program.

Director of Public Works Beck recommended approval of the renewal of an Interlocal Agreement for participation in the Household Hazardous Waste Program for an estimated amount of \$110,000.

Motion was made to approve the consent agenda as presented.

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

Nays: None
 Approved: 6-0

Item 30. Consider the award of an informal request for quote for guardrail installation at Snakey Lane from Fortson Contracting, Inc.

Director of Public Works Beck recommended approval of the informal request for quote to replace guardrails on Snakey Lane for an amount not to exceed \$16,819.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Slechta

Ayes: Tate, Slechta, Rogers, O'Dell, Leal, and Shope
 Nays: None
 Approved: 6-0

Item 31. Consider the purchase of Wavetronix spare traffic signal parts from Twincrest Inc.

Director of Public Works Beck recommended approval of the purchase of Wavetronix Traffic Vehicle Detection System Sensors to replace any future equipment failures for a total amount not to exceed \$31,000.

Motion was made to approve the consent agenda as presented.

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

Item 32. Consider the purchase of cement slurry to stabilize Rolling Hills and Redbud Lane from Martin Marietta Materials, Inc.

Director of Public Works Beck recommended approval of the purchase of cement slurry or an estimated amount of \$37,448.

Motion was made to approve the consent agenda as presented.

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

Item 33. Consider **Ordinance No. 2025-060** amending Chapter 25, Utilities and Services, Article III. Solid Waste Disposal, Section 25-97, Service Rates — Schedules to reflect adjustments to the commercial and residential solid waste and recycling collection rates.

Director of Public Works Beck recommended approval of the ordinance to amend Chapter 25, Utilities and Services, Article III. Solid Waste Disposal, Section 25-97, Service Rates — Schedules to reflect adjustments to the commercial and residential solid waste and recycling collection rates.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2025-060

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES, CHAPTER 25 UTILITIES AND SERVICES, ARTICLE III SOLID WASTE DISPOSAL; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 34. Consider the minutes of the August 19, 2025 and September 2, 2025 Regular City Council meetings.

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, O'Dell, Leal, and Shope
Nays: None
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 9:18 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 7th day of October, 2025.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary