

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 December, 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
Erica Marohnic	Planning Services Director
Tara Brooks	City Secretary

Item 1. Call to Order

Mayor William D. Tate called the regular meeting to order at 7:30 p.m.

Item 2. Invocation and Pledge of Allegiance

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

## JOINT PUBLIC HEARINGS

### Item 2. Conditional Use Permit **CU25-43** and Planned Development Overlay **PD25-05** (McMillian James Equipment Company)

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic updated the Commission and Council of the previous requests for this property and the current request to amend the previously approved conditional use permit CU19-09 (Ordinance No. 2019-026) of a planned business park, which included an office/warehouse building on the property located at 1044 Texan Trail; and to amend the previously approved conditional use permit CU05-26 (Ordinance No. 2005-046) for a planned business park on the property located at 1026 Texan Trail. This request for conditional use permit CU25-43 is to amend the previously approved site plans as sited by shifting the existing lot line between Lots 3R and 5R in order to move 19 existing parking spaces from 1026 Texan Trail to 1044 Texan Trail. The applicant is also requesting a planned development overlay PD25-05 for 1044 Texan Trail (Lot 5R, Block 1 Grapevine Station Addition) to deviate from minimum required parking. The subject property is currently zoned "BP", Business Park District.

Applicant representative Patrick Hazard with Merriman Anderson Architects outlined the company's growth and explained the need for the increase in office space, He also explained the sufficiency of the number of parking spaces.

Applicant owner Robert McMillian answered questions from the Commission and Council.

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

With no other joint hearing items on the agenda, the Planning and Zoning Commission recessed to the Planning and Zoning Commission Conference Room, Second Floor, to consider their published agenda items.

City Council remained in session in the Council Chambers to consider the remaining items on their published agenda.

### Item 3. Citizen Comments

Joy Kajiwara, 915 Wildwood Lane, Grapevine described issues building a home on their property due to a utility easement and requested assistance from the City.

Ric Clark, 2603 Lone Star Lane, Grapevine thanked the Parks and Recreation staff for the Active Adult Annual Christmas Party that was held on December 15. Mr. Davis specifically praised the Parks and Recreation staff including Chris Smith, Trent Kelley, Megan Varner, Andrew Yuhanna, Sherard Williams, Rachel Corn, Dawn Perry, Kaye Taylor, Nancy Horvath, Steve Feeny, Larry McKenzie, Larry Bird, Jennifer Kasher, and Natasha Gale. Mr. Clark also thanked Council Member Duff O'Dell and Assistant City Manager Jennifer Hibbs for their dedication to the City.

### NEW BUSINESS

#### Item 4. Consider a construction contract for improvements to the Minnow Loop parking area with PaveCon, Ltd., and take any necessary action.

Parks and Recreation Director Chris Smit outlined the work that will be completed as part of the Minnow Loop parking area project, including the installation of boulders around the perimeter of the area, completion of a fire lane, creation of emergency access for public safety response, 45 new parking spaces, the limitation of parking in the natural grass area and the installation of gates to limit parking outside of events and tournaments times. The proposed project cost is not to exceed \$275,755.33.

Council discussed this item and Director Smith answered questions.

Motion was made to approve a construction contract for improvements to the Minnow Loop parking area with PaveCon, Ltd.

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

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

### PLANNING AND ZONING COMMISSION RECOMMENDATIONS

#### Item 15. Conditional Use Permit **CU25-43** (McMillian James Equipment Company)

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

Motion was made to approve Conditional Use Permit **CU25-43** McMillian James Equipment Company and **Ordinance No. 2025-088**.

Motion: Coy

Second: Slechta

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

Nays: None

Approved: 7-0

ORDINANCE NO. 2025-088

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU25-43 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU05-26 (ORDINANCE NO. 2005-046) AND CU19-09 (ORDINANCE NO. 2019-026) FOR A PLANNED BUSINESS PARK TO ALLOW FOR THE CONSTRUCTION OF AN OFFICE BUILDING AND AN OFFICE/WAREHOUSE BUILDING ON TWO LOTS; TO REVISE THE COMMON NORTHERN LOT LINE OF LOT 5R, BLOCK 1 (1044 TEXAN TRAIL) NORTHWARD, TRANSFERRING 19 EXISTING PARKING SPACES OR 4,541 SQUARE FEET OF AREA FROM LOT 3R, BLOCK 3 (1026 TEXAN TRAIL) TO BLOCK 1, LOT 5R, GRAPEVINE STATION ADDITION (1044 TEXAN TRAIL) IN A DISTRICT ZONED "BP", BUSINESS PARK 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 16. Planned Development Overlay **PD25-05** (McMillian James Equipment Company)

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

Motion was made to approve the **PD25-05** (McMillian James Equipment Company) and **Ordinance No. 2025-089**.

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

ORDINANCE NO. 2025-089

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD25-05 TO DEVIATE FROM, BUT NOT BE LIMITED TO, A REDUCTION IN MINIMUM REQUIRED PARKING AS LISTED IN SUBSECTION K, OFF-STREET PARKING IN SECTION 32, "BP", BUSINESS PARK DISTRICT, AND SECTION 56, OFF-STREET PARKING REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE, NO. 82-73 FOR LOT 5R, BLOCK 1, GRAPEVINE STATION ADDITION (1044 TEXAN TRAIL) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 17. Zoning Change Application **Z25-06** (1109 Airline Drive)

The public hearing relative to an application submitted by the City of Grapevine requesting to rezone one lot, being 0.23 acres, from the "PO", Professional Office District to the "R-7.5", Single-Family Residential District was held on October 21, 2025. Consideration of the Planning and Zoning Commission recommendation and **Ordinance No. 2025-077** were tabled to this meeting.

The applicant requested to table further consideration to the March 17, 2026 Joint Meeting.

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

Motion was made to table Zoning Change Application **Z25-06** (1109 Airline Drive) and **Ordinance No. 2025-077** to the March 17, 2026 Joint Meeting per the request of the applicant.

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

City Council considered the consent agenda items next.

### 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 of the items from the consent agenda.

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

#### Item 5. Consider the sole source purchase of Knox Key Secure Systems from Knox Associates Inc.

Fire Chief Darrell Brown recommended approval of the purchase of 17 Knox Key Secure systems to upgrade existing apparatus for an amount not to exceed \$25,004.

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 6. Consider a firework permit for the Harrison Celebration of Life at Paradise Cove on Friday, December 19, 2025.

Fire Chief Brown recommended approval of a firework permit for an event to held at Paradise Cove at Lake Grapevine on December 19 for the Harrison Celebration of Life.

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 7. Consider the renewal of an annual contract for book leasing services with the Brodart Company.

Library Director Leigh Kapsos recommended approval of the renewal of the annual contract for book leasing services for an annual amount not to exceed \$32,451.

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 8. Consider the renewal of annual sole source contracts for public safety radio maintenance with the Cities of North Richland Hills and Colleyville.

Police Chief Mike Hamlin recommended approval of the renewal of the annual sole source contracts with the City of North Richland Hills to coordinate the maintenance contract with Motorola and the City of Colleyville to maintain the radio infrastructure for a combined total estimated amount of \$232,800.

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 9. Consider an interlocal agreement for the City of Grapevine Police Department to provide detention services for the City of Roanoke.

Police Chief Hamlin recommended approval of an interlocal agreement to provide detention services for the City of Roanoke. Roanoke will pay \$94,771 annually for the booking of arrestees and \$50,000 for their transportation.

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 purchase of decorative light poles and fixtures from Dealers Electrical Supply.

Public Works Director Bryan Beck recommended approval of the purchase of decorative light poles and fixtures to replace poles at the intersection of William D. Tate Avenue and

State Highway 114 and the intersection of Texan Trail and State Highway 114 for an amount not to exceed \$24,090.

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 renewal of Request for Bid 05-24 annual contract for directional drilling services with Predur Underground Construction, Inc.

Public Works Director Beck recommended approval of the renewal of the annual contract for directional drilling services for utility projects and fiber optic conduit installations throughout the City for an annual estimated amount of \$150,000.

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 12. Consider the payment of the annual Texas Commission on Environmental Quality Water System Fee.

Public Works Director Beck recommended approval of the annual payment of \$62,421 required by the Texas Commission on Environmental Quality to operate the Water Treatment Plant.

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 an engineering contract for the Water and Wastewater Impact Fee Update with Freese and Nichols, Inc. and **Ordinance No. 2025-087** appropriating the funds.

Public Works Director Beck recommended approval of the engineering contract for an estimated amount of \$170,000 to review the Water and Wastewater Impact Fee Update as required by State law. The proposed ordinance will appropriate the funds in the Utility Enterprise Fund.

Motion was made to approve the consent agenda.

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

ORDINANCE NO. 2025-087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$170,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 14. Consider the minutes of the December 2, 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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:06 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 6th day of January, 2026.

APPROVED:

  
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William D. Tate, Mayor

ATTEST:

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

