

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 18th day of November, 2025 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Paul Slechta	Mayor Pro Tem
Sharron Rogers	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Leon Leal	Council Member
Sean Shope	Council Member

constituting a quorum, and with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Beth Tiggelaar	Vice Chairman
Traci Hutton	Member
Jason Parker	Member
Kirby Kercheval	Member
Justin Roberts	Member
Ashley Anderson Brown	Member
Gustav Kuelbs	Alternate Member
Herb Fry	Alternate Member

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

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Matthew C.G. Boyle	City Attorney
Kaitlen Cerney	Assistant City Attorney
Erica Marohnic	Planning Services Director
Tara Brooks	City Secretary

Item 1. Executive Session

City Council did not meet in Executive Session.

**REGULAR MEETING**

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

Mayor Tate welcomed a delegation of state prosecutors from Mongolia who were attending tonight's meeting to observe local government in action. Municipal Court Judge Alan Wayland had met with the group prior to the Council meeting.

Item 2. Invocation and Pledge of Allegiance

Commissioner Traci Hutton gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Transit District Overlay (TDO) Boundary Amendments **AM25-03A**

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic described the origins of the TDO and outlined the process the Planning and Zoning Commission took to evaluate the Overlay and explained the proposed changes, which include requesting to amend Section 41.B., *Transit District Overlay* of the Comprehensive Zoning Ordinance No. 82-73, same being Appendix "D" of the City Code of the City of Grapevine, by removing the properties located at 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 East Hudgins Street, 827 Dawn Lane, 849 East Dallas Road, 1039 East Dallas Road, all of lots 1-215, Sunshine Harbor subdivision, 1060 Texan Trail, 1084 Texan Trail, and 1098 Texan Trail from the Overlay's boundaries.

Director Marohnic answered questions from Council.

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

Motion was made to close the public hearing.

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

Item 4. Transit District Overlay (TDO) Text Amendments **AM25-03B**

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic explained the proposed text amendments to the Comprehensive Zoning Ordinance No. 82-73, same being Appendix “D” of the City Code of the City of Grapevine by amending the language within the Purpose, General Guidelines, and Application subsections; amend the permitted uses and to add new uses within the three intensity subdistricts, deletion of Figure 3, *Preferred Use Matrix* all in Section 41.B., *Transit District Overlay*, and related revisions to off-street parking requirements in Section 56, *Off-Street Parking Requirements* of the Zoning Ordinance.

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

Motion was made to close the public hearing.

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

**Item 5. Land Use Plan (Future Land Use Map) Amendments MP24-01 (Map 2)**

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic described the proposed changes to the Land Use Plan (Future Land Use Map) and the process the Planning and Zoning Commission undertook to arrive at these changes. Director Marohnic answered questions from Council.

Larry Tubbs, 704 Cory, Grapevine requested clarification of the process and the effects of the proposed changes will have on his property in the long-term.

Planning Services Director Marohnic and Mayor Tate explained the use of the Future Land Use Map and why it is updated periodically.

Glen Woods, 215 West College Street, Grapevine, spoke in opposition to the proposed change of the designation of his property from “CB” Central Business District to “RL” Residential Low Density.

Tammy Yahiel, 652 Southwestern Boulevard, Coppell spoke as a representative for the owners of the property at 4205 Lakeside Parkway and spoke in opposition to the proposed change of the designation of this property from “IN” Industrial to “CO” Commercial.

Assistant City Attorney Kaitlen Cerney answered questions from Council.

Carrie Hicks, 4357 Crestwood Court, Grapevine spoke in opposition to the proposed change of the designation of her property from “RL” Residential Low Density to “RM” Residential Medium Density.

Kent Collins, 4412 Timber Crest Court, Grapevine spoke in opposition to the proposed change of the designation of his property from “RL” Residential Low Density to “RM” Residential Medium Density.

Chairman Larry Oliver and Director Marohnic explained the reasoning behind the proposed changes to Crestwood Court and Timber Crest Court.

City Council discussed the proposed changes in this area.

Wayne Paul Frank, 222 Cabaret Court and 1817 William D. Tate Avenue, Grapevine requested the City reevaluate the designation of 1017 William D. Tate Avenue because it is zoned half residential and half commercial.

City Council discussed the area around Nash Street and William D. Tate Avenue.

Tony Scarton, 401 North Scribner, Grapevine, owns property on Hudgins Street and two lots on North Scribner and spoke in opposition to the change from High Intensity to Low Intensity on these properties.

Kenneth H. Davis, 4345 Crestwood Court, Grapevine spoke in opposition to the proposed change of the designation of his property from “RL” Residential Low Density to “RM” Residential Medium Density.

Mitchell Launius, 4329 Crestwood Court, Grapevine spoke in opposition to the proposed change of the designation of his property from “RL” Residential Low Density to “RM” Residential Medium Density.

Director Marohnic answered questions from Council.

Adair Foust, 121 East College Street, Grapevine spoke in opposition of the change in her property’s designation from “LC” Low Intensity Commercial to “RL” Residential Low Density.

Eight letters in support, 33 letters in opposition and three letters with a neutral position were provided to the City Council and Planning and Zoning Commission.

Motion was made to close the public hearing.

Motion: Parker

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

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

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

During the break City Attorney Matthew C.G. Boyle moved from the audience to the dais. Assistant City Attorney Kaitlen Cerney left the meeting.

#### Item 6. Citizen Comments

Georjean Sherriff, 3705 Oakwood Drive, Grapevine highlighted the awards bestowed on the City and local businesses in the Dallas Morning News "Best in DFW" people's choice awards.

#### NEW BUSINESS

Item 7. Consider the award of an informal request for quote for William D. Tate Avenue Landscape and Irrigation Median Enhancements from Clean Scapes Enterprise Inc., and take any necessary action.

Assistant Parks and Recreation Director Trent Kelley presented this item and described the proposed upgrades to the medians along William D. Tate Avenue from Dallas Road to State Highway 114. Mr. Kelley answered questions from Council.

Motion was made to approve the award of an informal request for quote for William D. Tate Avenue Landscape and Irrigation Median Enhancements from Clean Scapes Enterprise Inc., and to take any necessary action.

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

Item 8. Consider **Resolution No. 2025-020** authorizing the acceptance of funds for the State of Texas, Office of the Governor, Crimes Against Women Formula Grants Program for Fiscal Year 2026, and take any necessary action.

Police Chief Mike Hamlin presented this item to Council and reported this is the second year of this grant which will provide a portion of the salary for a detective position in the Criminal Investigation Division.

Motion was made to approve **Resolution No. 2025-020** authorizing the acceptance of funds for the State of Texas Office of the Governor, Crimes Against Women Formula Grants Program for Fiscal Year 2026, and take any necessary action.

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

#### RESOLUTION NO. 2025-020

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, OFFICE OF THE GOVERNOR, VIOLENCE AGAINST WOMEN FORMULA GRANT PROGRAM, FOR A SECOND YEAR, HERINAFTER REFERRED TO AS THE "GRANT PROGRAM"; AND CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; 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. Council Member Duff O'Dell requested item 12 be removed from consent. This item was considered after the remaining consent agenda items.

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

#### Item 9. Consider the renewal of an annual contract for IWT contract management software license fees from Euna Solutions.

Chief Financial Officer Jeff Strawn recommended approval of the renewal of an annual contract for IWT contract management software for an amount not to exceed \$26,000.

Motion was made to approve the consent agenda.

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

Nays: None  
Approved: 7-0

Item 10. Consider the renewal of an Interlocal Agreement with the cities of Colleyville, Southlake, and Keller for the Metroport Teen Court.

Chief Financial Officer Strawn recommended approval of the renewal of the annual agreement for the Metroport Teen Court for an annual amount of \$36,000.

Motion was made to approve the consent agenda.

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

Item 11. Consider the purchase of tuition for three firefighters to attend a paramedic certification program at the School of EMS.

Fire Chief Darrell Brown recommended approval of the purchase of tuition for three firefighters to attend a certification program at the School of EMS for a total amount not to exceed \$24,750.

Motion was made to approve the consent agenda.

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

Item 13. Consider the purchase of dedicated lighting for Bark Park paddocks from Voss Lighting.

Director of Parks and Recreation Chris Smith recommended approval of the purchase of dedicated lighting for the Bark Park paddocks for an estimated amount of \$26,650.

Motion was made to approve the consent agenda.

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

Item 14. Consider the purchase of eight mobile radios for Police Department patrol vehicles from Motorola Solutions Inc.

Police Chief Hamlin recommended approval of the purchase of eight mobile radios for an amount not to exceed \$42,862.

Motion was made to approve the consent agenda.

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

Item 15. Consider the purchase of the annual license renewal of forensic software from Magnet Forensics.

Police Chief Hamlin recommended approval of the renewal of licenses for forensic software for a total amount not to exceed \$18,620.

Motion was made to approve the consent agenda.

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

Item 16. Consider the purchase of ammunition from Precision Delta Corp.

Police Chief Hamlin recommended approval of the purchase of ammunition for firearms training and qualification on an as-needed basis throughout the year for an annual estimated amount of \$58,148.

Motion was made to approve the consent agenda.

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

Item 17. Consider the purchase of mobile police training structures from Mobile Police Training.

Police Chief Hamlin recommended approval of the purchase of mobile police training structures for an amount not to exceed \$124,245.

Motion was made to approve the consent agenda.

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

Nays: None  
Approved: 7-0

Item 18. Consider renewal of an annual contract for ergonomic workplace solutions from Vari Sales Corporation.

Director of Public Works Bryan Beck recommended approval of the renewal of the annual contract for ergonomic workplace solutions to be purchased on an as-needed basis for an annual estimated amount of \$75,000.

Motion was made to approve the consent agenda.

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

Item 19. Consider approval to declare certain property as surplus property and authorize their sale through public auction.

Director of Public Works Beck recommended declaring four items as surplus property and authorizing their sale through public auction.

Motion was made to approve the consent agenda.

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

Item 20. Consider the minutes of the November 4, 2025 Regular City Council meeting.

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

Motion was made to approve the consent agenda.

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

Council considered item 12 next.

Item 12. Consider **Resolution No. 2025-021** allowing for the donation of 15 sets of surplus personal protective equipment and eight pairs of boots to the Sherwood Shores Volunteer Fire Department.

Fire Chief Brown answered questions from City Council and recommended approval of the donation of 15 sets of surplus personal protective equipment and eight pairs of boots to the Sherwood Shores Volunteer Fire Department.

Motion was made to approve **Resolution No. 2025-021** allowing for the donation of 15 sets of surplus personal protective equipment and eight pairs of boots to the Sherwood Shores Volunteer Fire Department.

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

#### RESOLUTION NO. 2025-021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DECLARING CERTAIN PROPERTY AS SURPLUS; PROVIDING FOR THE DONATION OF SAID PROPERTY TO THE SHERWOOD SHORES VOLUNTEER FIRE DEPARTMENT AND PROVIDING AN EFFECTIVE DATE

#### PLANNING AND ZONING COMMISSION RECOMMENDATIONS

##### Item 21. Transit District Overlay (TDO) Boundary Amendments **AM25-03A**

Chairman Oliver reported the Commission approved the Transit District Overlay (TDO) Boundary Amendments with a vote of 7-0.

Motion was made to approve the **AM25-03A** Transit District Overlay (TDO) boundary Amendments and **Ordinance No. 2025-081**.

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

#### ORDINANCE NO. 2025-081

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING ZONING ORDINANCE NO. 82-73, AS AMENDED, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING SECTION 41.B., TRANSIT DISTRICT OVERLAY OF THE ZONING ORDINANCE FOR THE PURPOSE OF AMENDING THE BOUNDARIES OF THE OVERLAY (AM25-03A); REPEALING CONFLICTING

ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Item 22. Transit District Overlay (TDO) Text Amendments **AM25-03B**

Chairman Oliver reported the Commission approved the Transit District Overlay (TDO) Text Amendments with a vote of 7-0.

Motion was made to approve the **AM25-03B** Transit District Overlay (TDO) Text Amendments and **Ordinance No. 2025-082**.

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

ORDINANCE NO. 2025-082

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE NO. 82-73, AS AMENDED, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING SECTION 12, *DEFINITIONS*, SECTION 41.B., *TRANSIT DISTRICT OVERLAY* (TDO), AND SECTION 56, OFF-STREET PARKING REQUIREMENTS OF THE ZONING ORDINANCE FOR THE PURPOSE OF ADDING DEFINITIONS; AND TO CLARIFY LANGUAGE, APPLICATION PROCESSES, PERMITTED USES, AND ASSOCIATED PARKING REQUIREMENTS FOR LAND USES WITHIN THE OVERLAY (AM25-03B); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000); PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

Item 23. Land Use Plan (Future Land Use Map) Amendments **MP24-01 (Map 2)**

Chairman Oliver reported the Commission voted to table this item to the January 20, 2026 Joint Meeting with a vote of 7-0.

City Council discussed this item.

Motion was made to **table** the Land Use Plan (Future Land Use Map) Amendments MP24-01 (Map 2) to the January 20, 2026 Joint Meeting.

Motion: Coy

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:50 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 2nd day of December, 2025.a

APPROVED:



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

ATTEST:



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

