

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 19th day of November, 2019 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

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

Larry Oliver	Chairman
BJ Wilson	Vice Chairman
Monica Hotelling	Member
Jim Fechter	Member
Beth Tiggelaar	Member
Gary Martin	Member
Dennis Luers	Member
Traci Hutton	Alternate Member
David Hallberg	Alternate Member

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

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Matthew C.G. Boyle	Assistant City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 7:01 p.m.

Item 1. Executive Session

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

- A. Real property relative to deliberation to the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
- B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 7:04 p.m. The closed session ended at 7:13 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072 or 551.087. City Manager Bruno Rumbelow stated there was no action necessary.

REGULAR MEETING

Call to Order

Mayor Tate called the regular meeting to order at 7:30 p.m. in the City Council Chambers.

Item 2. Invocation and Pledge of Allegiance

Commissioner Dennis Luers delivered the Invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Zoning Change Application **Z19-05** (2701 North Grapevine Mills Boulevard)

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Ron Stombaugh reported the applicant was requesting to rezone 2.70 acres from "R-MF-2" Multifamily District to "CC" Community Commercial District for the development of an office building. This item was presented in conjunction with Item 4 - Conditional Use Permit CU19-29 (Cross Creek Apartments) and Final Plat of Lots 1R1 and 2, Block 1, Mills Run Addition.

Applicant Jonathan Vinson with VCT Capital Partners presented this item along with Item 4 and answered questions from Council.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Wilson

Second: Hotelling
Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Martin, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

Item 4. Conditional Use Permit **CU19-29** (Cross Creek Apartments) and **Final Plat** of Lots 1R1 and 2, Block 1, Mills Run Addition

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Stombaugh reported the applicant was requesting to a conditional use permit to amend the previously approved site plan of CU98-15 (Ordinance No. 1998-55) to allow the subject site to be subdivided, to reduce the quantity of required parking spaces, and to replat Lot 1R, Block 1, Mills Run Addition. The subject property is located at 2701 North Grapevine Mills Boulevard and is currently zoned "R-MF-2" Multifamily District. This item was presented in conjunction with Item 3 - Zoning Change Application **Z19-05** (2701 North Grapevine Mills Boulevard).

Applicant Jonathan Vinson with VCT Capital Partners presented this item along with Item 3 and answered questions from Council.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Luers
Second: Wilson
Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Martin, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

Item 5. Zoning Change Application **Z19-06** (Summit Climbing Gym)

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Stombaugh reported the applicant was requesting to rezone 2.976 acres from "PID" Planned Industrial Development District to "CC" Community Commercial District for the development of a climbing gym. The subject property is located at 3105 William D Tate Avenue.

Applicant Timothy Carroll of Summit Climbing Gym presented this item.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Wilson
Second: Martin
Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Martin, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

Item 6. Historic Landmark District **HL19-02** (212 East Texas Street)

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Stombaugh reported the City was requesting to designate the property located at 212 East Texas Street as a historical landmark sub-district. The Historic Preservation Commission adopted the designation at their September 15, 2019 meeting.

Jon Michael Franks, 412 East Wall Street, Grapevine spoke in opposition to the request for a historic landmark designation.

There was no correspondence to report.

Motion was made to close the public hearing.

Motion: Wilson
Second: Luers
Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Martin, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

Nays: None
Approved: 7-0

Mayor Tate announced the Planning and Zoning Commission would recess to the Planning and Zoning Conference Room to consider published business.

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

Item 7. Citizen Comments

There was no one wishing to speak during citizen comments.

NEW BUSINESS

Item 8. Consider **Resolution No. 2019-033** amending the Grapevine Senior Advisory Committee Board meeting times.

Parks and Recreation Director Kevin Mitchell presented this item to Council. The resolution will change the meeting dates for the Grapevine Senior Advisory Committee Board from six months a year to quarterly. Council Member O'Dell provided background on this change.

Motion was made to adopt Resolution No. 2019-033 amending the Grapevine Senior Advisory Committee meeting times to quarterly.

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

RESOLUTION NO. 2019-033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS PROVIDING FOR THE ESTABLISHMENT OF A SENIOR CITIZENS ADVISORY BOARD; PROVIDING FOR THE DUTIES AND RESPONSIBILITIES OF THE BOARD; PROVIDING FOR MEMBERSHIP, TERMS AND APPOINTMENTS THEREOF; PROVIDING FOR THE ELECTION OF OFFICERS AND PROVIDING AN EFFECTIVE DATE

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. There were no requests to remove any 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 9. Consider the renewal of an annual contract for book leasing services with the Brodart Company.

Library Director Ruth Chiego recommended approval of the renewal of the annual contract for book leasing services in an amount not to exceed \$23,329.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider the renewal of an annual contract for the Taser warranty plan with Axon Enterprises, Inc.

Police Chief Mike Hamlin recommended approval of the renewal of the annual contract for the warranty plan for 100 Taser brand conducted energy devices for \$19,055.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider a contract for the Dallas Road construction management, inspection and record keeping to Neo Construction Services, LLC.

Public Works Director Bryan Beck recommended approval of the agreement for construction management, inspection and record keeping for the Dallas Road project for an amount not to exceed \$252,000.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider Amendment No. 1 for engineering services related to the Water Treatment Plant raw water line and pump station siting study with Parkhill, Smith & Cooper, Inc., and **Ordinance No. 2019-076** appropriating funds.

Public Works Director Beck recommended approval of the amendment to the engineering services agreement related to the Water Treatment Plant raw water line and pump station siting study. The additional funds will not exceed \$23,714.83.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2019-076

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$23,714.83 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider approval of a sole source purchase of a 2019 Capacity Sabre Yard truck from Southwest International Trucks, Inc.

Public Works Director Beck recommended approval of the purchase of a 2019 Capacity Sabre Yard truck in an amount not to exceed \$108,098. The truck will be used by the Public Works Utility Department for use at the Wastewater Treatment Plant.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the minutes of the November 5, 2019 Regular City Council meeting.

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

Motion was made to approve the consent agenda as presented.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 15. Zoning Change Application **Z19-05** (2701 North Grapevine Mills Boulevard)

Chairman Oliver reported the Planning and Zoning Commission approved the zoning change application with a vote of 7-0.

Motion was made to approve Zoning Change Application Z19-05 and Ordinance No. 2019-077.

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

ORDINANCE NO. 2019-077

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z19-05 ON A TRACT OF LAND OUT OF THE JAMES GIBSON SURVEY, ABSTRACT 587 AND THE HENRY SUGGS SURVEY, ABSTRACT 1415, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE (2701 NORTH GRAPEVINE MILLS BOULEVARD); ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-MF-2" MULTIFAMILY DISTRICT TO "CC" COMMUNITY COMMERCIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 16. Conditional Use Permit **CU19-29** (Cross Creek Apartments)

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

Motion was made to approve Conditional Use Permit CU19-29 and Ordinance No. 2019-078.

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

ORDINANCE NO. 2019-078

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU19-29 FOR LOT 1R1, BLOCK 1A, MILLS RUN ADDITION (2701 GRAPEVINE MILLS BOULEVARD NORTH), TO AMEND PREVIOUSLY APPROVED SITE PLAN CU98-15 (ORDINANCE NO. 1999-173) FOR A 392 UNIT MULTIFAMILY DEVELOPMENT SPECIFICALLY TO ALLOW FOR A 2.70 ACRE REDUCTION OF THE SUBJECT SITE AND TO REDUCE THE OVERALL QUANTITY OF PARKING SPACES FOR AN EXISTING MULTIFAMILY DEVELOPMENT IN A DISTRICT ZONED "R-MF-2" MULTIFAMILY 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 17. Final Plat of Lots 1R1 and 2, Block 1, Mills Run Addition

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

Motion was made to approve the Statement of Findings and the Final Plat of Lots 1R1 and 2, Block 1, Mills Run Addition.

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

Item 18. Zoning Change Application **Z19-06** (Summit Climbing Gym)

Chairman Oliver reported the Planning and Zoning Commission approved the zoning change application with a vote of 7-0.

Motion was made to approve Zoning Change Application Z19-06 and Ordinance No. 2019-079.

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

ORDINANCE NO. 2019-079

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z19-06 ON A TRACT OF LAND OUT OF THE JAMES CATES SURVEY, ABSTRACT 315, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE (3105 WILLIAM D. TATE AVENUE); ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PID" PLANNED INDUSTRIAL DEVELOPMENT DISTRICT TO "CC" COMMUNITY COMMERCIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 19. Historic Landmark District **HL19-02** (212 East Texas Street)

Chairman Oliver reported the Planning and Zoning Commission approved the historic landmark district with a vote of 7-0.

Motion was made to approve Historic Landmark District HL19-02 and Ordinance No. 2019-080.

Motion: Freed
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, and Slechta
Nays: O'Dell and Leal
Approved: 5-2

ORDINANCE NO. 2019-080

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING HISTORIC LANDMARK SUBDISTRICT HL19-02 DESIGNATING THE AREA OF 212 EAST TEXAS STREET AND PLATTED AS LOT 1, BLOCK 36, CITY OF GRAPEVINE, ABSTRACT 422, WILLIAM DOOLEY SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "CBD" CENTRAL BUSINESS DISTRICT; PROVIDING FOR THE ADOPTION OF THE WITHROW-TIDWELL HOUSE HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 20. Final Plat of Lot 1, Block 1, Cate Addition

Chairman Oliver reported the Planning and Zoning Commission approved the final plat application submitted by Bobby Cate requesting to plat one lot for property located at 1556 Gravel Circle.

Motion was made to the final Statement of Findings and Final Plat of Lot 1, Block 1, Cate Addition.

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

Item 21. Amended Plat of Lots 1A1, 3A1, 3A2, 5AR1 and 5AR2, Block A, Grapevine Mills Crossing Addition

Chairman Oliver reported the Planning and Zoning Commission approved the amended plat application submitted by Billingsly requesting to revise Lot 1A, 3A, 4A, 5A1 and 5A2,

Block A, Grapevine Mills Crossing Addition located at south side of Grapevine Mills Boulevard west of State Highway 121.

Motion was made to the final Statement of Findings and Amended Plat of Lots 1A1, 3A1, 3A2, 5AR1 and 5AR2, Block A, Grapevine Mills Crossing Addition.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:17 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 3rd day of December, 2019.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

