CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JULY 21, 2020

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

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on July 21, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and Planning and Zoning Commission Members may attend this meeting in person.

There will be no public access to the location described above. The meeting will be livestreamed on the City's website at www.grapevinetexas.gov.

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at www.grapevinetexas.gov.

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 212 901 780#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Monday, July 20, citizens can submit a Citizen Appearance request form from the City's website at https://www.grapevinetexas.gov/89/Agendas-Minutes. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received. The deadline to submit requests will be 5:00 pm on Tuesday, July 21.

Written comments can also be submitted via email to Susan Batte at sbatte@grapevinetexas.gov. All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

6:45 p.m.	Dinner – City Council Conference Room
7:15 p.m.	Call to Order of City Council Meeting – City Council Chambers
7:15 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 7:15 p.m. – City Council Chambers

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:

   A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.

   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.

   City Council to reconvene in open session in the City Council Chambers and take any necessary action relative to items discussed in Executive Session.

REGULAR MEETING: 7:30 p.m. – City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Dennis Luers

JOINT PUBLIC HEARINGS

3. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) and **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by SWC Building LP requesting a planned development overlay to deviate from, but not limited to, lot depth, ROW width and radius, and front yard setback. The subject property is located at 1708 Dunn Street and is currently zoned "R-7.5" Single Family District.

4. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Thiel & Thiel Inc. requesting a conditional use permit to allow for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, and outdoor speakers in conjunction with a golf course clubhouse. The subject property is located at 3800 Fairway Drive and is currently zoned "GU" Governmental Use District.

5. Zoning Change Application **Z20-01** and Conditional Use Permit **CU20-12** (El Super Express) – City Council and Planning and Zoning Commission to conduct a public

hearing relative to an application submitted by Rafeal Mora Deniz requesting to rezone 1.18 acres from "LI" Light Industrial District to "CC" Community Commercial District. The applicant is also requesting a conditional use permit to amend the previously approved site plan of CU95-34 (Ordinance No. 1996-00) to allow for the possession, retail sale, storage, and off-premise consumption of alcoholic beverages (beer and wine only), and outside seating in conjunction with a convenience store. The subject property is located at 2151 Ira E. Woods Avenue.

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

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

CITIZEN COMMENTS

6. 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. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

PRESENTATIONS

7. Emergency Management Coordinator to present update on COVID-19 pandemic.

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.

8. Consider the purchase of roof rehabilitation and restoration services and from Weatherproofing Services for the Palace Arts Center – Lancaster and **Ordinance No. 2020-029** appropriating funds. Convention and Visitors Director recommends approval.

9. Consider the award of an annual contract for drug testing and occupational health services with Concentra Health Services. Human Resources Director recommends approval.

10. Consider the purchase of additional virtual desktop infrastructure server storage from Unique Digital. Chief Technology Officer recommends approval.

11. Consider the purchase of two hosts for new virtual desktop infrastructure (VDI) environment server storage from General Datatech, LP. Chief Technology Officer recommends approval.

12. Consider the purchase of Koha integrated library system by Bywater Solutions, and procurement of all integrated library system requirements to replace the current integrated library system. Library Director recommends approval.

13. Consider the purchase of communications equipment and services for the Grapevine Public Safety Dispatch Center from Motorola Solutions for the Police Department. Police Chief recommends approval.

14. Consider the renewal of an annual contract for preventative roof maintenance with Tremco/Weatherproofing Technologies, Inc. Public Works Director recommends approval.

15. Consider the renewal of annual contracts for equipment rental services to Fox Rental and RDO Equipment. Public Works Director recommends approval.

16. Consider a sole source purchase of a pump repair at Dove 2 Lift Station from Precision Pump Systems. Public Works Director recommends approval.

17. Consider the minutes of the July 7, 2020 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.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

18. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-033**, if applicable, and take any necessary action.

19. **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

20. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-030**, if applicable, and take any necessary action.

21. Zoning Change Application **Z20-01** (El Super Express) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-031**, if applicable, and take any necessary action.

22. Conditional Use Permit **CU20-12** (El Super Express) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-032**, if applicable, and take any necessary action.

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 July 17, 2020 by 5:00 p.m.

Tara Brooks, TRMC, CRM
City Secretary

This meeting can be adjourned and reconvened, if necessary, the following regular business day.

CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JULY 21, 2020

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on July 21, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and Planning and Zoning Commission Members may attend this meeting in person.

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CALL TO ORDER: 7:00 p.m. - Planning and Zoning Commission Conference Room

BRIEFING SESSION

The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 124 325 909#.

1. Conduct Oaths of Office for reappointed Commission Members.

2. Elect a Chairman and Vice-Chairman.

3. Planning and Zoning Commission to conduct a briefing session to discuss all items scheduled on tonight's agenda. No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

<u>JOINT MEETING WITH CITY COUNCIL</u>: 7:30 p.m. - City Council Chambers

The public toll-free dial-in number to participate in the joint telephonic meeting is 1-210-469-4097. The audio conference PIN is 212 901 780#.

4. Invocation and Pledge of Allegiance: Commissioner Dennis Luers

<u>JOINT PUBLIC HEARINGS</u>

5. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) and **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by SWC Building LP requesting a planned development overlay to deviate from, but not limited to, lot depth, ROW width and radius, and front yard setback. The subject property is located at 1708 Dunn Street and is currently zoned "R-7.5" Single Family District.

6. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Thiel & Thiel Inc. requesting a conditional use permit to allow for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, and outdoor speakers in conjunction with a golf course clubhouse. The subject property is located at 3800 Fairway Drive and is currently zoned "GU" Governmental Use District.

7. Zoning Change Application **Z20-01** and Conditional Use Permit **CU20-12** (El Super Express) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Rafeal Mora Deniz requesting to rezone 1.18 acres from "LI" Light Industrial District to "CC" Community Commercial District. The applicant is also requesting a conditional use permit to amend the previously approved site plan of CU95-34 (Ordinance No. 1996-00) to allow for the possession, retail sale, storage, and off-premise consumption of alcoholic beverages (beer and wine only), and outside seating in conjunction with a convenience store. The subject property is located at 2151 Ira E. Woods Avenue.

<u>REGULAR SESSION</u>: 7:30 p.m. *(Immediately following Joint Public Hearings)* – Planning and Zoning Conference Room

The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 124 325 909#.

CITIZEN COMMENTS

8. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

9. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) – Consider the application and make a recommendation to City Council.

10. **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition – Consider the application and make a recommendation to City Council.

11. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse) – Consider the application and make a recommendation to City Council.

12. Zoning Change Application **Z20-01** (El Super Express) – Consider the application and make a recommendation to City Council.

13. Conditional Use Permit **CU20-12** (El Super Express) – Consider the application and make a recommendation to City Council.

14. Consider the minutes of the May 19, 2020 Regular Planning and Zoning Commission meeting.

NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

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 July 17, 2020 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary

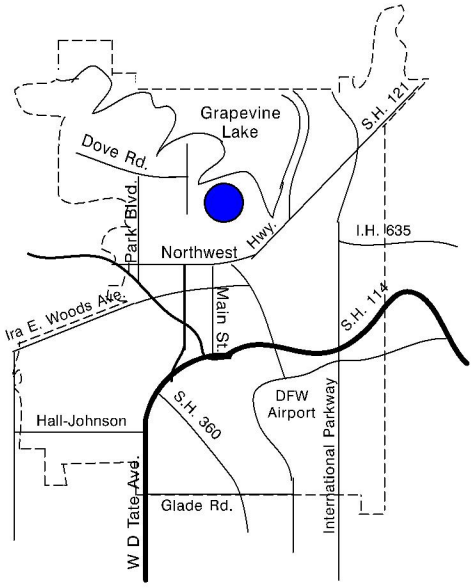
CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER BR
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: JULY 21, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF PLANNED DEVELOPMENT OVERLAY PD20-01, 1708 DUNN STREET



APPLICANT: Ronny Nordling

PROPERTY LOCATION AND SIZE:

The subject property is located at 1708 Dunn Street and proposed to be platted as Los 1-8, Block A, Pecan Ridge Addition. The addition contains 2.0185 acres and has approximately 247 feet of frontage along Dunn Street.

REQUESTED PLANNED DEVELOPMENT OVERLAY AND COMMENTS:

The applicant is requesting a planned development overlay on the subject property to deviate from a reduction in front yard setback, reduction in right-of-way width and reduced lot depth for one lot in the proposed subdivision.

It is the applicant's intent to develop an eight-lot single family detached subdivision on a two-acre tract of land currently accessed from and with frontage upon Dunn Street. If approved, the proposed eight lots will have frontage upon a newly developed street/cul-de-sac (tentatively named Carter Court) approximately 317 feet in length. This proposed subdivision has a density of 3.96 dwelling units per acre—the "R-7.5" Single Family District allows for a maximum of four dwelling units per acre. The average lot size is 8,967 s.f. and the largest proposed lot is 10,878 s.f. in size and the smallest is 7,872 s.f. The "R-7.5" Single Family District establishes a minimum of 7,500 s.f. for the size of a lot.

Given the configuration of the subject property, the applicant is requesting the following items to be considered through the planned development overlay process:

- Reduction in right-of-way from fifty feet to forty feet. The property has a maximum width of 248 feet which cannot support the development of a street with fifty feet of right-of-way and single family lots developed on each side of the street that are a minimum of 100 feet in depth. As has been done on a number of occasions in this type of scenario, the right-of-way is proposed to be reduced to forty feet in width, and a pedestrian access, drainage and utility easement, five feet in depth is placed on each lot in the subdivision. The paved portion of the street still remains at 31 feet (back of curb) and there will be four and one half feet of right-of-way remaining along with the five feet of easement to contain a sidewalk, water, sewer, drainage and any franchise utilities that are necessary.

- Reduction in front yard setback from thirty feet to 25-feet. The applicant proposes to reduce the front yard setback by five feet primarily to provide greater separation from the existing residential development to the south of the proposed development and the new homes to the south of the new street. To maintain consistency in the development the applicant proposes the reduction of five feet throughout the subdivision. To provide greater separation from the new development and established residential development the applicant proposes to increase the rear yard setback from 25-feet to thirty feet.

- Reduction in lot width. The proposed Lot 6 in the subdivision cannot meet the minimum lot depth of 100 feet. Due to a previous small subdivision of the property in the past this lot has a mean depth of 95.4 feet. This is the only lot in the subdivision that needs the planned development overlay consideration for lot depth.

PRESENT ZONING AND USE:

The property is currently zoned “R-7.5” Single Family District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding properties to the north, south, east and west were rezoned from “R-1” Single Family Dwelling District to “R-7.5” Single Family District during the 1984 City rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “R-7.5” Single Family District—single family residences

SOUTH: “R-7.5” Single Family District—single family residences

EAST: "R-7.5" Single Family District—single family residences
WEST: "R-7.5" Single Family District—single family residences

AIRPORT IMPACT:

The subject tract is located within "Zone A" zone of minimal effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. Few activities will be affected by aircraft sounds in Zone A, except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant's proposal is an appropriate use in this noise zone.

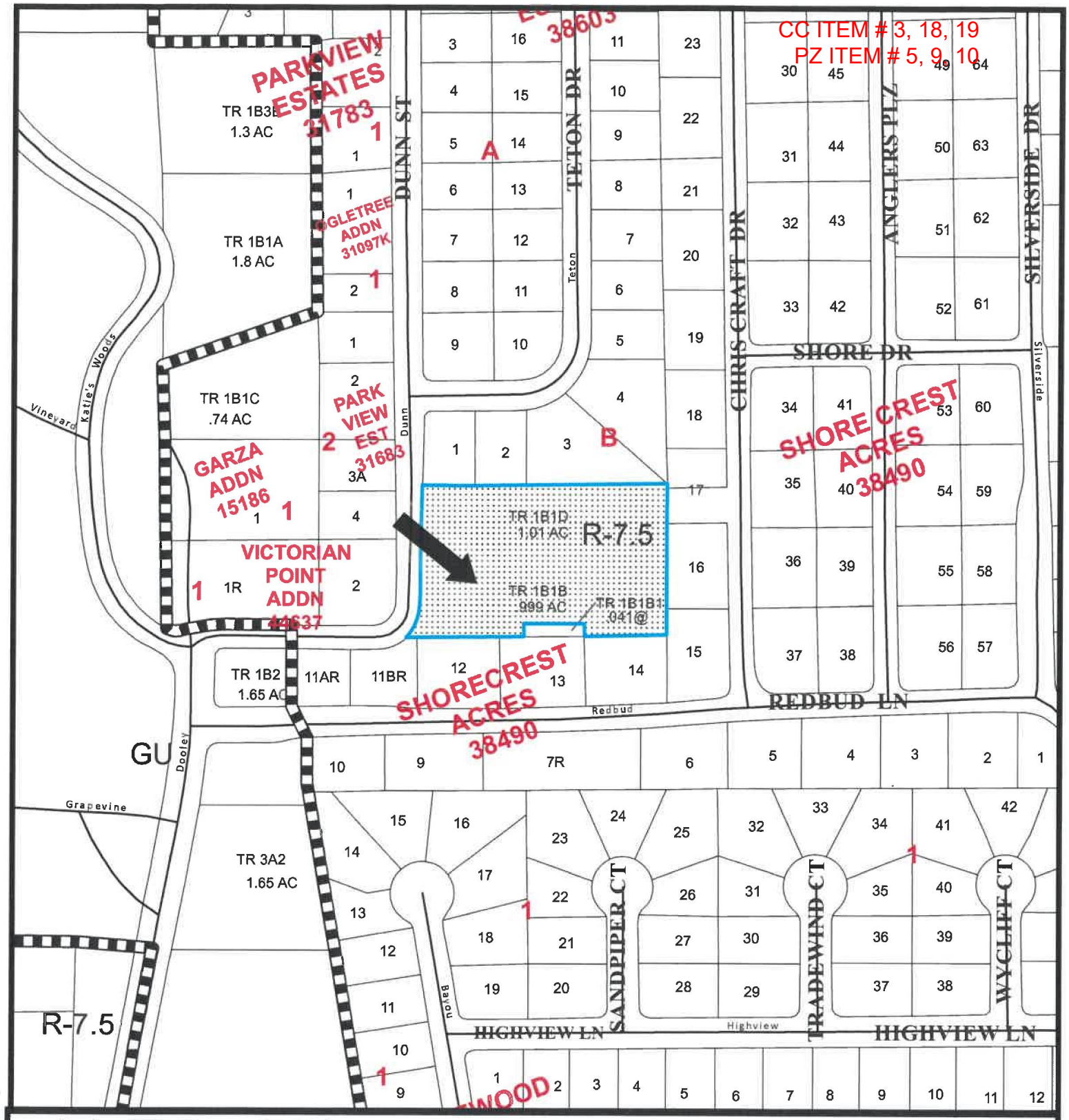
MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a Residential Low Intensity land use. The applicant's proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Dunn Street is not a designated thoroughfare as shown on the City of Grapevine's Thoroughfare Plan.

/rs



0 100 200 300 400 Feet

PD20-01
1708 Dunn Street

Date Prepared: 7/7/2020

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10
PD20-01

CITY OF GRAPEVINE
PLANNED DEVELOPMENT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Ronny Nordling SWC Building LP

Street address of applicant / agent:
7 Greenhill Trail

City / State / Zip Code of applicant / agent:
Trophy Club, Tx 76262

Telephone number of applicant / agent:
817 709 9365

Fax number of applicant / agent:

Email address of applicant / agent
[redacted]

Mobile phone number of applicant / agent
817 709 9365

Applicant's interest in subject property:
Purchase Contract

PART 2. PROPERTY INFORMATION

Street address of subject property
1708 Dunn St Grapevine, Tx

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)

Lot *Block* *Addition* Tract 1 & 2 Samuel Freeman Survey Abstract #520

Size of subject property
2.02 *Acres* 87,926 *Square footage*

Present zoning classification:
R-7.5

Proposed use of the property:
R-7.5

Minimum / maximum district size for request:

Zoning ordinance provision requesting deviation from:
Section 15 R-7.5

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
1708 Dunn, LLC Sherrie Carter Thompson

Street address of property owner:
1213 Norfolk St. Roanoke, Tx 76262

City / State / Zip Code of property owner:

Telephone number of property owner:
817 6027009

Fax number of property owner:

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PZ ITEM # 5, 9, 10
PD20-01

- ❑ *Submit a letter describing the proposed Planned Development and note the request on the site plan document.*
- ❑ *Describe any special requirements or conditions that require deviation of the zoning district regulations.*
- ❑ *Describe whether the proposed overlay will, or will not cause substantial harm to the value, use or enjoyment of other property in the neighborhood.*
- ❑ *Describe how the proposed planned development will add to the value, use or enjoyment of other property in the neighborhood.*
- ❑ *The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.*

- ❑ *All planned development overlay applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.*
- ❑ *All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.*
- ❑ *Any changes to a site plan (no matter how minor or major) approved with a planned development overlay can only be approved by city council through the public hearing process.*
- ❑ *I have read and understand all the requirements as set forth by the application for planned development overlay and acknowledge that all requirements of this application have been met at the time of submittal.*

PART 4. SIGNATURE TO AUTHORIZE PLANNED DEVELOPMENT OVERLAY REQUEST AND PLACE A PLANNED DEVELOPMENT OVERLAY REQUEST SIGN ON THE SUBJECT PROPERTY

Ronny Nordling
Print Applicant's Name:

Ronny Nordling
Applicant's Signature:

The State Of Texas

County Of Denton

Before Me Ashley Herron *(notary)* *on this day personally appeared* Ronny Nordling *(applicant)*

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 29 *day of* May *, A.D.* 2020

NOTARY PUBLIC STATE OF TEXAS
ASHLEY HERRON
My Notary ID # 126194848
Expires April 30, 2022

Ashley H
Notary In And For State Of Texas

* Sherrie Thompson
Print Property Owners Name:

* Sherrie Thompson
Property Owner's Signature:

The State Of Texas

County Of Denton

Before Me Gloria B. Hocking *(notary)* *on this day personally appeared* Sherrie Thompson *(property owner)*

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 29 *day of* May *, A.D.* 2020

GLORIA B. HOCKING
My Notary ID # 124198189-3
Expires May 23, 2023

Gloria B. Hocking
Notary In And For State Of Texas

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By

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

PD20-01

ACKNOWLEDGEMENT

All Planned Development Overlay Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a planned development overlay can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

I have read and understand all of the requirements as set forth by the application for planned development overlay and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant Ronny Nordling

Date: May 29, 2020

* ***Signature of Owner*** Sherrie Thompson

Date: 5/29/2020

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PD20-01

Case Name: SWC Building, LP Pecan Ridge Project
Case Address: 1708 Dunn St Grapevine, Texas 76051

Current/Proposed Legal Description: Tract 1 and 2 of the Samuel Freeman Survey Abst. No. 526 approx. 2.05 acres/ Lots 1-8 Block A Pecan Ridge

Section	Regulation	Proposed Deviation	Explanation
Section 15 G.1.	Depth of front yard, feet-30	Depth of front yard, feet-25	Provide relief from proximity of adjacent property buildings
Section 15 G.5.	Depth of lot 100 ft	Lot 6 avg depth 94 ft	Intrusion of adjacent property causes irregular back depth on Lot 6
Standard Public Works Construction Details	40 ft ROW	31 ft street BC to BC and 5 ft PD UE on each side	Intrusion of adjacent property and deviaiton still meets construction standards
Standard Public Works Construction Details	50 ft cul-de-sac	40 ft turning radius with 5 ft PD UE each side	Intrusion of adjacent property and deviaiton still meets construction standards

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ORDINANCE NO. 2020-033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD20-01 TO DEVIATE FROM FRONT YARD SETBACK, REDUCTION IN RIGHT-OF-WAY WIDTH, AND REDUCED LOT DEPTH REQUIREMENTS IN THE "R-7.5" SINGLE FAMILY DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made requesting issuance of a planned development overlay by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested planned development overlay should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on

light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council of the City of Grapevine, Texas, did consider the following factors in making a determination as to whether this requested planned development overlay should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, all of the requirements of Section 41 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered among other things the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this City; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that there is a public necessity for the granting of this planned development overlay, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that the planned development overlay lessens the congestion in the streets, helps secure safety from fire, panic and other dangers, prevents the overcrowding of land, avoids undue concentration of population, facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this planned development overlay and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this planned development overlay for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

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

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of 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, by granting Planned Development Overlay No. PD20-01 to deviate from front yard setback, right-of-way width, and lot depth in the “R-7.5” Single Family District within the following described property: Lots 1-8, Block A, Pecan Ridge Addition (1708 Dunn Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. The City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

Section 3. That in all other respects the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinance and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. This ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. 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) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. 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 21st day of July, 2020.

APPROVED:

_____
William D. Tate
Mayor

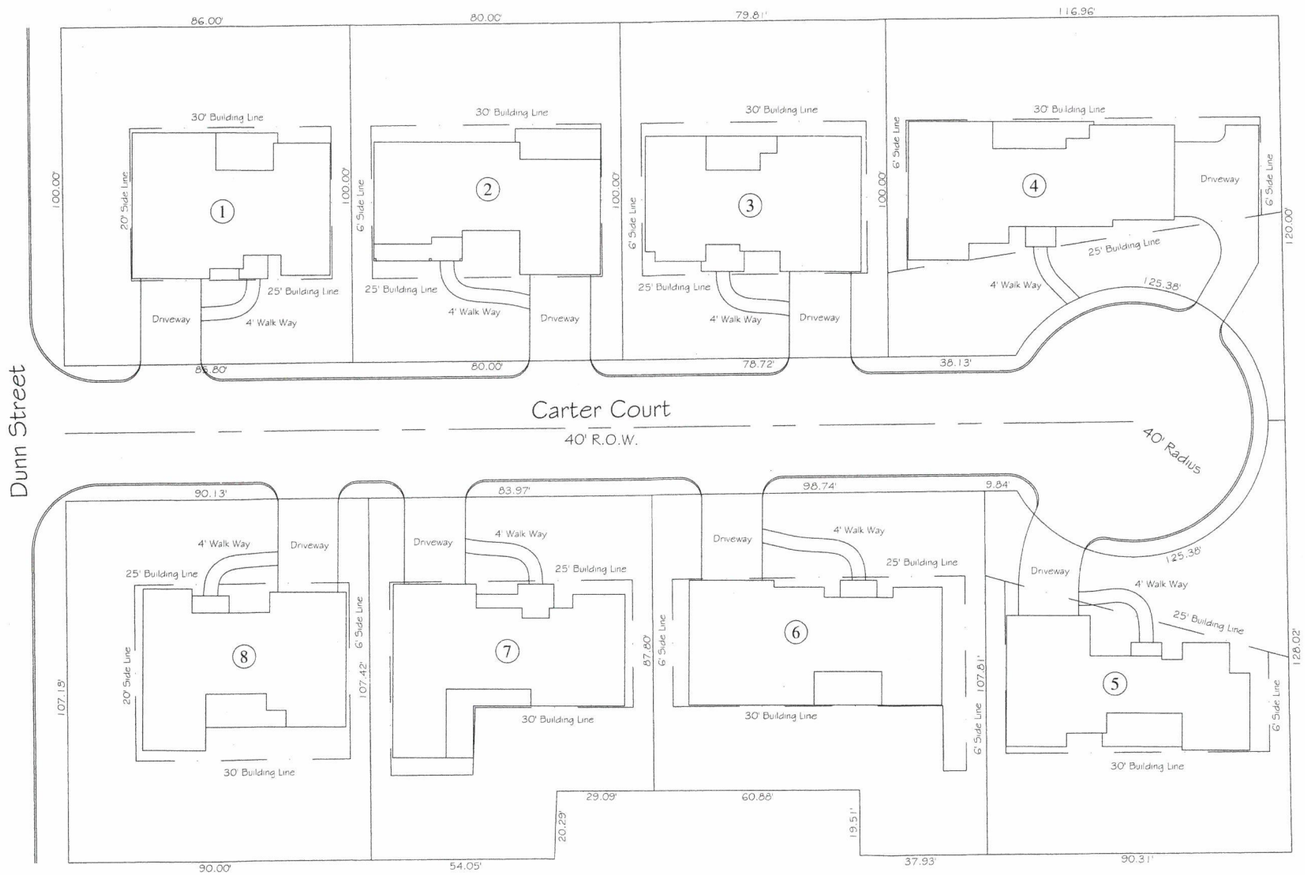
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10



0' 10' 20'

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

Lot Schedule

Lot	Lot Sq. Ft.	Lot Width	Lot Depth	Max Building Lot Coverage	Max Impervious Lot Coverage
1	8594	85.88	100	31.0%	38.0%
2	8000	80	100	29.9%	40.4%
3	7872	78.72	100	32.7%	39.9%
4	10878	116.94	100 100 AVG	27.8%	43.4%
5	8859	90.31	120 108 AVG	28.4%	41.4%
6	9435	98.74	107.81 94 AVG	27.7%	34.6%
7	8436	83.97	107.38 100 AVG	32.2%	39.0%
8	9662	90	107.18	28.4%	35.2%

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF:

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

Robert Johnson Designs
2250 POOL ROAD, SUITE 200
GRAPEVINE, TEXAS 76051
(817) 251-4646

Pecan Ridge - Cal de Sac

8 - R75 Lots

SCALE: AS SHOWN	PLAN #: Carter Ct	PAGE: Floor Plans
DATE: 08 JULY 20		

Planned development overlay PD20-01 is a request to deviate from but not be limited to reduction in front yard setback, reduction in right-of-way width/radius and lot depth.

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

Front Elevation A

*ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER
7.10.20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: _____ OF: _____

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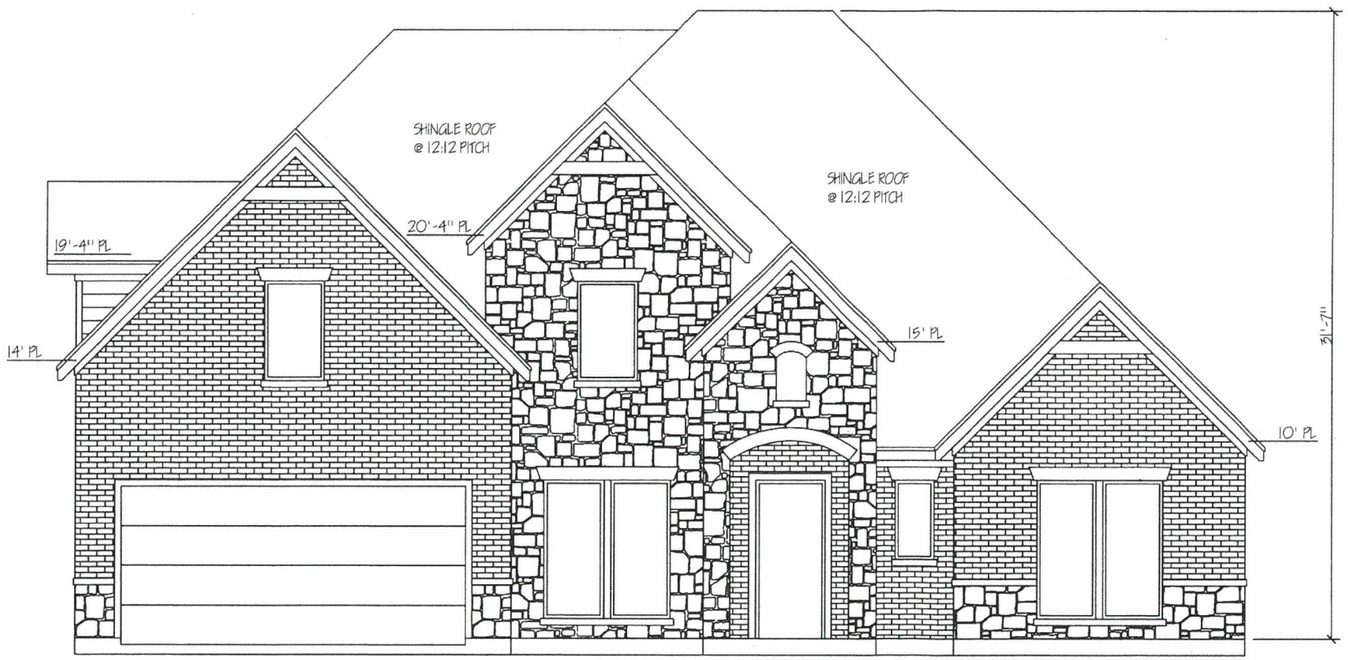
DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10



Front Elevation B

*ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER
7-10-20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF: _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

Front Elevation C

*ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER
7-10-20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: _____ OF: _____

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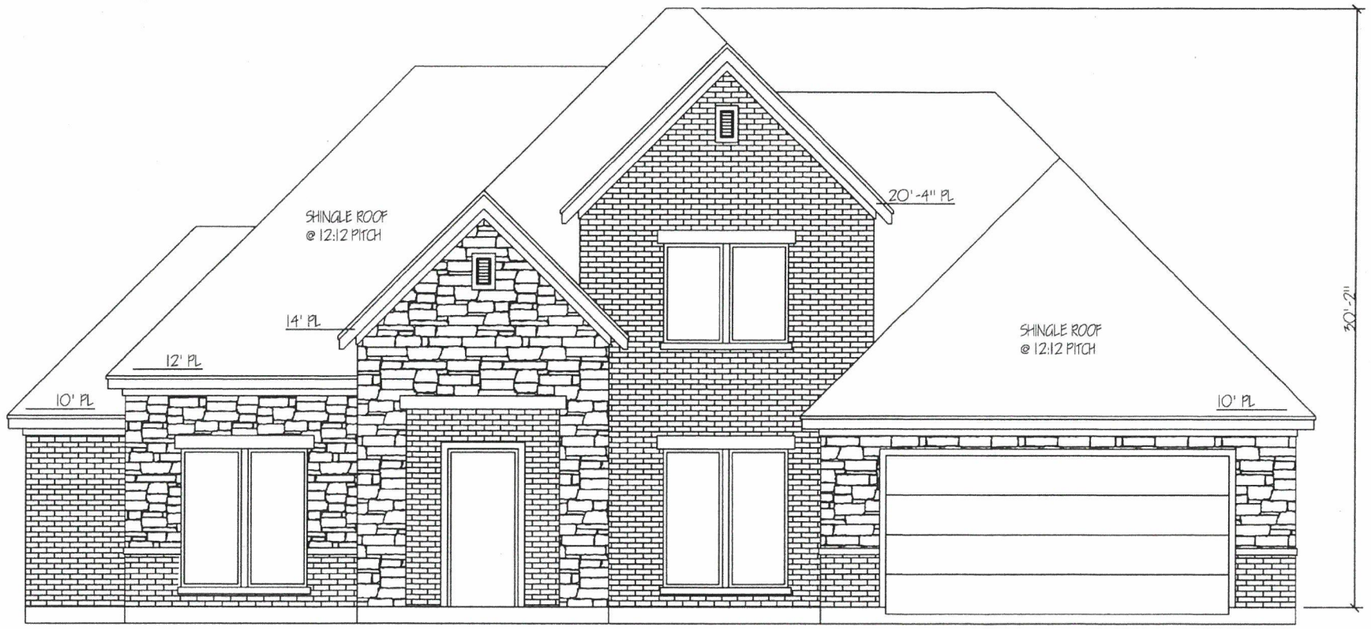
DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10



Front Elevation D

*ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER
7-10-20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF: _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

Front Elevation E

*ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER
1-10-20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: _____ OF: _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

Front Elevation F

*ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER
7-10-20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF:

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

Front Elevation G

*ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER

2.10.20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: _____ OF: _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

Front Elevation H

*ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER
7-10-20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF: _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

Front Elevation 1

*ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER

7-10-20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF: _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

Front Elevation J

*ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER
7-10-20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

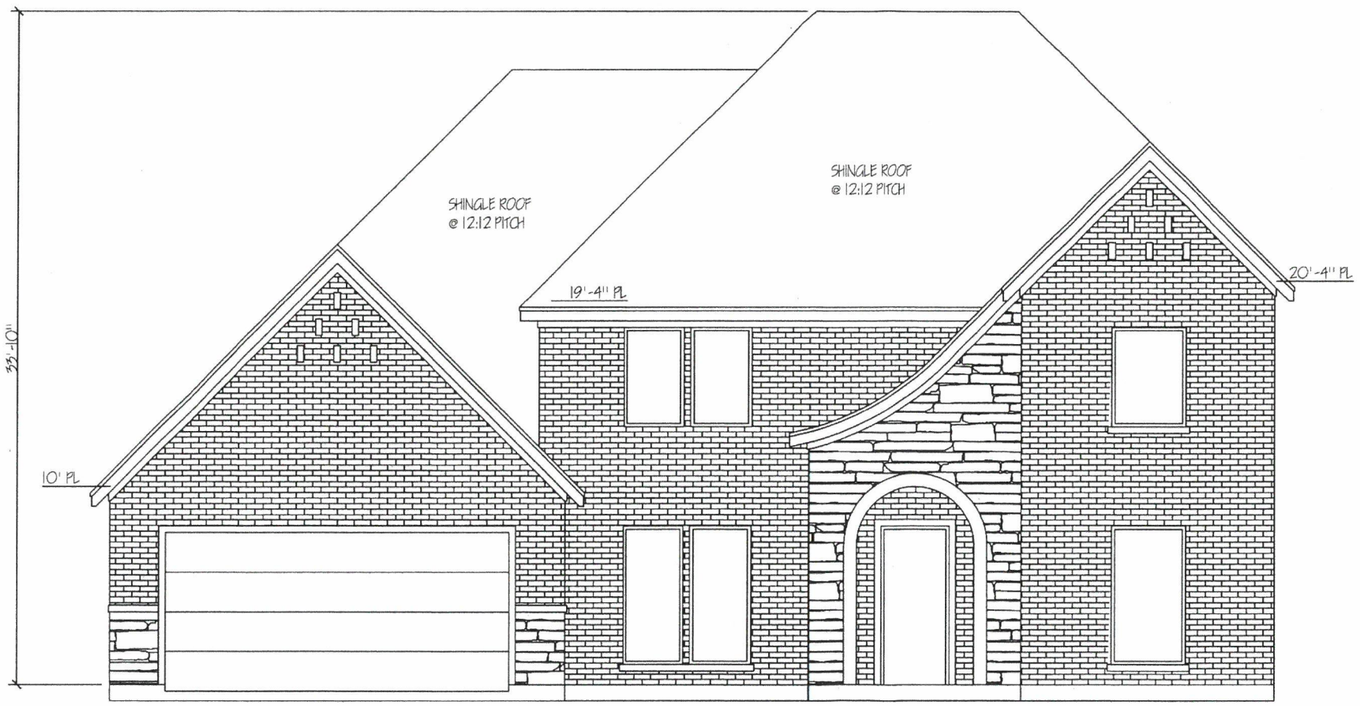
DATE: _____

SHEET: _____ OF: _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10



Front Elevation K

*ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER
7.10.20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF: _____

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DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

Front Elevation L

* ALL FACADE TO BE BRICK, ROCK AND MASONRY SIDING.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER
7-10-20

CASE NAME: PECAN RIDGE
CASE NUMBER: PD20-01
LOCATION: 1708 DUNN ST.; LOTS 1-8
BLOCK 1, PECAN RIDGE ADDITON

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF: _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10

MEMO TO: THE HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL, AND THE PLANNING & ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JULY 21, 2020

SUBJECT: PRELIMINARY PLAT APPLICATION
LOTS 1-8, BLOCK A, PECAN RIDGE ADDITION

PLAT APPLICATION FILING DATE.....July 14, 2020

APPLICANT ..... Ronny Nordling

REASON FOR APPLICATION.....Platting property to build eight (8) residential homes

PROPERTY LOCATION ..... 1708 Dunn Street

ACREAGE..... 2.0185

ZONING R-7.5

NUMBER OF LOTS 8

PREVIOUS PLATTING .....No

CONCEPT PLAN PD20-01

SITE PLAN.....No

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED .....No

PLAT INFORMATION SHEET
PRELIMINARY PLAT APPLICATION
LOTS 1-8, BLOCK A, PECAN RIDGE ADDITION

I. GENERAL:

- The applicant, Ronny Nordling, SWC Building, LP is preliminary platting 2.01 acres into eight (8) residential lots. The property is located at 1708 Dunn Street.

II. STREET SYSTEM:

- The development has access to Dunn Street.
- ALL abutting roads: ☐ are on the City Thoroughfare Plan:

  ☒ are not on the City Thoroughfare Plan:

☐ Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
☐ Major Arterial (A)	$ 234.57 / LF		
☐ Major Arterial (B)	$ 178.35 / LF		
☐ Minor Arterial (C)	$ 203.06 / LF		
☐ Minor Arterial (D)	$ 170.33 / LF		
☐ Collector (E)	$ 170.33 / LF		
☐ Collector (F)	$ 150.98 / LF		
☐ Sidewalk	$ 25.00 / LF		
☐ Curb & Gutter	$ 15.00 / LF		

☒ Periphery Street Fees are not due: Developer will construct curb and gutter plus sidewalk for the Dunn Street frontage adjacent to Pecan Ridge Addition Development per City Code.

III. STORM DRAINAGE SYSTEM:

- The site currently drains predominately west into Dunn Street.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

☐ The existing water supply system bordering the subject site is adequate to serve the development.

☒ The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to loop water service to serve the site.

V. SANITARY SEWER SYSTEM:

☒ The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.

☐ The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development.

VI. MISCELLANEOUS:

☐ Water and Wastewater Impact Fees are not required for:

☒ Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 1-8, Block A, Pecan Ridge Addition

☒	Single Family Residential	($ 2,414/ Lot)
☐	Multifamily	($ 1,134/ Unit)
☐	Hotel	($ 43,632/ Acre)
☐	Corporate Office	($ 20,523/ Acre)
☐	Government	($ 4,414/ Acre)
☐	Commercial / Industrial	($ 5,739/ Acre)

☐ Open Space Fees are not required for:

☒ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 1-8, Block A, Pecan Ridge Addition

☐	R-5.0, R-TH, Zero Lot District	($ 1,416.00 / Lot)
☒	R-7.5, Single Family District	($ 1,146.00 / Lot)
☐	R-12.5, Single Family District	($ 1,071.00 / Lot)
☐	R-20.0, Single Family District	($ 807.00 / Lot)

☐ Public Hearing Only

☐ Variances were required on the following items:

- ☐ Front building line
- ☐ Allowing a setback of 3 feet for the rear property line for an accessory building
- ☐ Lot width & depth
- ☐ Max. Impervious Area
- ☐ Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

☒ The following items associated with this plat are not in accordance with the current subdivision standards:

- ☒ 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
- ☐ Length of cul-de-sac street exceeds the 600-foot limit:
- ☐ Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

- ☐ The right-of-way provides for future widening of public streets that will serve the development of this site.
- ☒ The onsite utility easements provide for a utility network to serve the development of this site.
- ☒ The onsite drainage easements provide for a drainage network to serve the development of this site.

☒ The onsite access easements provide cross access capabilities to this site and surrounding property.

☐ The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

☐ The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.

☒ The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.

☒ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

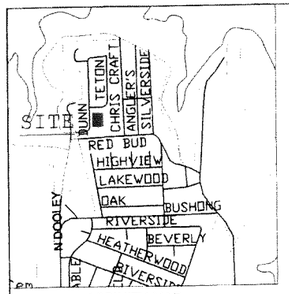
☐ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

☒ All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Preliminary Plat of Lots 1-8, Block A, Pecan Ridge Addition."

CC ITEM # 3, 18, 19
PZ ITEM # 5, 9, 10



VICINITY MAP
1"=1000'

SURVEYOR'S NOTES:

1. ALL LOT CORNERS WILL BE SET FOR THE PLAT. WITH A 5/8" CAP STAMPED "PELS 5064" UNLESS OTHERWISE NOTED.

2. ACCORDING TO THE FLOOD INSURANCE RATE MAP, DATED SEPTEMBER 25, 2009, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0215H, THIS TRACT IS NOT IN A FLOOD HAZARD AREA. TRACT IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION IS ONLY REFLECTIVE ON THE DATE OF THE FLOOD INSURANCE RATE MAP.

3. THE BUILDING LINE PROVIDED ALONG THE PUBLIC STREET RIGHTS-OF-WAY IS ONLY ACCURATE ON THE DATE THIS SURVEY WAS CONDUCTED.

CASE: CV 2020-03 ZONING AMENDMENT CASE #D2018-[illegible]

Section 10.6.D. 2. The Board approved a variance allowance a rear yard setback of 15-feet in a residential zone.

Section 10.6.D.3. The Board approved a variance allowance a lot depth of 99-feet at the maximum portion for a proposed lot.

Total Platted Area: 87,926 Sq. Ft.
Net Platted Area: 67,825 Sq. Ft.
Right-of-Way Dedication Area: 16,190 Sq. Ft.
Easement Dedication Area: 3911 Sq. Ft.

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, 1708 Dunn LLC, hereinafter called "Owner" (whether one or more), is the owner of 2 tracts of land, situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

NOW THEREFORE, in consideration of the sum of One and 00/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and their heirs and assigns, and successors in interest to said property; and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at _____, Texas, this ____ day of _____, 2020.

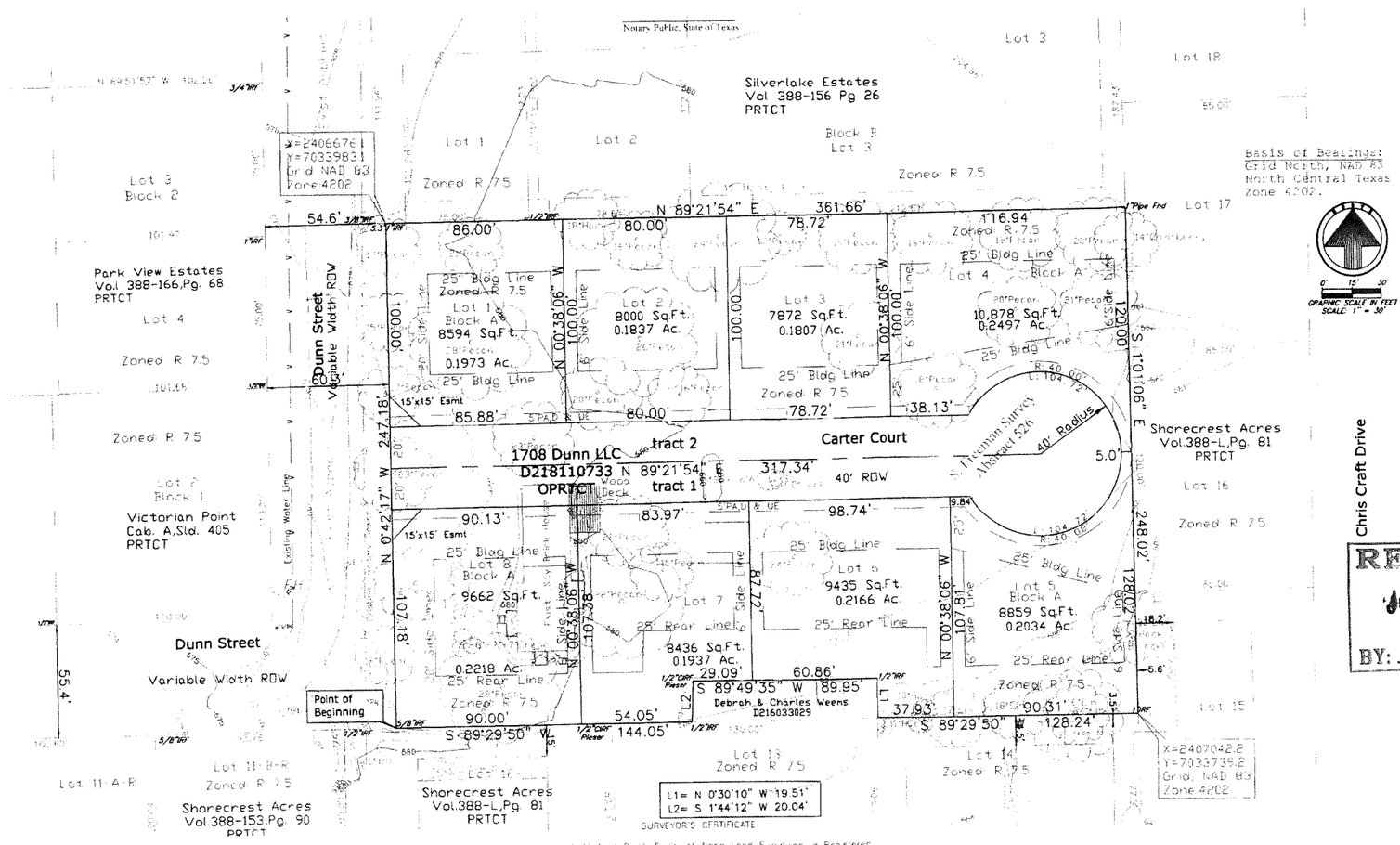
_____ Owner _____ Title

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public, on this date personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2020.

_____
Notary Public, State of Texas



SURVEYOR'S CERTIFICATE

I, Michael B.H. Davis, of Alpha Land Surveying, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

Per Texas Administrative Code, TBPLS RULE §663.18:
Certification – Preliminary,
for REVIEW PURPOSES ONLY, this document shall NOT be recorded for any purpose.

Michael B.H. Davis
Texas R.P.L.S. Number 5064
Firm Registration Certificate Number: 10135300

NOTE: THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

© Copyright 2020 Alpha Land Surveying, Inc/Michael B Davis

OWNER/DEVELOPER
Owner: 1708 Dunn LLC
Developer: SWC Building LP
7 Greenhill Trail
Trophy Club Texas 76262
Contact: Ronny Nordling
Phone: 817-709-9965

LAND SURVEYOR
Michael B. Davis,RPLS
Alpha Land Surveying, Inc.
969 Elkhr Lane
Keller, Texas 76262-4941
Phone: 817.614.8617
Fax: 817-379.5692
mbd7@tpia.net

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas,1708 Dunn, LLC is the owner of a two tracts of land per the deed recorded as D218110733, Official Public Records Tarrant County, Texas (OPRTCT) and being more particularly described as follows:

Being a tract of land out of the Samuel Freeman Survey, Abstract 526, Tarrant County, Texas and being the same two tracts described in the deed to 1708 Dunn, LLC, per the deed recorded as D218110733, Official Public Records, Tarrant County, Texas (OPRTCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southwest corner of said Tract 1, D218110733, OPRTCT, and being on the north line of Lot 12, Shorecrest Acres, per the plat recorded in Volume 388-L, Page 81, Plat Records, Tarrant County, Texas (PRTCT)

THENCE North 0° 42' 17" West, with the east line of Dunn Street, a distance of 247.18 feet to a 1" iron rod found for the northwest corner of said Tract 2, D218110733, OPRTCT,

THENCE North 89° 21' 54" East, departing the east line of Dunn Street, and with the south line of Silverlake Estates per the plat recorded in Volume 388-156, Page 26, PRTCT, a distance of 361.66 feet to a 1" iron pipe found for the northeast corner of said Tract 2, D218110733, OPRTCT,

THENCE South 1° 01' 06" East, with the west line of Shorecrest Acres, per the plat recorded in Volume 388-L, Page 81, PRTCT, a distance of 248.02 feet to a 1" iron rod found for the southeast corner of said Tract 1, D218110733, OPRTCT,

THENCE South 89° 29' 50" West, with the most southerly north line of said Shorecrest Acres, a distance of 128.24 feet to the northeast corner of Lot 13, Shorecrest Acres, and being the southeast corner of a tract of land conveyed to Debrah & Charles Weems per the deed recorded as D216033029, OPRTCT,

THENCE North 0° 30' 10" West, a distance of 19.51 feet to a 1/2" iron rod found for the northeast corner of a said Weems tract,

THENCE South 89° 49' 35" West a distance of 89.95 feet to a 1/2" iron rod with a cap stamped "Pieser" found for the northwest corner of a said Weems tract,

THENCE South 1° 44' 12" West, a distance of 20.04 feet to a 1/2" iron rod found for the southwest corner of a said Weems tract,

THENCE South 89° 29' 50" West, a distance of 144.05 feet to the POINT OF BEGINNING and containing a calculated area of 87,926 Square Feet or 2.0185 acres of land
Bearings based on Grid North, NAD 83, North Central Texas Zone 4202

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that 1708 Dunn, LLC, do hereby adopt this plat of **Pecan Ridge Addition**, an Addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all city or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any city or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all city or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

I have reviewed the city's findings concerning dedications and I do agree that the statements are true and correct.

This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness my hand this the _____ day of _____ 2020

_____ Owner _____ Title

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public, on this date personally appeared _____, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2020.

_____
Notary Public, State of Texas

RECEIVED
JUL 14 2020
BY: .....

PLANNING & ZONING COMMISSION

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL

Date Approved: _____

Mayor: _____

City Secretary: _____

For REVIEW PURPOSES ONLY, this document shall NOT be recorded for any purpose.

PRELIMINARY PLAT of LOTS 1 through 8, BLOCK A PECAN RIDGE ADDITION

out of the
Samuel Freeman Survey
Abstract No. 526
Grapevine, Tarrant County, Texas
2.0185 Acres, Zoned R 7.5
8 Lots
Submitted June 2, 2020

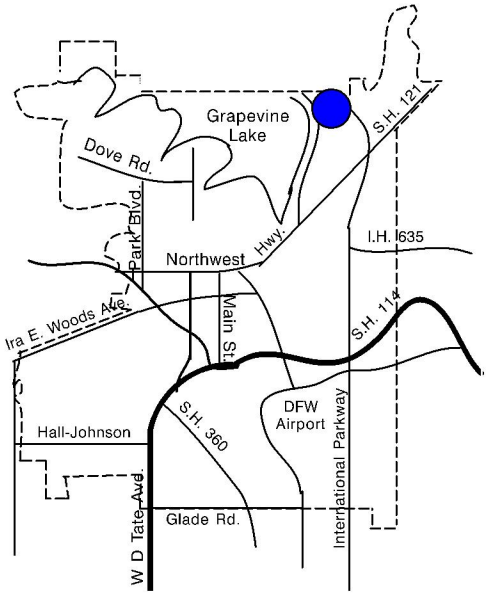
This Plat Filed as Document No. _____, Date _____

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER BR
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: JULY 21, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU20-05, CITY OF GRAPEVINE GOLF COURSE CLUBHOUSE



APPLICANT: Thiel & Thiel Inc.

PROPERTY LOCATION AND SIZE:

The subject property is located at 3800 Fairway Drive and is unplatted as Tracts 1, 1A, 3, 4, 4A, 4A1, and 4B of the Stephens Burnley Survey, A-179. The subject site contains approximately 168.0255 acres and is accessed from Fairway Drive.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) outside dining and outdoor speakers in conjunction with a golf course clubhouse.

The Grapevine Golf Course was established in 1979. It is the applicant's intent to improve the subject site by demolishing the existing clubhouse and construct a new 9,166 square foot golf clubhouse south of the existing conference center. An uncovered outdoor patio with seating to accommodate 94 guests and two outdoor speakers, intended for announcements, are proposed adjacent to the south elevation. Required parking for the golf course is 279 spaces and 299 spaces are provided.

PRESENT ZONING AND USE:

The property is currently zoned "GU" Governmental Use District and is developed with the Grapevine Golf Course, an 18-hole course. A conference center, clubhouse and cart barn are accessory to the golf course.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property to the east and south were rezoned in the 1984 City Wide Rezoning from "SP" Specific Use Permit and "C-W" Commercial Warehouse District to "GU" Governmental Use District. West of the site is Lake Grapevine. The site to the south and east is developed as Cowboys Golf Club.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: City of Flower Mound

SOUTH: "GU" Governmental Use District—Cowboys Golf Club

EAST: "GU" Governmental Use District—Cowboys Golf Club

WEST: Lake Grapevine

AIRPORT IMPACT:

The subject tract is not located within any of the noise zones as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Airport Environs" map.

MASTER PLAN APPLICATION:

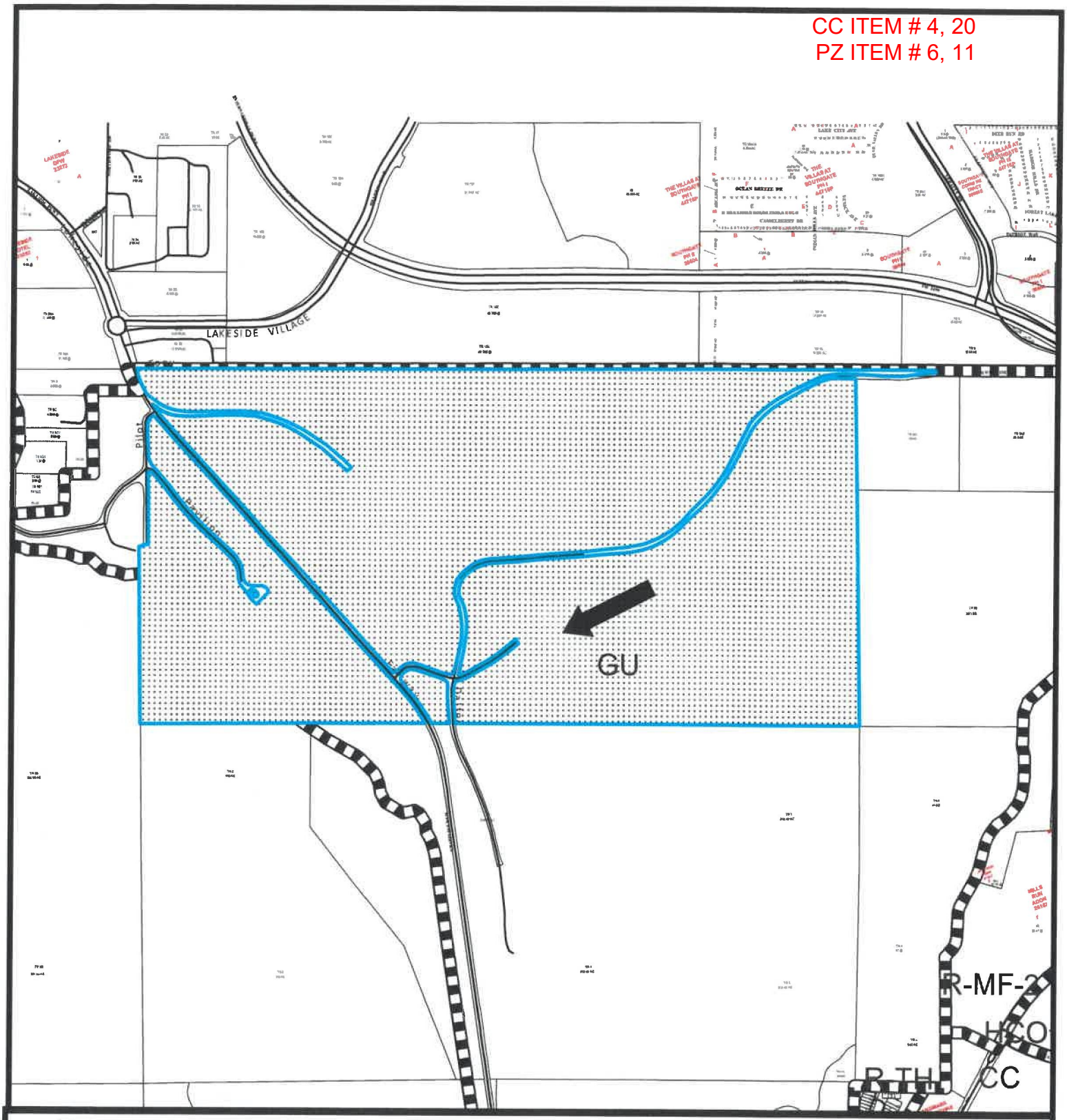
The Master Plan designates the subject property for Governmental Use land uses. This request is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Fairway Drive as a Type F Collector with a 60-foot width, currently developed as two lanes.

/at

CC ITEM # 4, 20
PZ ITEM # 6, 11



0 500 1,000 1,500 2,000 Feet

CU20-05
City of Grapevine

Date Prepared: 7/7/2020

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

CC ITEM # 4, 20
PZ ITEM # 6, 11
CU20-05

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Elyssa Barksdale, Thiel & Thiel, Inc.

Street address of applicant / agent:
1700 Tennison Pkwy, Suite 100

City / State / Zip Code of applicant / agent:
Colleyville, Tx 76034

Telephone number of applicant / agent:
817-581-3838

Fax number of applicant/agent

Email address of applicant/agent
trish@thielandthiel.com

Mobile phone number of applicant/agent

PART 2. PROPERTY INFORMATION

Street address of subject property
3800 Fairway Dr. Grapevine, TX 76051

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot TRACT 1 1A 3 4 4A 4A1 4B *Block* ABSTRACT 179 *Addition* BURNLEY, STEPHENS SURVEY

Size of subject property
168.0255 *Acres* *Square footage*

Present zoning classification:
GU

Proposed use of the property:
Public Golf Course with Retail, Office, and Restaurant Building

Circle yes or no, if applies to this application
Outdoor speakers (Yes) *No*

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:
Alcoholic beverage sales in accordance with Section 42.B.

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
City of Grapevine Golf Division, C/O Curtis Bergthold

Street address of property owner:
200 S. Main Street

City / State / Zip Code of property owner:
Grapevine, TX 76099

Telephone number of property owner:
817-410-3143

Fax number of property owner:

RECEIVED
FEB 21 2020
By_____

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PZ ITEM # 6, 11
CU20-05

- ☐ *Submit a letter describing the proposed conditional use and note the request on the site plan document*
- ☐ *In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)*
- ☐ *In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.*
- ☐ *Application of site plan approval (Section 47, see attached Form "B").*
- ☐ *The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.*

- ☐ *All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.*
- ☐ *All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.*
- ☐ *Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.*
- ☐ *I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.*

PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

ELYSSA BARKSDALE — Elyssa Barksdale

Print Applicant's Name: ***Applicant's Signature:***

The State of Texas

County Of Tarrant

Before Me Jennifer Lynn Gould *(notary)* *on this day personally appeared* Elyssa Barksdale *(applicant)*

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 20 *day of* February, *A.D.* 2020.

JENNIFER LYNN GOULD
Notary ID #11735161
My Commission Expires
September 13, 2023

Notary In And For State Of Texas

CURTIS A BERGTHOLD — Curtis A Bergthold

Print Property Owners Name: ***Property Owner's Signature:***

The State Of Texas.

County Of Tarrant.

Before Me Jennifer Lynn Gould *(notary)* *on this day personally appeared* Curtis Bergthold *(property owner)*

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 20 *day of* February, *A.D.* 2020.

JENNIFER LYNN GOULD
Notary ID #11735161
My Commission Expires
September 13, 2023

Notary In And For State Of Texas

RECEIVED
FEB 21 2020
By

CC ITEM # 4, 20
PZ ITEM # 6, 11
CU20-05

ACKNOWLEDGEMENT

All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant _____

Date: February 20, 2020

Signature of Owner _____

Date: February 20, 2020.

RECEIVED
FEB 21 2020
By _____

CC ITEM # 4, 20
RZ ITEM # 6, 11
CU20-05

+ THIEL

Project: Grapevine Golf Course New Clubhouse
Legal Description: BURNLEY, STEPHENS SURVEY Abstract 179 Tract 1 1A 3 4 4A 4A1 4B
Zoning & Present Use: GU / Public Golf Course
Date: 02-13-2020
Subject: Conditional Use Application

The City of Grapevine is requesting the approval of or amendment to the existing Conditional Use Permit allowing the storage, sale, and consumption of alcoholic beverages at the golf course clubhouse to allow for the construction of a new Golf Operations and Clubhouse building for the Grapevine Golf Course located at 3800 Fairway Dr, Grapevine, TX 76051.

Due to its age and size, the current facility is no longer adequate for the daily operations of Grapevine Golf Course employees and patrons. The constraints of the topography, trees, and vegetation at site of the existing facility prohibit its expansion and modification to comply with the current accessibility and fire codes. The City would like to construct a new facility on the property as described in the attached documents. Daily golf operations as well as food and beverage sales would be transferred to the new building upon completion. The new proposed location will allow the building to meet all current code requirements and operational requirements while mitigating the impact to the site's environment and historical conditions. The enlarged dining space will have the added benefit of providing additional areas for golf tournaments and private event functions as well as increased use of the facility by Grapevine Lake visitors. Grapevine Golf is fully aware of and intends to comply with Grapevine Code of Ordinances Sec. 42.B which requires gross sales from food on an annual basis represent at least 50 percent of its total sales.

Thank you for your assistance in the matter.

RECEIVED
FEB 21 2020
By_____

1700 TENNISON PARKWAY, STE 100 COLLEYVILLE, TEXAS 76034 P 817.581.3838

CC ITEM # 4, 20
PZ ITEM # 6, 11

ORDINANCE NO. 2020-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE ISSUING CONDITIONAL USE PERMIT CU20-05 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), OUTSIDE DINING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A GOLF COURSE CLUBHOUSE FOR TRACTS 1, 1A, 3, 4, 4A, 4A1, AND 4B OF THE STEPHENS BURNLEY SURVEY, A-179 (3800 FAIRWAY DRIVE) IN A DISTRICT ZONED "GU" GOVERNMENTAL USE DISTRICT REGULATIONS 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

WHEREAS, an application was made requesting issuance of a conditional use permit by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood;

adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council of the City of Grapevine, Texas, did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, all of the requirements of Section 48 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered among other things the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this City; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that there is a public necessity for the granting of this conditional use permit, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that the conditional use permit lessens the congestion in the streets, helps secure safety from fire, panic and other dangers, prevents the overcrowding of land, avoids undue concentration of population, facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this conditional use permit for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of 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, by granting Conditional Use Permit CU20-05 to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) outside dining and outdoor speakers in conjunction with a golf course clubhouse (City of Grapevine Golf Course Clubhouse) in a district zoned "GU" Governmental Use District Regulations within the following described property: Tracts 1, 1A, 3, 4, 4A, 4A1, and 4B of the Stephens Burnley Survey, A-179 (3800 Fairway Drive) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. The City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

Section 3. That in all other respects the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinance and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. This ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. 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) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. 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 21st day of July, 2020.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CC ITEM # 4, 20
PZ ITEM # 6, 11

BHB NO: 2018.740.000

GRAPEVINE GOLF COURSE CLUB HOUSE

3800 FAIRWAY DRIVE
GRAPEVINE, TEXAS

SITE DEVELOPMENT PLANS

OWNER/DEVELOPER

CITY OF GRAPEVINE
200 S. Main Street
Grapevine, TX 76051
Contact: Curtis Bergthold
Tel: 817-410-3143

ARCHITECT

THIEL & THIEL, INC
1700 Tennison Pkwy, Suite 100
Colleyville, TX 76034
Contact: Trish Hammond
Tel: 817-581-3838

ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR

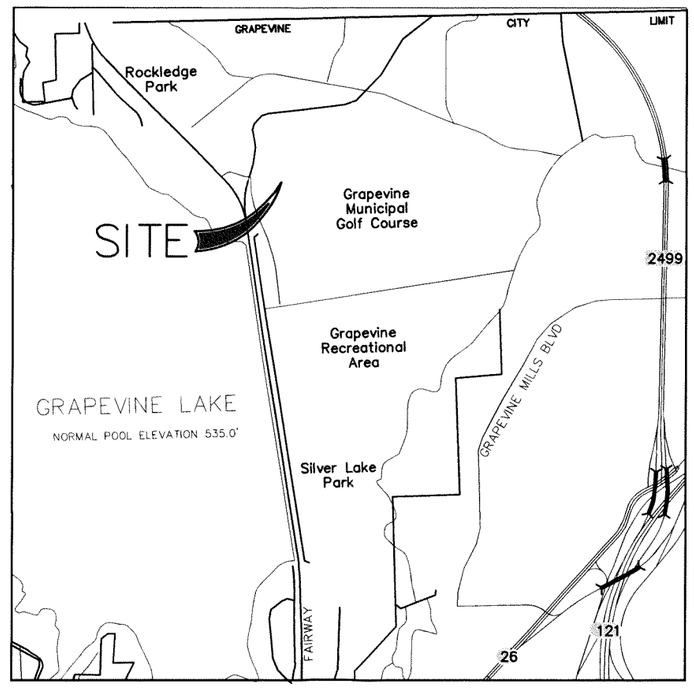
BAIRD, HAMPTON & BROWN, INC
3801 William D. Tate Ave, Ste 500
Grapevine, TX 76051
TBPE Firm #44 • TBPLS FIRM #10011302
Contact: Elaine Pickering, PE
Contact: Tom Kellogg, RLA
Contact: Robert Allen, RPLS
Tel: 817-251-8550

MAYOR
WILLIAM D. TATE

CITY COUNCIL MEMBERS
PLACE 1: PAUL SLECHTA
PLACE 2: SHARRON ROGERS
PLACE 3: LEON LEAL
PLACE 4: DARLENE FREED (MAYOR PRO TEM)
PLACE 5: CHRIS COY
PLACE 6: DUFF O'DELL

CITY MANAGER
BRUNO RUMBELOW

PUBLIC WORKS DIRECTOR
BRYAN BECK, P.E.



LOCATION MAP
N.T.S.

FEBRUARY 2020

Sheet Index

1 OF 8 COVER
2 OF 8 SITE PLAN
3 OF 8 DIMENSION CONTROL PLAN
4 OF 8 GRADING PLAN
5 OF 8 LANDSCAPE PLAN
6 OF 8 CONSTRUCTION PLAN
7 OF 8 EXTERIOR ELEVATIONS
8 OF 8 EXTERIOR ELEVATIONS & BUILDING SECTIONS

STATE OF TEXAS
ELAINE S. PICKERING
106699
LICENSED
PROFESSIONAL ENGINEER

3/11/2020

CASE NAME: GRAPEVINE GOLF COURSE CLUB HOUSE
CASE NUMBER: CU20-05
LOCATION: 3800 FAIRWAY DR., GRAPEVINE, TX 76051

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET 1 OF 8

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES

GRAPEVINE GOLF COURSE CLUB HOUSE
GRAPEVINE, TEXAS

CC ITEM # 4, 20
PZ ITEM # 6, 11

PROJECT BENCHMARKS

1. Horizontal Datum and coordinates shown hereon are U.S. State Plane Grid - Texas North Central Zone (4202) NAD83.
2. All elevations shown are NAVD88.

TBM #1 Box-Cut set on top of concrete curb.
N: 7042292.48
E: 2411900.41
Elevation: 536.60'

TBM #2 X-Cut with Box set on top of concrete curb.
N: 7042186.42
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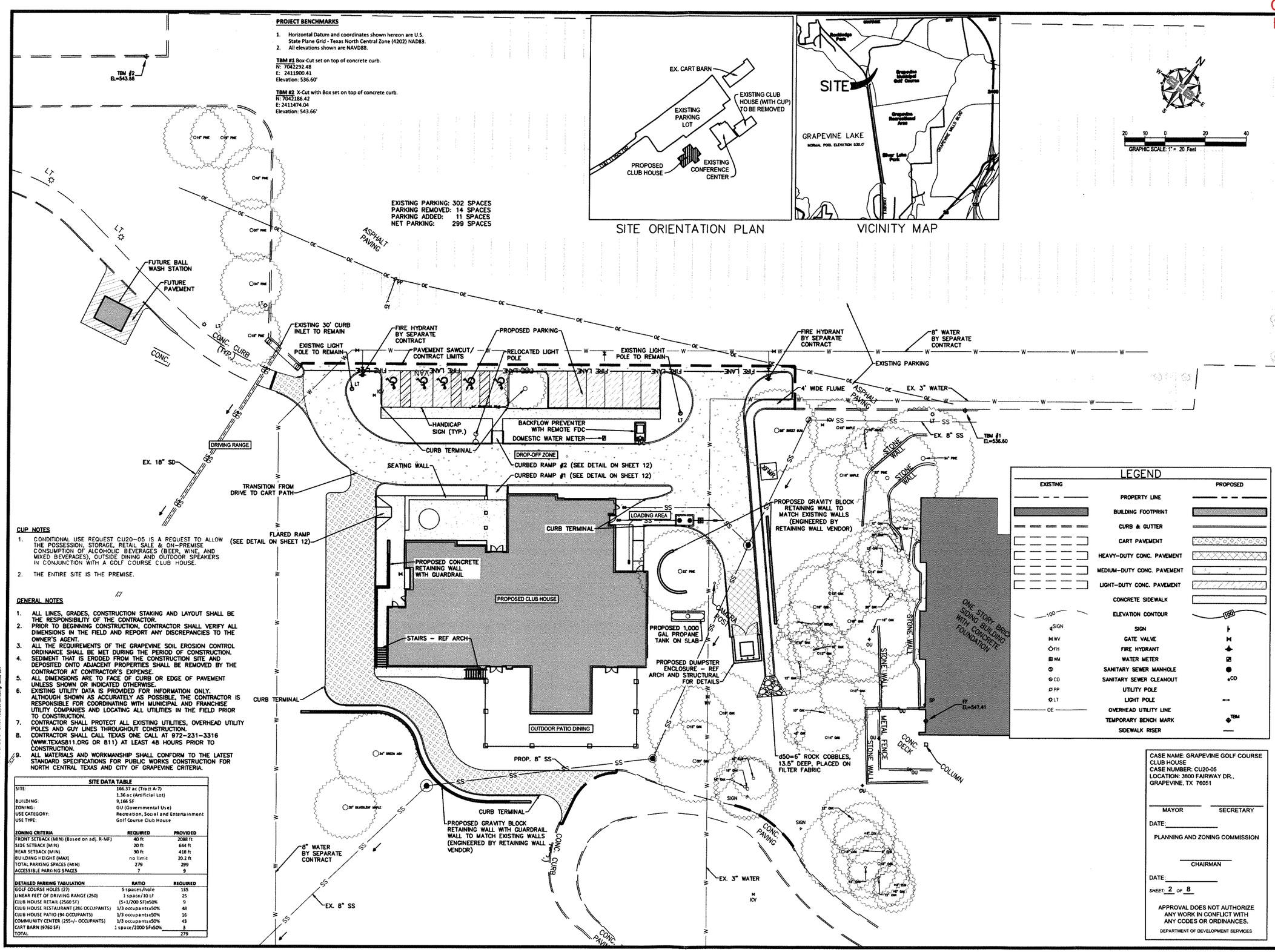
Elevation: 543.66'



SITE ORIENTATION PLAN

VICINITY MAP

GRAPHIC SCALE: 1" = 20 Feet

CUP NOTES

1. CONDITIONAL USE REQUEST CU20-05 IS A REQUEST TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE & ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTSIDE DINING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A GOLF COURSE CLUB HOUSE.
2. THE ENTIRE SITE IS THE PREMISE.

GENERAL NOTES

1. ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
3. ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
4. SEDIMENT THAT IS ERODED FROM THE CONSTRUCTION SITE AND DEPOSITED ONTO ADJACENT PROPERTIES SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
5. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS SHOWN OR INDICATED OTHERWISE.
6. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, OVERHEAD UTILITY POLES AND GUY LINES THROUGHOUT CONSTRUCTION.
8. CONTRACTOR SHALL CALL TEXAS ONE CALL AT 972-231-3316 (WWW.TEXAS811.ORG OR 811) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
9. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS AND CITY OF GRAPEVINE CRITERIA.

SITE DATA TABLE

SITE:	166.37 ac (Tract A-7)
	1.36 ac (Artificial Lot)
BUILDING:	9,166 SF
ZONING:	GU (Governmental Use)
USE CATEGORY:	Recreation, Social and Entertainment
USE TYPE:	Golf Course Club House

ZONING CRITERIA	REQUIRED	PROVIDED
FRONT SETBACK (MIN) (Based on adj. R-MF)	40 ft	2088 ft
SIDE SETBACK (MIN)	20 ft	644 ft
REAR SETBACK (MIN)	30 ft	418 ft
BUILDING HEIGHT (MAX)	no limit	20.2 ft
TOTAL PARKING SPACES (MIN)	279	299
ACCESSIBLE PARKING SPACES	7	9

DETAILED PARKING TABULATION	RATIO	REQUIRED
GOLF COURSE HOLES (27)	5 spaces/hole	135
LINEAR FEET OF DRIVING RANGE (250)	1 space/10 LF	25
CLUB HOUSE RETAIL (2560 SF)	(S+1/200 SF)x50%	9
CLUB HOUSE RESTAURANT (286 OCCUPANTS)	1/3 occupantsx50%	48
CLUB HOUSE PATIO (94 OCCUPANTS)	1/3 occupantsx50%	16
COMMUNITY CENTER (255+/- OCCUPANTS)	1/3 occupantsx50%	43
CART BARN (9760 SF)	1 space/2000 SFx50%	3
TOTAL		279

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	BUILDING FOOTPRINT	
	CURB & GUTTER	
	CART PAVEMENT	
	HEAVY-DUTY CONC. PAVEMENT	
	MEDIUM-DUTY CONC. PAVEMENT	
	LIGHT-DUTY CONC. PAVEMENT	
	CONCRETE SIDEWALK	
100	ELEVATION CONTOUR	100
SIGN	SIGN	
WV	GATE VALVE	
FH	FIRE HYDRANT	
WM	WATER METER	
	SANITARY SEWER MANHOLE	
CO	SANITARY SEWER CLEANOUT	CO
PP	UTILITY POLE	
LT	LIGHT POLE	
OE	OVERHEAD UTILITY LINE	
	TEMPORARY BENCH MARK	TBM
	SIDEWALK RISER	

CASE NAME: GRAPEVINE GOLF COURSE CLUB HOUSE
CASE NUMBER: CU20-05
LOCATION: 3800 FAIRWAY DR., GRAPEVINE, TX 76051

MAYOR _____ SECRETARY _____

DATE:_____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE:_____

SHEET 2 OF 8

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

STATE OF TEXAS
ELAINE S. PICKERING
106699
LICENSED
PROFESSIONAL ENGINEER
3/20/2020

PROJECT NUMBER:	2018.740.000		
DATE: 10/25/2019	DRAWN BY:	EMS	
DESIGN BY:	BHB	CHECKED BY:	EP

SHEET
1
1 of 19

BAIRD, HAMPTON & BROWN
engineering and surveying
3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
mail@bhbinc.com • 817.251.8500 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM #10011302

THIEL & THIEL, INC.
GRAPEVINE GOLF COURSE CLUB HOUSE
3800 FAIRWAY DRIVE, GRAPEVINE, TX 76051

SITE PLAN

NO.	DESCRIPTION	DATE
4	ADDENDUM B	03/20/2020
3	ADDENDUM A	02/25/2020
2	REVISED PER CITY COMMENTS	02/03/2020
1	ISSUE FOR PERMIT	01/17/2020

3.20.2020 4:55PM E:\2018.000\0000018.740.000 Grapevine Golf Course Clubhouse - CV01 CADD\04 Civil\740GolfPlan.dwg SitePlan

CC ITEM # 4, 20
PZ ITEM # 6, 11

PROJECT BENCHMARKS

1. Horizontal Datum and coordinates shown hereon are U.S. State Plane Grid - Texas North Central Zone (4202) NAD83.
2. All elevations shown are NAVD88.

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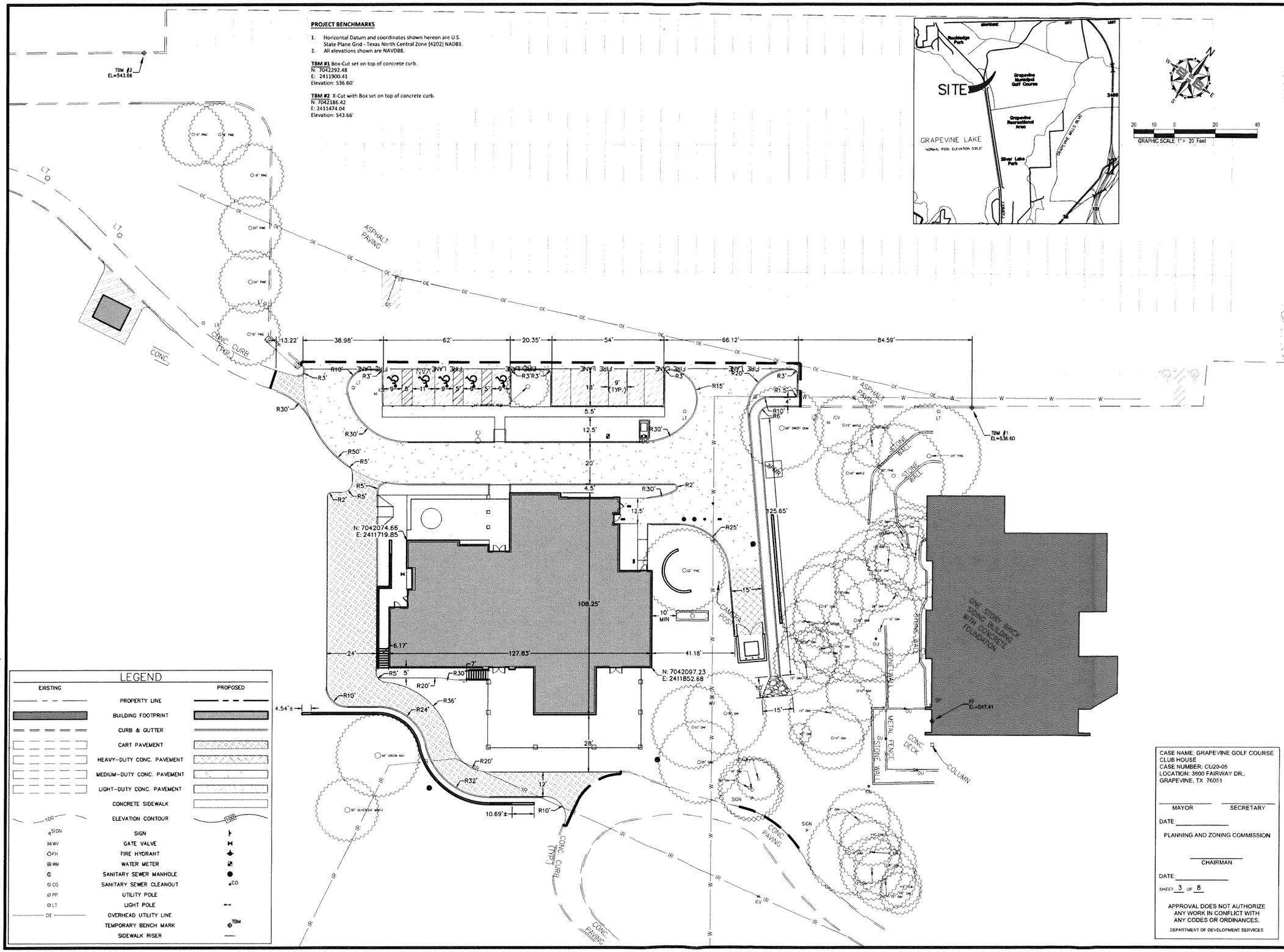

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	BUILDING FOOTPRINT	
	CURB & GUTTER	
	CART PAVEMENT	
	HEAVY-DUTY CONC. PAVEMENT	
	MEDIUM-DUTY CONC. PAVEMENT	
	LIGHT-DUTY CONC. PAVEMENT	
	CONCRETE SIDEWALK	
100	ELEVATION CONTOUR	100
SIGN	SIGN	
WV	GATE VALVE	
FH	FIRE HYDRANT	
WM	WATER METER	
	SANITARY SEWER MANHOLE	
CO	SANITARY SEWER CLEANOUT	CO
PP	UTILITY POLE	
LT	LIGHT POLE	
OE	OVERHEAD UTILITY LINE	
	TEMPORARY BENCH MARK	TBM
	SIDEWALK RISER	

CASE NAME: GRAPEVINE GOLF COURSE CLUB HOUSE
CASE NUMBER: CU20-05
LOCATION: 3800 FAIRWAY DR., GRAPEVINE, TX 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 3 OF 8

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

BAIRD, HAMPTON & BROWN
engineering and surveying
3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
mail@hbinc.com • 817.251.8550 • hbinc.com
TBPE Firm #44 • TBPLS Firm #10011502

THIEL & THIEL, INC.
GRAPEVINE GOLF COURSE CLUB HOUSE
3800 FAIRWAY DRIVE, GRAPEVINE, TX 76051

DIMENSION CONTROL PLAN

NO.	DESCRIPTION	DATE
4	ADDENDUM B	03/20/2020
	REVISED PER CITY COMMENTS	02/03/2020
	ISSUE FOR PERMIT	01/17/2020

STATE OF TEXAS
ELAINE S. PICKERING
106699
LICENSED
PROFESSIONAL ENGINEER
3/20/2020

PROJECT NUMBER:	2018.740.000		
DATE: 10/25/2019	DRAWN BY:	EMS	
DESIGN BY: BHB	CHECKED BY:	EP	

SHEET
2
2 of 19

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CC ITEM # 4, 20
PZ ITEM # 6, 11

PROJECT BENCHMARKS

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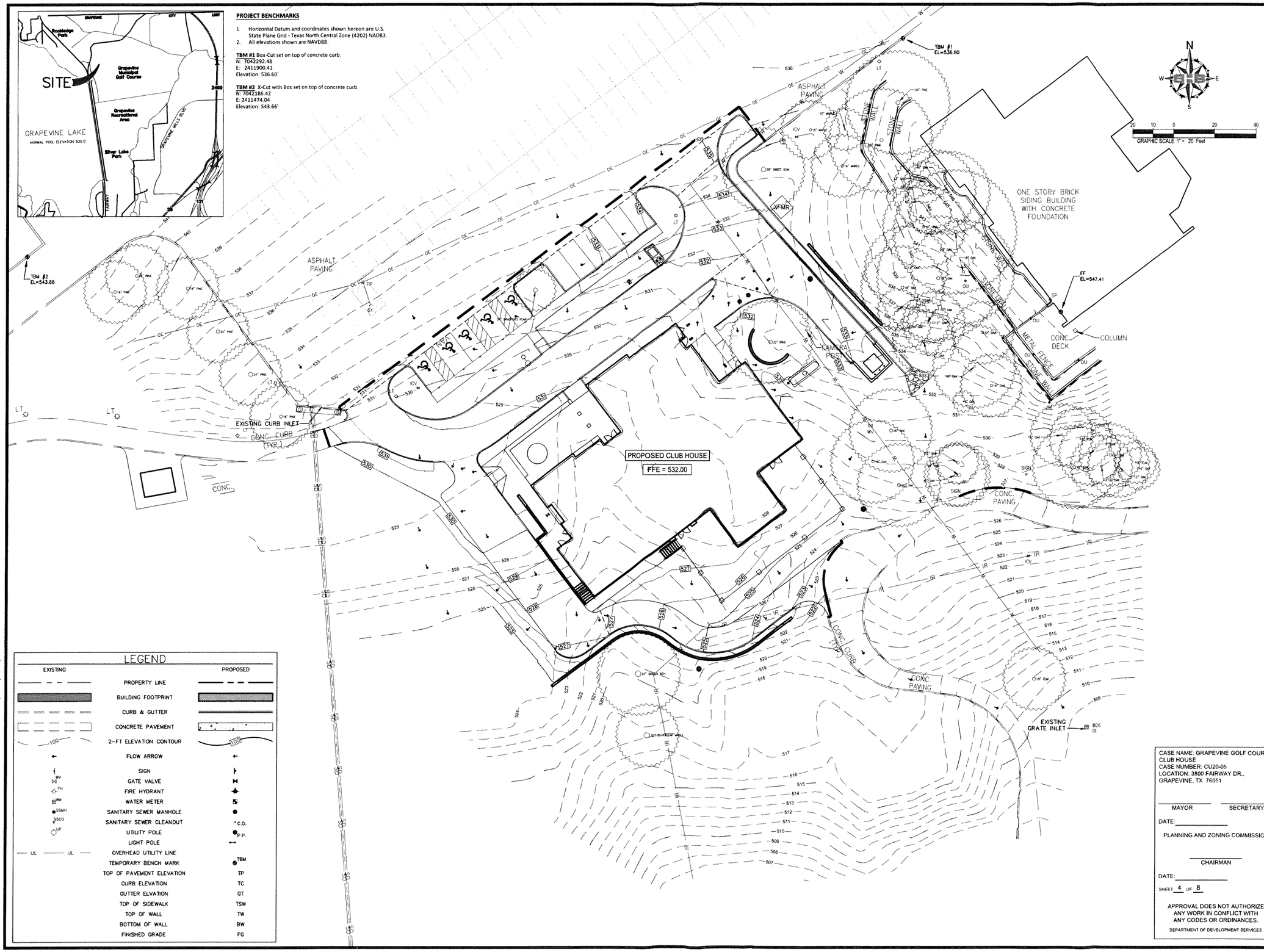

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	BUILDING FOOTPRINT	
	CURB & GUTTER	
	CONCRETE PAVEMENT	
100	2-FT ELEVATION CONTOUR	100
	FLOW ARROW	
	SIGN	
WV	GATE VALVE	
FH	FIRE HYDRANT	
WM	WATER METER	
SSMH	SANITARY SEWER MANHOLE	
SSCO	SANITARY SEWER CLEANOUT	*C.O.
UP	UTILITY POLE	P.P.
	LIGHT POLE	
UL UL	OVERHEAD UTILITY LINE	
	TEMPORARY BENCH MARK	TBM
	TOP OF PAVEMENT ELEVATION	TP
	CURB ELEVATION	TC
	GUTTER ELVATION	GT
	TOP OF SIDEWALK	TSW
	TOP OF WALL	TW
	BOTTOM OF WALL	BW
	FINISHED GRADE	FG

CASE NAME: GRAPEVINE GOLF COURSE CLUB HOUSE
CASE NUMBER: CU20-05
LOCATION: 3800 FAIRWAY DR., GRAPEVINE, TX 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET 4 OF 8

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

BAIRD, HAMPTON & BROWN
engineering and surveying
3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
mail@bhbinc.com • 817.251.8550 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM #10011302

THIEL & THIEL, INC.
GRAPEVINE GOLF COURSE CLUB HOUSE
3800 FAIRWAY DRIVE, GRAPEVINE, TX 76051

GRADING PLAN

NO.	DESCRIPTION	DATE
4	ADDENDUM B	03/20/2020
3	ADDENDUM A	02/25/2020
2	REVISED PER CITY COMMENTS	02/03/2020
1	ISSUE FOR PERMIT	01/17/2020

STATE OF TEXAS
ELAINE S. PICKERING
106699
LICENSED PROFESSIONAL ENGINEER
3/20/2020

PROJECT NUMBER:	2018.740.000
DATE: 10/25/2019	DRAWN BY: EMS
DESIGN BY: BHB	CHECKED BY: EP

SHEET
6
6 of 19

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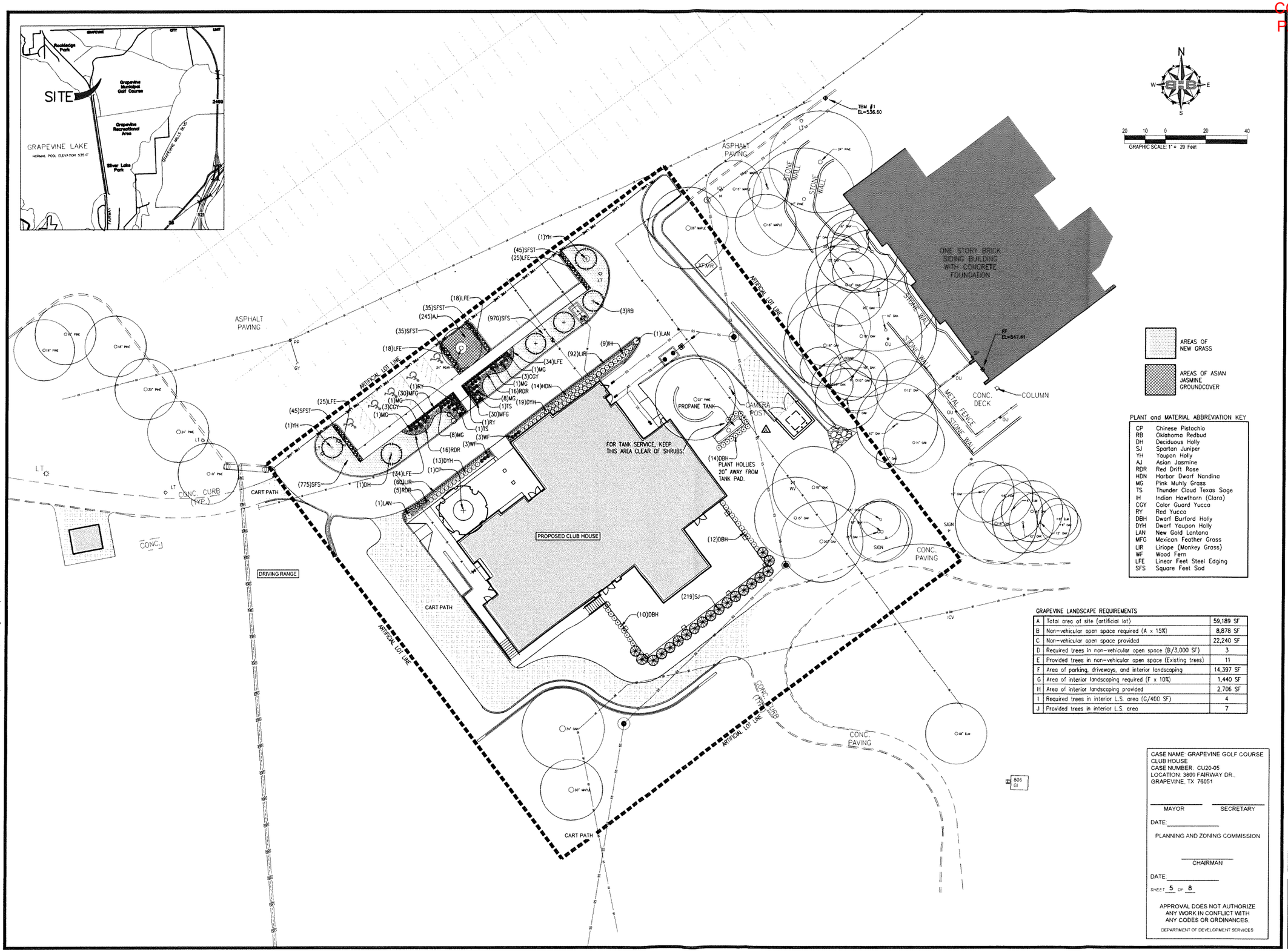
CC ITEM # 4, 20
PZ ITEM # 6, 11



AREAS OF NEW GRASS

AREAS OF ASIAN JASMINE GROUNDCOVER

PLANT and MATERIAL ABBREVIATION KEY

CP	Chinese Pistachio
RB	Oklahoma Redbud
DH	Deciduous Holly
SJ	Spartan Juniper
YH	Yaupon Holly
AJ	Asian Jasmine
RDR	Red Drift Rose
HDN	Harbor Dwarf Nandina
MG	Pink Muhly Grass
TS	Thunder Cloud Texas Sage
IH	Indian Hawthorn (Clara)
CGY	Color Guard Yucca
RY	Red Yucca
DBH	Dwarf Burford Holly
DYH	Dwarf Yaupon Holly
LAN	New Gold Lantana
MFG	Mexican Feather Grass
LIR	Liriope (Monkey Grass)
WF	Wood Fern
LFE	Linear Feet Steel Edging
SFS	Square Feet Sod

GRAPEVINE LANDSCAPE REQUIREMENTS

A	Total area of site (artificial lot)	59,189 SF
B	Non-vehicular open space required (A x 15%)	8,878 SF
C	Non-vehicular open space provided	22,240 SF
D	Required trees in non-vehicular open space (B/3,000 SF)	3
E	Provided trees in non-vehicular open space (Existing trees)	11
F	Area of parking, driveways, and interior landscaping	14,397 SF
G	Area of interior landscaping required (F x 10%)	1,440 SF
H	Area of interior landscaping provided	2,706 SF
I	Required trees in interior L.S. area (G/400 SF)	4
J	Provided trees in interior L.S. area	7

CASE NAME: GRAPEVINE GOLF COURSE CLUB HOUSE
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MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 5 OF 8

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DEPARTMENT OF DEVELOPMENT SERVICES

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mail@bhbinc.com • 817.251.8500 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM # 10011502

THIEL & THIEL, INC.
GRAPEVINE GOLF COURSE CLUB HOUSE
3800 FAIRWAY DRIVE, GRAPEVINE, TX 76051

LANDSCAPE PLAN

NO.	DESCRIPTION	DATE
4	ADDENDUM A	02/25/2020
	REVISED PER CITY COMMENTS	02/03/2020
	ISSUE FOR PERMIT	01/17/2020

REGISTERED LANDSCAPE ARCHITECT
THOMAS N. KELLOGG
1225
STATE OF TEXAS
Mar 11, 2020

PROJECT NUMBER:	2018.740.000		
DATE: 03/11/2020	DRAWN BY: TNK		
DESIGN BY: TNK	CHECKED BY: EP		

SHEET
9
9 of 19

3.11.2020 9:37AM \\BHb-Sfs\cad\2018.000\000\2018.740.000 Grapevine Golf Course Clubhouse - GV01 CAD\023 Landscape\2A\DT740LandscapePlan.dwg Landscape Plan

1) THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT. GC IS TO INCLUDE ALL ITEMS NECESSARY AND PROPER FOR A COMPLETE INSTALLATION. ALL ERRORS, OMISSIONS, AND CLARIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING THE BID PHASE. ANY INFORMATION REQUESTED AFTER THE BID PHASE WILL BE ADDRESSED AS AN ARCHITECT'S SUPPLEMENTAL INFORMATION, WITH NO EXTENSION OF TIME OR COST.

2) THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

3) THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE SPECIFICATIONS, AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND REQUEST CLARIFICATION.

4) ANY PENETRATIONS THROUGH SLAB FOR PLUMBING, ELECTRICAL, ETC. TO BE FULLY WATERPROOFED.

CONSTRUCTION NOTES — 12

N/A

2015 INTERNATIONAL ENERGY CONSERVATION CODE: CHAPTER 4 COMMERCIAL ENERGY EFFICIENCY
CLIMATE ZONE: 3

OPAQUE THERMAL ENVELOPE INSULATION COMPONENTS MINIMUM REQUIREMENTS, R-VALUE METHOD:

ROOFS: INSULATION ENTIRELY ABOVE ROOF DECK: R-25ci
WALLS ABOVE GRADE: WOOD FRAMES AND OTHER: R-20
SLAB-ON-GRADE FLOORS: UNHEATED SLABS: NR

BUILDING EVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS:

U-FACTOR: FIXED FENESTRATION: 0.46WALLS ABOVE GRADE: WOOD FRAMES AND OTHER: R-20
ENTRANCE DOORS: 0.60

SHGH:	SEW	N
PF<0.2	0.25	0.33
0.2<PF<0.5	0.30	0.37
PF>0.5	0.40	0.40

ENERGY EFFICIENCY NOTES — 8

N/A

EXTERIOR STONE:
MANUF: SALADO STONE, OR ARCHITECT APPROVED EQ.
TYPE: STONE VENEER (APPX. 4" THICK)
COLOR: SONOMA BLEND
PATTERN: SONOMA

EXTERIOR SIDING:
MANUF: WOODTONE, OR ARCHITECT APPROVED EQ.
TYPE: RUSTIC SERIES PANELS, BOARD & BATTEN
COLOR: WINCHESTER BROWN
TEXTURE: ALLURA

EXTERIOR SIDING & TRIM:
MANUF: WOODTONE, OR ARCHITECT APPROVED EQ.
TYPE: RUSTIC SERIES PANELS, BOARD & BATTEN
COLOR: WINCHESTER BROWN
TEXTURE: ALLURA

METAL ROOFING & CAPS:
MANUF: FIRESTONE, OR ARCHITECT APPROVED EQ.
TYPE: WARRANTED UNA-CLAD UC-4
COLOR: DARK BRONZE
UNDERLAYMENT: FIRESTONE CLAD-GARD SA
INSULATION: FIRESTONE HAILGARD COMPOSITE BOARD

TPO ROOFING:
MANUF: FIRESTONE, OR ARCHITECT APPROVED EQUAL
TYPE: ULTRAPLY TPO
COLOR: WHITE
THICKNESS: .060"
INSULATION BOARD: FIRESTONE ISOGARD HD

OUTDOOR DECK & ENRTY TRELLIS FRAMING:
TYPE: WESTERN RED CEDAR, CLEAR
SIZE: 2 X 6, TYP. REFER TO STRUCTURAL FOR ADDITIONAL SIZE REQUIREMENTS
STAIN: CABOT WOOD TONE CEDAR DECK STAIN, OR EQ. G.C. TO PROVIDE SAMPLE

CHIMNEY CAP:
MANUF: MASTER SERVICES, OR ARCHITECT APPROVED EQ.
TYPE: CHIMNEY CAP #1
COLOR: MATCH METAL ROOF COLOR

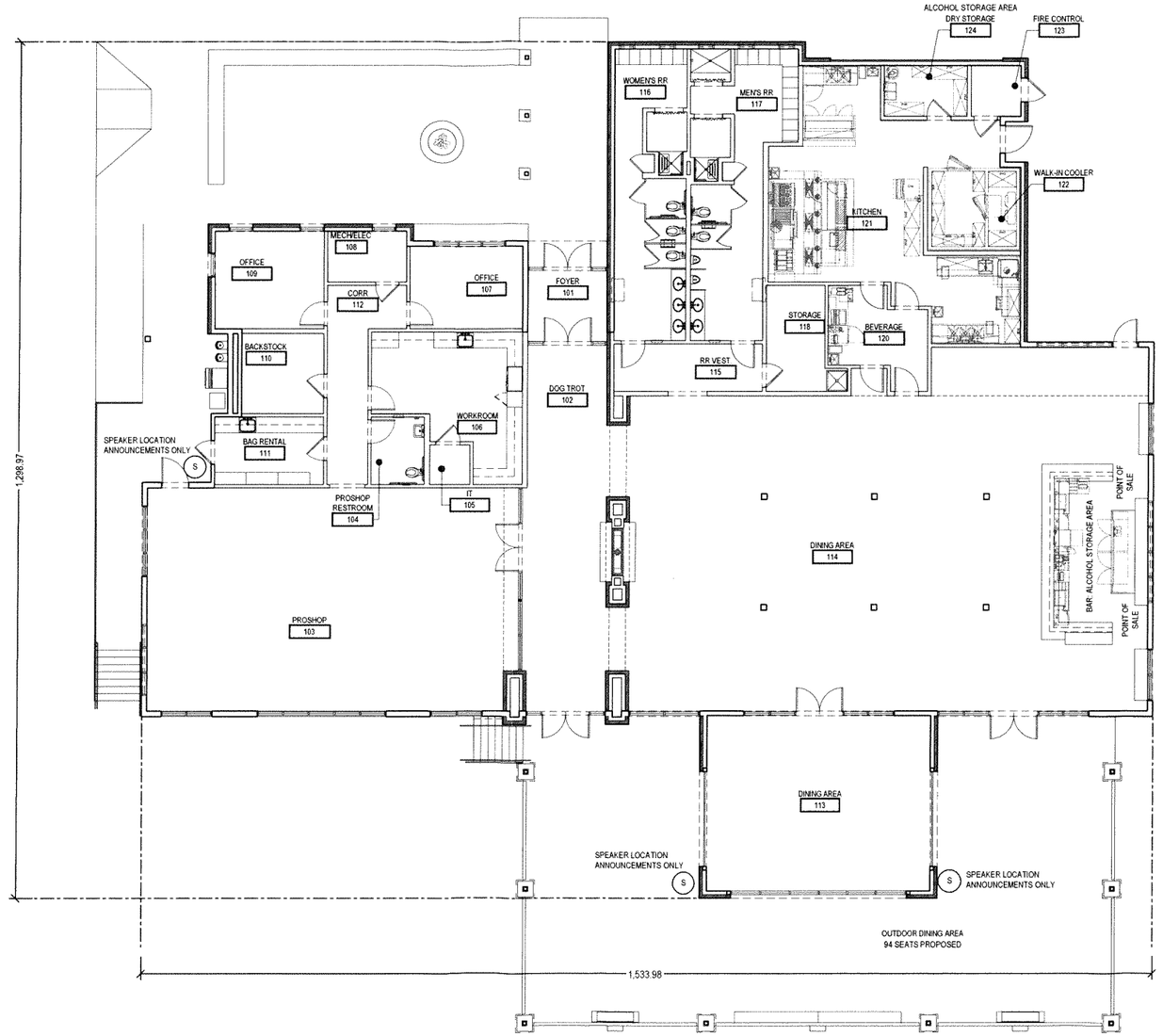
EXTERIOR ACCENT:
MANUF: COMMERCIAL SILK INT'L, OR ARCHITECT APPROVED EQ.
TYPE: BOXWOOD MAT & ENGLISH IVY BLEND
ATTACHMENT METHOD: WIRETIE, SECURE TO SCHEDULED TRELLIS HARDWARE

EXTERIOR FINISH SCHEDULE — 4

N/A

CONSDITIONAL USE REQUEST FOR THE SALE, STORAGE, AND ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES).

THE ENTIRE SITE IS THE PREMISE.



CONSTRUCTION PLAN — 1

1/8"=1'-0"

CC ITEM # 4, 20
PZ ITEM # 6, 11

THIEL & THIEL
1700 TENNYSON PKWY, Suite 100
COLLEYVILLE, TEXAS 76034
817.581.3838
www.thielandthiel.com

CASE NAME:GRAPEVINE GOLF COURSE CLUBHOUSE
CASE NUMBER: CU20-05
LOCATION: 3800 FAIRWAY DRIVE, GRAPEVINE, TX

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 6 OF 8

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

REVISION HISTORY

No.	DATE	ITEM
A	02/25/2020	PERMIT COMMENTS AND CLARIFICATIONS
B	03/05/2020	PERMIT COMMENTS AND CLARIFICATIONS

ISSUE HISTORY

DATE	DESCRIPTION
01/24/2020	ISSUE FOR PERMIT

PROJECT NAME:
GRAPEVINE GOLF CLUB

3800 FAIRWAY DR.
GRAPEVINE, TX 76051

SHEET TITLE

CONSTRUCTION PLAN

SHEET NUMBER

A 1.01

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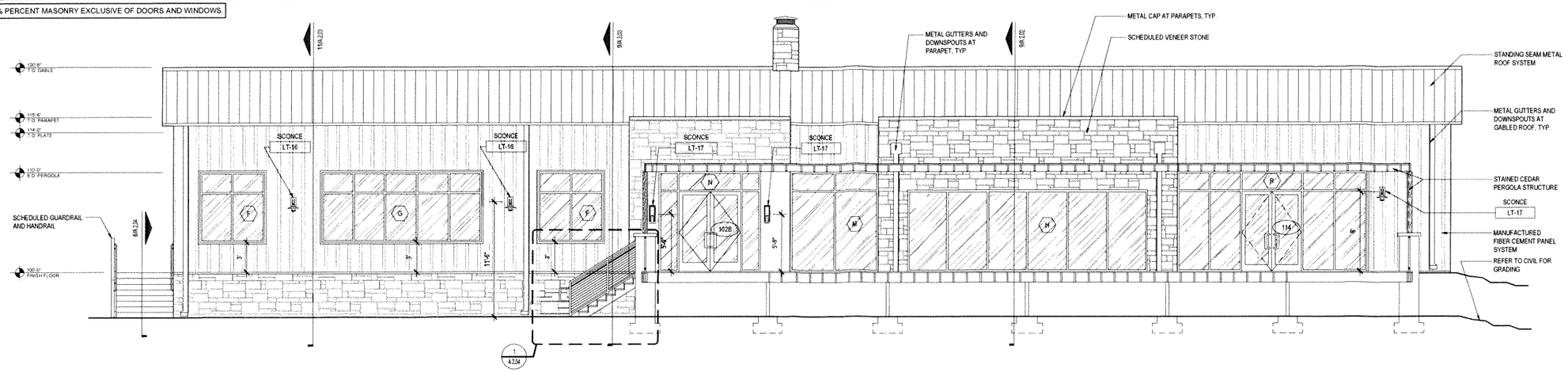
DATE PRINTED: 3/23/2020 12:56 PM

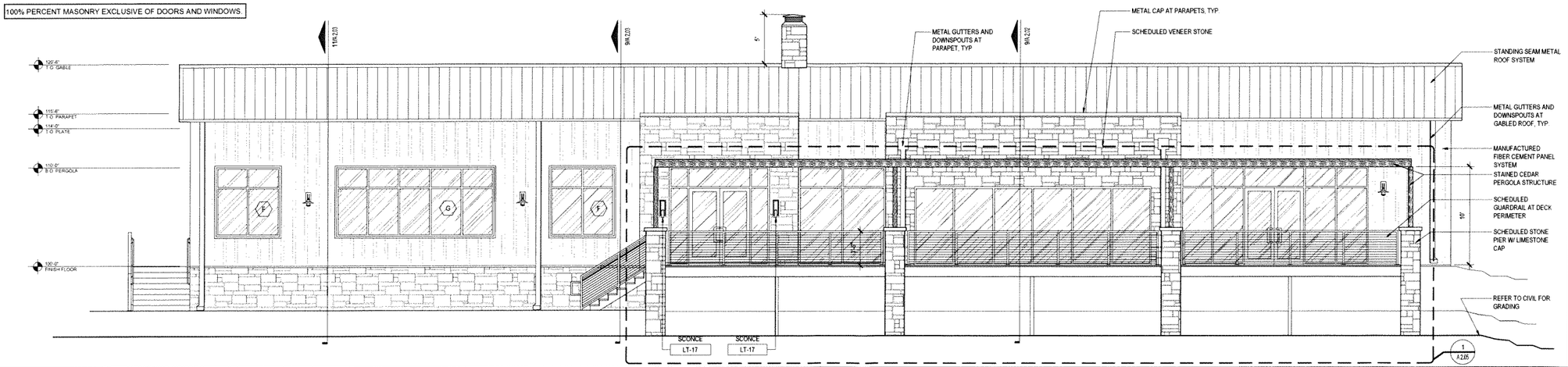
100% PERCENT MASONRY EXCLUSIVE OF DOORS AND WINDOWS.



SOUTH ELEVATION 9

3/16"=1'-0"

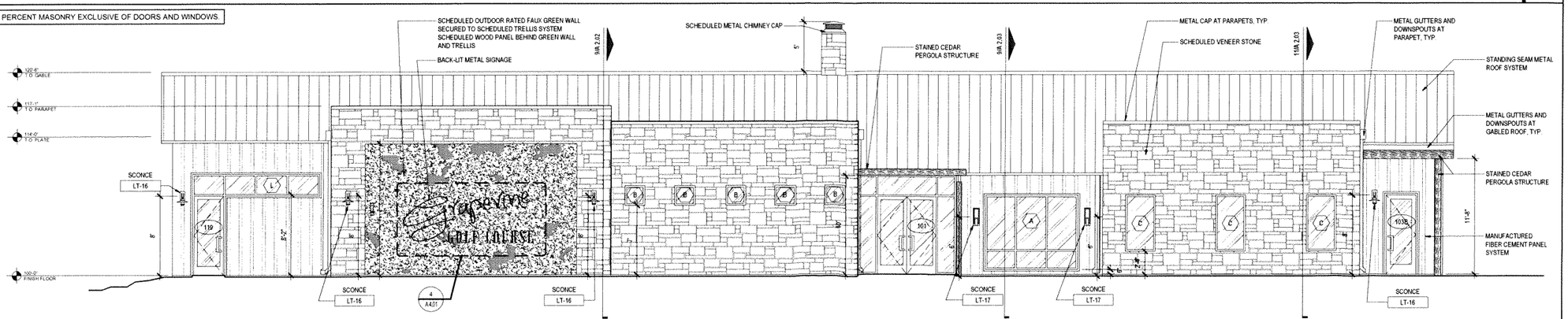
100% PERCENT MASONRY EXCLUSIVE OF DOORS AND WINDOWS.



SOUTH ELEVATION 5

3/16"=1'-0"

82% PERCENT MASONRY EXCLUSIVE OF DOORS AND WINDOWS.



REFER TO PLAN: A 1.01 FOR EXTERIOR FINISH SCHEDULE

NORTH ELEVATION 1

3/16"=1'-0"

CC ITEM # 4, 20
PZ ITEM # 6, 11

THIEL & THIEL
1700 TENNISON PKWY, Suite 100
COLLEYVILLE, TEXAS 76034
817.581.3838
www.thielandthiel.com

CU20-05

ISSUE FOR PERMIT

REVISION HISTORY			
No.	DATE	ITEM	

ISSUE HISTORY		
DATE	DESCRIPTION	
01/24/2020	ISSUE FOR PERMIT	

PROJECT NAME:
GRAPEVINE GOLF CLUB

3800 FAIRWAY DR.
GRAPEVINE, TX 76051

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A 2.01

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CC ITEM # 4, 20
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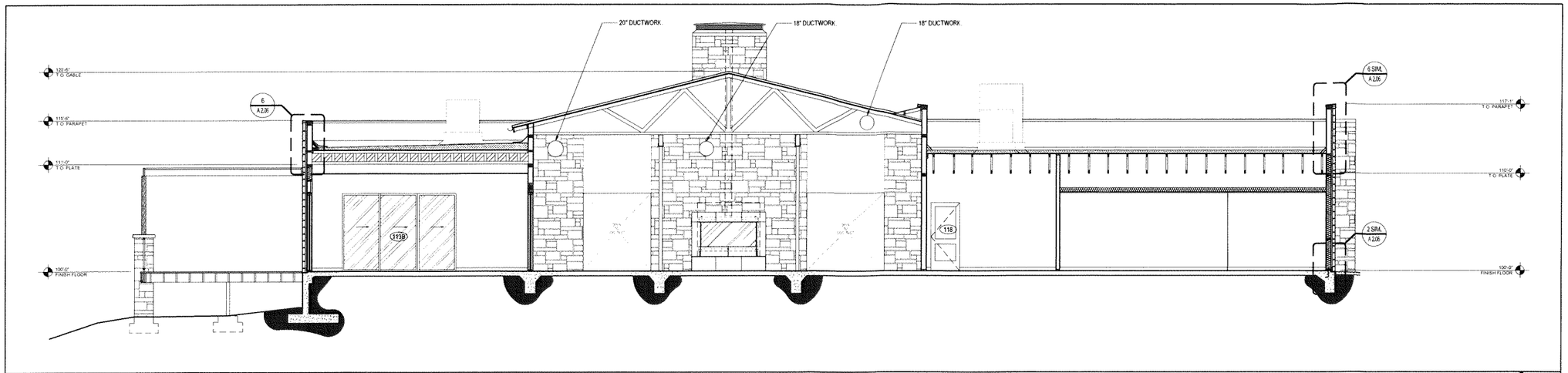
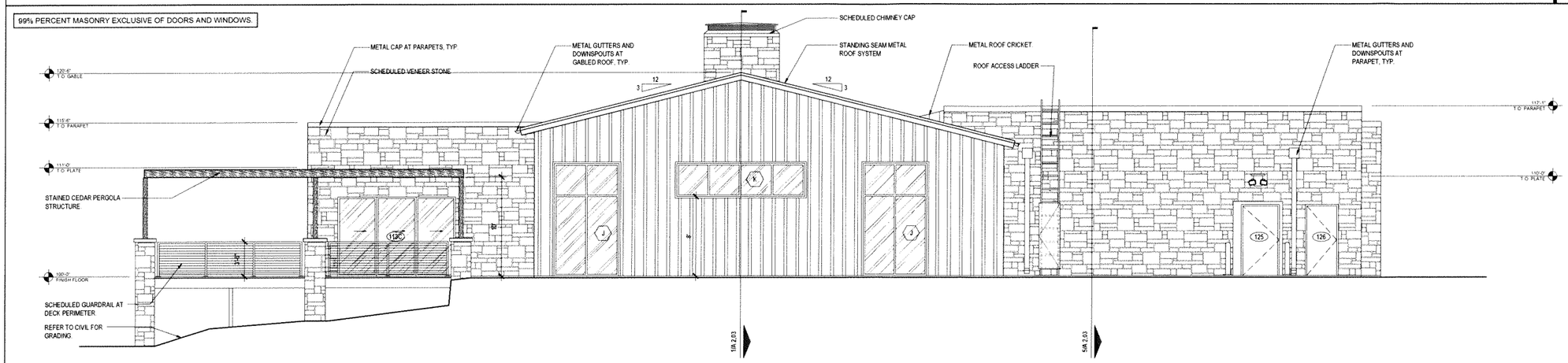


BUILDING SECTION THROUGH GRILL & KITCHEN

3/16"=1'-0"

9

99% PERCENT MASONRY EXCLUSIVE OF DOORS AND WINDOWS.

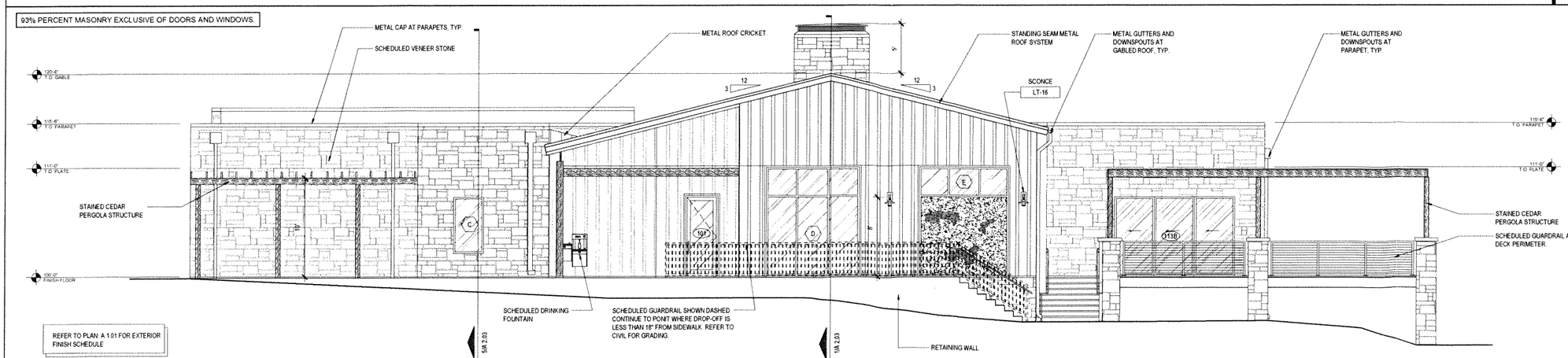


EAST ELEVATION

3/16"=1'-0"

5

93% PERCENT MASONRY EXCLUSIVE OF DOORS AND WINDOWS.



WEST ELEVATION

3/16"=1'-0"

1

CU20-05

ISSUE FOR PERMIT

REVISION HISTORY		
No.	DATE	ITEM

ISSUE HISTORY		
DATE	DESCRIPTION	
01/24/2020	ISSUE FOR PERMIT	

PROJECT NAME:
GRAPEVINE GOLF CLUB

3800 FAIRWAY DR,
GRAPEVINE, TX 76051

SHEET TITLE

EXTERIOR ELEVATIONS & BUILDING SECTIONS

SHEET NUMBER

A 2.02

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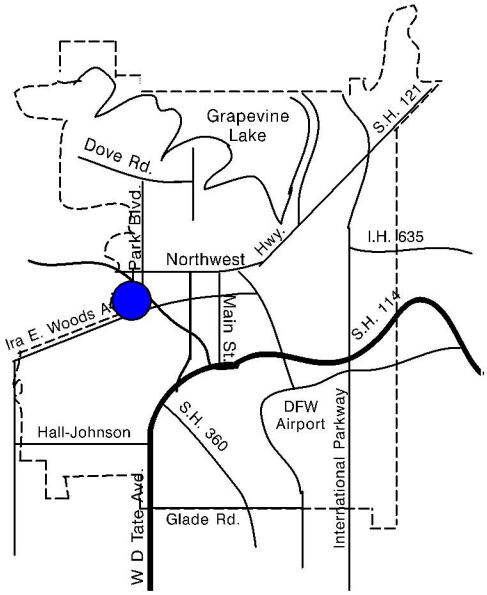
TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER BR
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: JULY 21, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z20-01 AND CONDITIONAL USE APPLICATION CU20-12, EL SUPER EXPRESS



APPLICANT: Rafael Mora Deniz

PROPERTY LOCATION AND SIZE:

The subject property is located at 2151 Ira E. Woods Avenue and is proposed to be platted as Lot 4R, Block 1, DFW Business Park Addition. The addition contains 1.116 acres. The property has approximately 220 feet of frontage along Ira E. Woods Avenue.

REQUESTED ZONE CHANGE AND CONDITIONAL USE AND COMMENTS:

The applicant is requesting a zone change to rezone 1.116 acres from "LI" Light Industrial District to "CC" Community Commercial District for a convenience store. The applicant is also requesting a conditional use permit to amend the previously approved site plan of CU95-34 (Ord.1996-09) to allow the possession, retail sale, storage and off-premise consumption of alcoholic beverages (beer and wine only), specifically to allow outside dining in conjunction with a convenience store.

The applicant proposes to re-image the former 3,040 square foot RaceTrac, eliminate gasoline service and operate solely as a convenience store. A kitchen and indoor dining to accommodate 16 patrons is proposed. Approximately 1,719 square feet of the structure will be devoted to retail sales of various grocery items (fruits, dairy, meats, etc.).

Uncovered, outdoor seating for nine patrons is proposed on the east side of the store. No outdoor speakers are proposed. One, 10' in height, 100 square feet in size monument sign is proposed adjacent to Ira. E. Woods Avenue. The proposed use requires 31 parking spaces; 37 are provided. Changes proposed to the north elevation include a new covered entry and a parapet wall which increases the height of the north elevation from 22.10 feet in height to approximately 34 feet in height. Flanking dual towers are proposed adjacent to the east and west elevations. The revised main entry and dual towers will be composed of stone and stucco. No façade changes are proposed to the south elevation. Other exterior improvements include painting and repair, as needed.

PRESENT ZONING AND USE:

The property is currently zoned "LI" Light Industrial District and was a convenience store with gasoline sales and off-premise consumption of alcoholic beverages (beer and wine only), but it is now closed.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the adjacent sites to the east and west were rezoned in the 1984 Citywide Rezoning from "C-W" Commercial Warehouse District to "LI" Light Industrial District. Conditional Use Request CU07-02 was approved on the subject site by the Site Plan Review Committee at the February 28, 2007 meeting to allow a front elevation revision to RaceTrac.

On the site to the east, Service Station permit (SS94-02) was approved by City Council on July 19, 1994 for the car wash and oil change facility. At the February 26, 1996 meeting, the vacant portion of the site was rezoned from "LI" Light Industrial District to "CC" Community Commercial District with Zone Change Request Z95-20 (Ord. 96-11). Conditional Use Request CU01-15 was approved at the March 22, 2001 Site Plan Review Committee meeting which allowed for replacement of a monument sign with a new monument sign. Conditional Use Request CU09-34 (Ord.09-50) and Z09-06 (Ord.09-49) were approved at the November 17, 2009 to re-establish and existing car wash plus a lube center and a rezoning request from "LI" Light Industrial District to "CC" Community Commercial District.

The property to the north was rezoned in the 1984 City Rezoning from "I-1" Light Industrial district to "LI", Light Industrial District. The western portion of the property to the north was rezoned from "I-2", Heavy Industrial District to "LI", Light Industrial District at that time. SU97-03 approved the installation of a 35-foot telecommunications tower with the accompanying equipment cabinet in February 1997. It was not installed and the special use permit expired. Zone change request Z01-19 (Ord. 02-08) and Conditional Use Request CU01-71 (Ord. 02-09) approved at the January 15, 2002 meeting allowed for a zone change from "LI" Light Industrial District to "CC" Community Commercial District and

for a planned commercial center including an automotive repair facility, gasoline sales, the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a retail store, and approval of one 40-foot pole sign and two 20-foot pole signs. Conditional use Request CU02-10 approved at the May 29, 2002 Site Plan Review Committee meeting allowed for exterior elevation changes to screen rooftop mechanical equipment. Conditional use Request CU02-25 approved at the March 22, 2002 Site Plan Review Committee meeting allowed for elevation changes for the gas station as well as some minor revisions to the gas station site plan. Conditional use Request CU03-07 approved at the May 30, 2003 Site Plan Review Committee meeting allowed for changes to the gas station operations, relocation of a 40-foot sign, modification of a 24-foot sign and elevation changes to the Sam's Club. Conditional use Request CU03-29 approved at the July 23, 2003 Site Plan Review Committee meeting allowed for drive entry modifications and landscaping enhancements to the main entry along Highway 26.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"CC", Community Commercial District—Wal Mart/Sam's Wal Mart Addition
SOUTH:	DFW International Airport property
EAST:	"CC", Community Commercial District—Mustang Elite Car Wash and Lube Center DFW Business Park
WEST:	"CC", Community Commercial District—closed self-service car wash DFW Business Park

AIRPORT IMPACT:

The subject tract is located within "Zone C" Zone of Greatest Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" Map. Industrial and commercial uses that can tolerate high levels of sound exposure are appropriate in "Zone C". The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

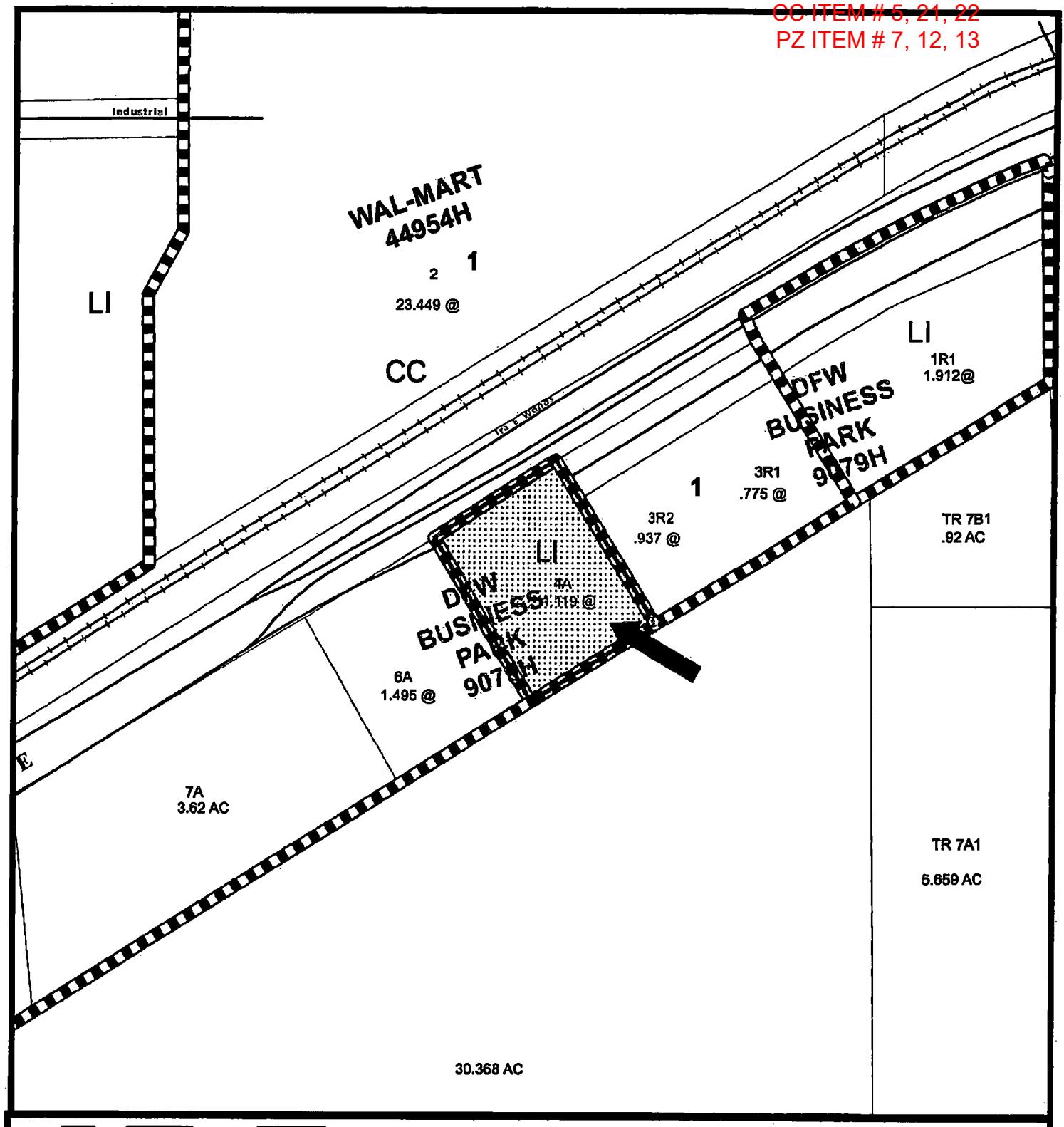
The Master Plan designates the subject property as a Commercial land use. The proposed convenience store is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Ira E. Woods Avenue/State Highway 26 as a Type A

Major Arterial with a minimum a width to be determined by TX DOT, developed as six lanes with a highway on-ramp and a median.

CC ITEM # 5, 21, 22
PZ ITEM # 7, 12, 13



0 100 200 300 400 Feet

Z20-01/CU20-12
El Super Express

Date Prepared: 7/7/2020

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

CC ITEM # 5, 21, 22
PZ ITEM # 7, 12, 13

CU20-12

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Rafael Mora / morafaeldeniz@Gmail.com.

Street address of applicant / agent:
753 Holly Oak Dr.

City / State / Zip Code of applicant / agent:
Lewisville, Tx. 75067

Telephone number of applicant / agent:
469-286-5347

Fax number of applicant/agent

Email address of applicant/agent
[redacted]

Mobile phone number of applicant/agent
469-286-5347

PART 2. PROPERTY INFORMATION

Street address of subject property
2151 Ira. East Woods Av. Grapevine, Tx. 76051

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)

Lot 4 *Block* 1 *Addition* DFW Business Park

Size of subject property
1.18 *Acres* 48,687 *Square footage*

Present zoning classification:
Light Industrial

Proposed use of the property:
Community Commercial District

Circle yes or no, if applies to this application

Outdoor speakers Yes (No)

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
Agustin Santoyo

Street address of property owner:
2300 Dowell Rd

City / State / Zip Code of property owner:
Rockwall, Tx. 75032

Telephone number of property owner:
806-200-0644.

Fax number of property owner:

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By

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- ☐ *Submit a letter describing the proposed conditional use and note the request on the site plan document*
- ☐ *In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)*
- ☐ *In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.*
- ☐ *Application of site plan approval (Section 47, see attached Form "B").*
- ☐ *The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.*

- ☐ *All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.*
- ☐ *All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.*
- ☐ *Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.*
- ☐ *I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.*

PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Rafael Mora Deniz
Print Applicant's Name:

Applicant's Signature:

The State of TX

County Of Dallas

Before Me Angela Garcia *(notary)* *on this day personally appeared* Rafael Mora-Deniz *(applicant)*

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 19th *day of* March, *A.D.* 2020.

ANGELA GARCIA
Notary Public, State of Texas
Comm Expires 04-07-2022
Notary ID 124852114

Angela Garcia
Notary In And For State Of Texas

Agustin Santoyo
Print Property Owners Name:

Property Owner's Signature:

The State Of TX

County Of Dallas

Before Me Angela Garcia *(notary)* *on this day personally appeared* Agustin Santoyo *(property owner)*

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 19th *day of* March, *A.D.* 2020.

ANGELA GARCIA
Notary Public, State of Texas
Comm Expires 04-07-2022
Notary ID 124852114

Angela Garcia
Notary In And For State Of Texas

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PZ ITEM # 7, 12, 13
CU20-12

ACKNOWLEDGEMENT

All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant _____

Date: APRIL-18-2020

Signature of Owner Jyoti Sahiza

Date: APRIL-18-2020

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Z20-01

CITY OF GRAPEVINE
ZONE CHANGE APPLICATION

1. Applicant/Agent Name Rafael Mora Deniz
   Company Name Rafael Mora Deniz.
   Address 753 Holly Oak Dr.
   City Lewisville State Texas Zip 75067
   Phone # 469 286 5347 Fax #
   Email [redacted] Mobile # 469 826 2285
2. Applicant's interest in subject property obtain the permit complying with the city regulations to commercially reactivate this lot.
3. Property owner(s) name Agustin Santoyo
   Address 2300 Dowell, Rd.
   City Rockwall State Texas Zip 75032
   Phone # 806 200 0644 Fax #
4. Address of subject property 2151 Ira. E. Woods Av.
   Legal Description: Lot 4 Block 1 Addition
   Size of subject property 1.18 acres 48,687 square foot
   Metes & Bounds must be described on 8 ½ " x 11" sheet
5. Present Zoning Classification LI: Light Industrial District.
6. Present Use of Property abandoned lot.
7. Requested Zoning District CC: Community Commercial D.
8. The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is

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7/7/2014

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Z20-01

9. Minimum/Maximum District size for requested zoning _____

10. Describe the proposed use Remodel and reuse the existing construction as a small convenience supermarket.

11. The Concept Plan submission shall meet the requirements of Section 45, Contents of a Concept Plan, Section 45.C.

All Zone Change Requests are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.

I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

11. Signature to authorize a zone change request and place a zone change request sign on the subject property.

Applicant (print): Rafael Mora Deniz

Applicant signature: _____

Property Owner (print): AGUSTIN SANTOYO

Property Owner signature: _____

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Z20-01

The State of TX

County of Dallas

Before me Angela Garcia on this day personally appeared Rafael Moral Deniz known to me (or proved to me on the oath of _____ or through TX DL (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19th day of March, A.D. 2020.

SEAL

ANGELA GARCIA
Notary Public, State of Texas
Comm. Expires 04-07-2022
Notary ID 124852114

Angela Garcia
Notary Signature

The State of TX

County of Dallas

Before me Angela Garcia on this day personally appeared Augustin Santoyo known to me (or proved to me on the oath of _____ or through TX DL (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19th day of March, A.D. 2020.

SEAL

ANGELA GARCIA
Notary Public, State of Texas
Comm. Expires 04-07-2022
Notary ID 124852114

Angela Garcia
Notary Signature

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By

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ACKNOWLEDGEMENT

All Zone Change Request are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.

I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant _____

Date: _____

Signature of Property Owner _____

Date: _____

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APR 3 2020
By_____

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7/7/2014

CC ITEM # 5, 21, 22
PZ ITEM # 7, 12, 13

ORDINANCE NO. 2020-031

AN ORDINANCE 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 Z20-01 ON A TRACT OF LAND OUT OF THE THOMAS EASTER SURVEY, ABSTRACT NO. 474, 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 LOCATED AT 2151 IRA E. WOODS AVENUE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "LI" LIGHT INDUSTRIAL DISTRICT REGULATIONS TO "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS; 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

WHEREAS, applications were made to amend the Official Zoning Map, City of Grapevine, Texas by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council did consider the following factors in making a determination as to whether these requested changes should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control, protection of adjacent property from flood or water damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of

parking as determined by requirements of this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council of the City of Grapevine, Texas did consider the following factors in making a determination as to whether this requested change should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, the effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the district and its peculiar suitability for particular uses and with the view to conserve the value of buildings, encourage the most appropriate use of land throughout this city; and

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the change in zoning lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas has determined that there is a necessity and need for this change in zoning and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified; and, therefore, feels that a change in zoning classification for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas and helps promote the general health, safety, and welfare of this community.

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z20-01 to rezone the following described

property to-wit: being a 1.116 acre tract of land out of the Thomas Easter Survey, Abstract No. 474, Tarrant County, Texas (2151 Ira E. Woods Avenue), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "LI" Light Industrial District Regulations is hereby changed to "CC" Community Commercial District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

Section 2. The City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the herein change in zoning.

Section 3. That in all other respects, the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinances and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. This ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. 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) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. 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 21st day of July, 2020.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CC ITEM # 5, 21, 22
PZ ITEM # 7, 12, 13

ORDINANCE NO. 2020-032

AN ORDINANCE ISSUING CONDITIONAL USE PERMIT CU20-12 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 1996-09 TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY), SPECIFICALLY TO ALLOW OUTSIDE DINING IN CONJUNCTION WITH A CONVENIENCE STORE IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT LOCATED AT LOT 4R, BLOCK 1, DFW BUSINESS PARK ADDITION (2151 IRA E. WOODS AVENUE) 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

WHEREAS, an application was made requesting issuance of a conditional use permit by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces,

and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council of the City of Grapevine, Texas, did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, all of the requirements of Section 48 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered among other things the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this City; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that there is a public necessity for the granting of this conditional use permit, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that the conditional use permit lessens the congestion in the streets, helps secure safety from fire, panic and other dangers, prevents the overcrowding of land, avoids undue concentration of population, facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this conditional use permit for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of 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, by granting Conditional Use Permit CU20-12 to amend the previously approved site plan of CU95-34 (Ord. 1996-09) to allow the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only), specifically to allow outside dining in conjunction with a convenience store (El Super Express) in a district zoned "CC" Community Commercial District Regulations within the following described property: Lot 4R, Block 1, DFW Business Park Addition (2151 Ira E. Woods Avenue) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. The City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

Section 3. That in all other respects the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinance and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. This ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. 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) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. 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 21st day of July, 2020.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CITY OF GRAPEVINE, TEXAS.

ZONING CHANGE/CONDITIONAL USE PERMIT
COMMERCIAL REMODELATION

El Super Express
MEAT MARKET

NORTH

35' 0 35' 70' 105'
1"=35' 0"

SHEET LIST

Sheet Number		Sheet Name
ARCHITECTURALS		
Cover	1-8	Cover Sheet
A-1	2-8	Dimensional Control Plan
A-1.1	3-8	Proposed Parking Lot
A-1.2	4-8	Proposed Landscape Plan
A-1.3	5-8	Illumination Plan
A-2	6-8	Proposed Floor Plan
A-2.1	7-8	North Elevation
A-2.2	8-8	South Elevation

Grand Total : 8 Sheets

PROJECT DESCRIPTION

El Super Express Meat Market
Project Description: Remodel of Abandoned Building for Super Market.
Parking Lot and Rear Lanscape Area To Remain the Same.
Scope of Work: Demolish Marked Walls to Build New Spaces for The Super Market.
Build Proposed Canopy and Steel Structure for New Facade.
Build New Street Sign.
Add Proposed Loading Concrete Area.
Existing Concrete Curbs to Remain.
Existing Concrete Approach to Remain.
Furnish the New Meat Market Spaces With Appropiate Equipment for each Service Area (store area, kitchen, butcher, fridges, etc.)

PROPERTY INFORMATION

El Super Express Meat Market
Actual Zoning:
LI Light Industrial District.

Proposed Change Zoning To:
CC Community Commercial District.

Valid Street Address:

2151 Ira. East Woods Av.
Grapevine, Texas. 76051

Legal Description:

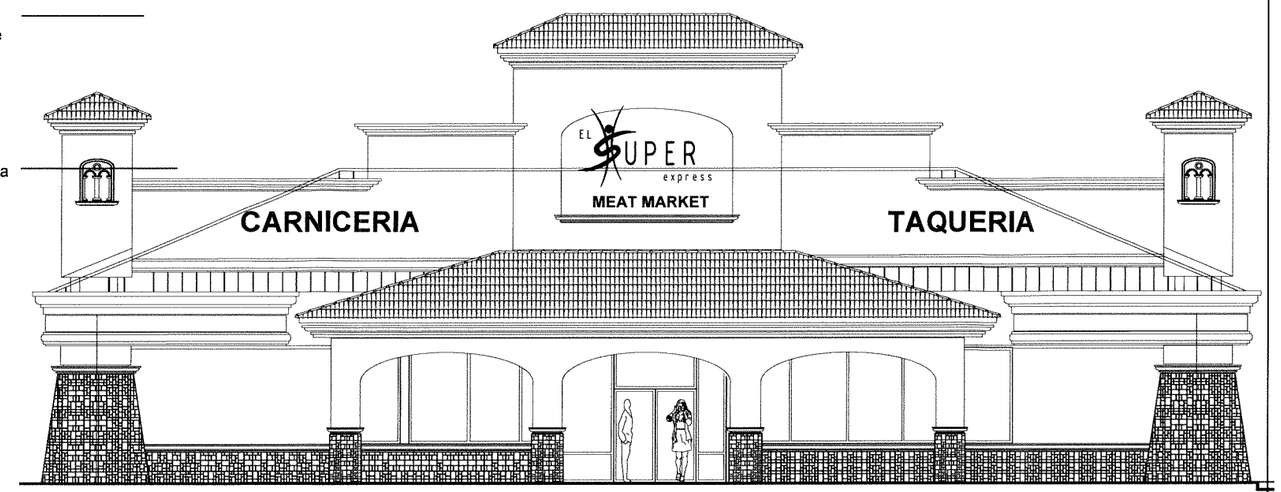
Lot 4 Block 1 of DFW Business Park.
Grapevine, Tarrant County, Texas.
48,618.00 Sq. Ft.
1.116 Acres.
One Story Concrete: 3,040.00 Sq. Ft.

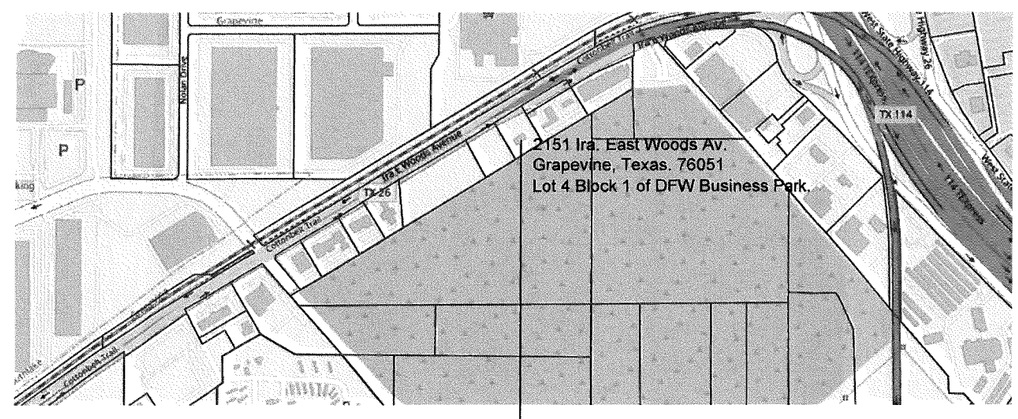
CODE COMPLIANCE

2006 International Building Code.
2006 International Plumbing Code.
2006 International Mechanical Code.
2006 International Fuel Gas Code.
2015 International Fire Code.
2005 National Electrical Code.

SYMBOLS LEGEND.

- NORTH ARROW SYMBOL
- SPOT ELEVATION COORDINATION SYMBOL
- XXX VIEW TITLE SYMBOL
- 1 A101 BUILDING SECTION SYMBOL
- 0 GRID LINE SYMBOL
- 1 A101 1 EXTERIOR & INTERIOR ELEVATION SYMBOL
- ROOM NAME XXX 000 S.F. ROOM NAME & NUMBER SYMBOL
- A ROOF SYMBOL
- A DOOR SYMBOL
- A WINDOW TAG SYMBOL
- A WALL TAG SYMBOL
- 1 A101 CALL OUT SYMBOL
- 1f FLOOR TAG SYMBOL
- 1f 1' 0" AFF CEILING TAG WITH HEIGHT SYMBOL
- 1 / A 101 VIEW REFERENCE SYMBOL
- 1 i STRUCTURAL FRAMING SYMBOL
- 1 i SPECIAL EQUIPMENT SYMBOL
- 1 i PLUMBING FIXTURE SYMBOL





LOCATION MAP

01 COVER SHEET

ELEMENTUM
CONSTRUCTION DESIGN
ORDER · LOGIC · TRUTH

RAFAEL MORA-DENIZ
753 Holly Oak Dr, Lewisville, Tx. 75067
Phone: 469 286 5347 morafaeldeniz.27@gmail.com

El Super Express.
Meat Market

2151 Ira. East Woods Av.
Grapevine, Tx. 76051

Constructor: AGUSTIN SANTOYO

ENGINNERING/SURVEYING
XAVIER CHAPA
FIRM NO. F-9156

STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED
PROFESSIONAL ENGINEER

Xavier Chapa

XCES
FIRM NO. F-9156
07/14/2020

JUL 15 2020

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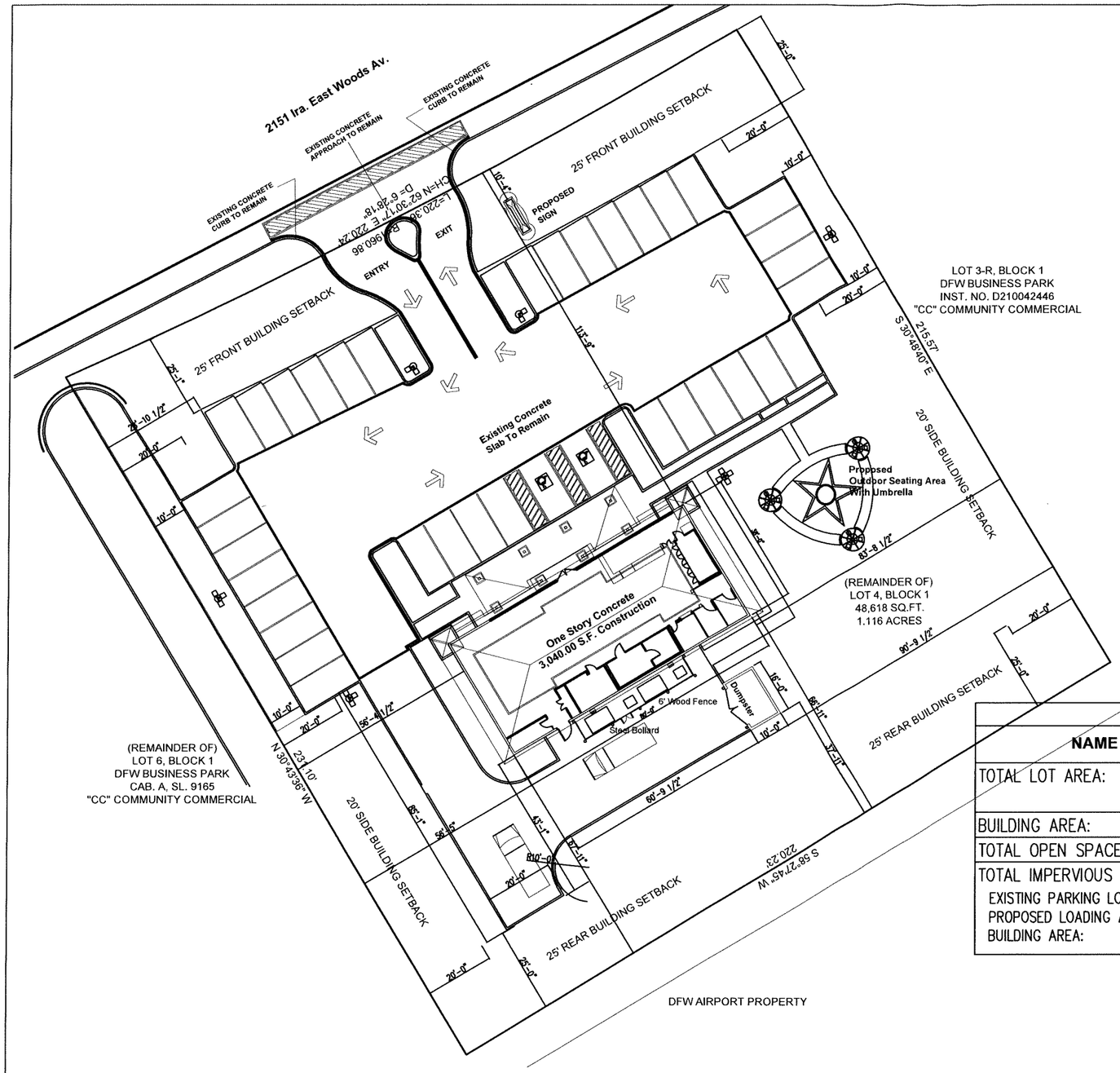
Those are solely responsability of the Builder.

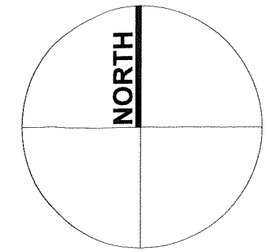
Project:	El Super Express Meat Market
Owner:	El Super Express Agustin Santoyo
Project number:	ESEX#1-IEWGT : 01
	March/22/2020
Drawn by:	RMD
Checked by:	Eng. Xavier Chapa
Revision:	

COVER SHEET

1:8

Scale:





35' 0 35' 70' 105'

1"=35' 0"

ZONE CHANGE REQUEST Z20-01 IS A REQUEST REZONE 1.18 ACRES FROM "LI" LIGHT INDUSTRIAL DISTRICT TO "CC" COMMUNITY COMMERCIAL DISTRICT.
CONDITIONAL USE REQUEST CU20-12 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU95-34 (ORD. 96-00) TO ALLOW THE POSSESSION, RETAIL SALE, STORAGE, AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY), OUTSIDE SEATING IN CONJUNCTION WITH A CONVENIENCE STORE.

THE ENTIRE SITE IS THE PREMISE.

THE PROPOSED ON-PREMISE SIGN WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.

DIMENSIONAL PLAN

NAME	PROVIDED		REQUIERED	
TOTAL LOT AREA:	48,618.00 Sq. Ft. 1.116 Acres.	100%	30,000.00 Sq. Ft.	100%
BUILDING AREA:	3,040.00 Sq. Ft.	6%	29,170.00 Sq. Ft.	60%
TOTAL OPEN SPACE:	26,612.00 Sq. Ft.	54%	9,724.00 Sq. Ft.	20%
TOTAL IMPERVIOUS AREA: EXISTING PARKING LOT: 15,186.00 PROPOSED LOADING AREA: 3,780.00 BUILDING AREA: 3,040.00	22,006.00 Sq. Ft.	46%	38,894.00 Sq. Ft.	80%

01 DIMENSIONAL CONTROL PLAN

SCALE: 1"= 35'-0"

ELEMENTUM
CONSTRUCTION DESIGN
ORDER · LOGIC · TRUTH

RAFAEL MORA-DENIZ
753 Holly Oak Dr. Lewisville, Tx. 75067
Phone: 469 286 5347 morafaeldeniz.27@gmail.com

El Super Express.
Meat Market

2151 Ira. East Woods Av.
Grapevine, Tx. 76051

Constructor: AGUSTIN SANTOYO

ENGINNERING/SURVEYING
XAVIER CHAPA
FIRM NO. F-9156

STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED
PROFESSIONAL ENGINEER

Xavier Chapa
07/14/2020

Case Name: CU20-12/Z20-01
Case Number: El Super Express.
Location: 2151 Ira. E. West Av.

MAYOR SECRETARY
Date:
PLANNING AND ZONING COMMISSION

CHAIRMAN
Date:
Sheet: 1 Of: 9

Approval Does not Authorize Any Work In Conflict Whit Any Codes Or Ordinances

DEPARTMENT OF DEVELOPMENT SERVICES

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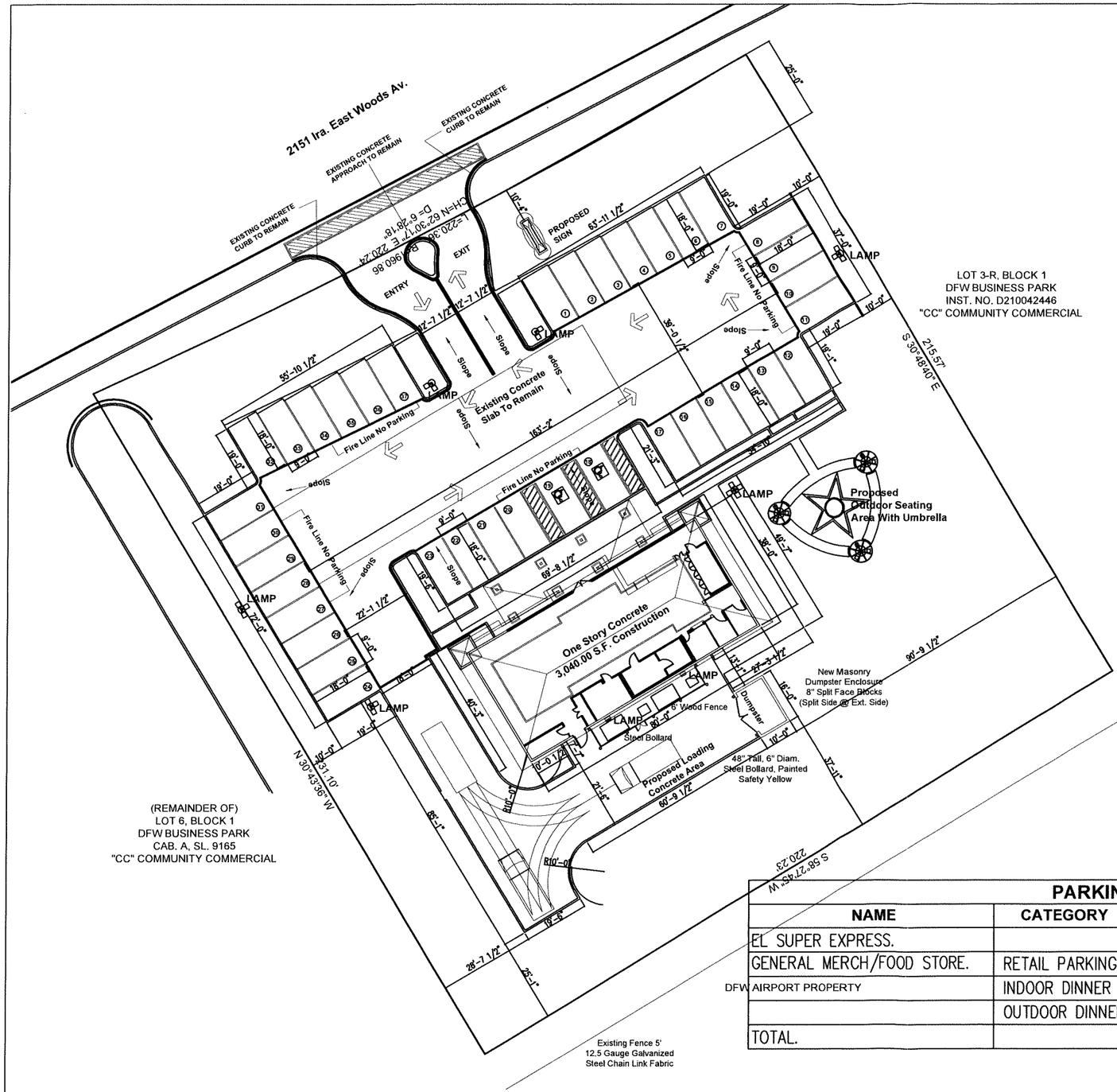
Project: El Super Express Meat Market
Owner: El Super Express
Agustin Santoyo
Project number: ESEX#1-IEWGT : 01
March/22/2020
Drawn by: RMD
Checked by: Eng. Xavier Chapa
Revision:

A-1

2:8

Scale: 1" = 35'



01 PARKING PLAN

SCALE: 1"= 35'-0"

PARKING ANALYSIS

NAME	CATEGORY	REQUIREMENTS	S.F. AND SEATS	REQUIERED	PROVIDED
EL SUPER EXPRESS.					
GENERAL MERCH/FOOD STORE.	RETAIL PARKING	5+1 P.S./200 SQ.FT.	3,040.00 SQ.FT.	20 P.S.	
	INDOOR DINNER	1 P.S./3 SEATS.	24 SEATS.	8 P.S.	
	OUTDOOR DINNER	1 P.S./3 SEATS.	9 SEATS.	3 P.S.	
TOTAL.				31 P.S.	37 P.S.

ELEMENTUM
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Case Name: CU20-12/Z20-01
Case Number: El Super Express.
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Date:

PLANNING AND ZONING COMMISSION

CHAIRMAN

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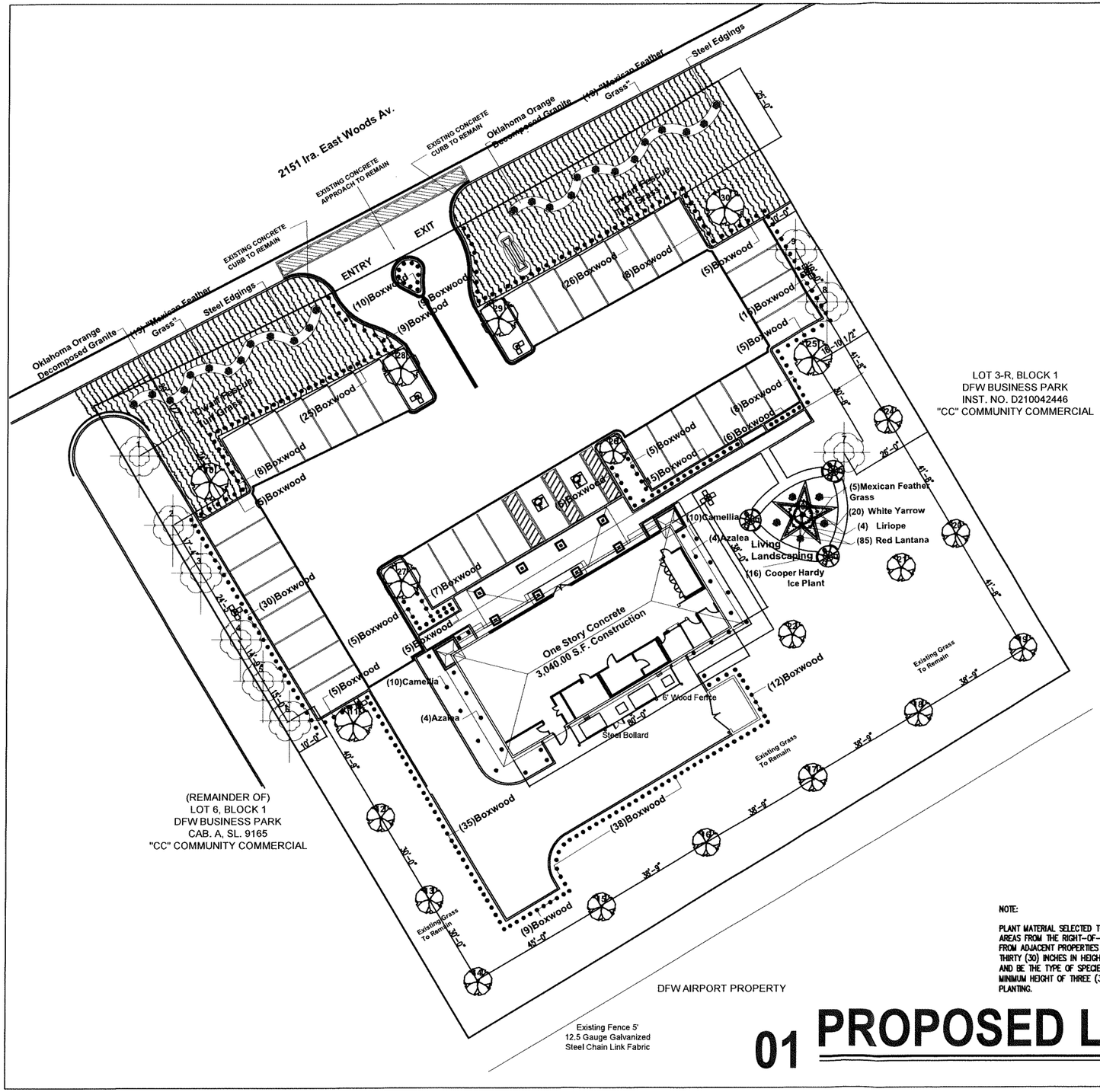
Owner: El Super Express
Agustin Santoyo
Project number: ESEX#1-EWGT : 01
March/22/2020
Drawn by: RMD
Checked by: Eng. Xavier Chapa
Revision:

A-1.1

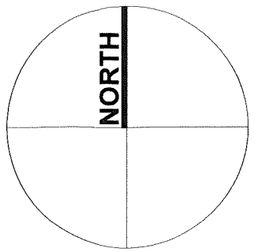
3:8

Scale:
1" = 35'



01 PROPOSED LANDSCAPE PLAN

SCALE: 1"= 35'-0"



35' 0 35' 70' 105'

1"=35' 0"

EXISTING TREES					
SYMBOL	NO.	NAME	TRUNK WIDHT	TREE HEIGHT	CANOPY WIDHT
	1	WILLOW OAK	15"	35'	12'
	2	WILLOW OAK	10"	25'	12'
	3	MEXICAN PLUM	10"	25'	12'
	4	WILLOW OAK	10"	30'	12'
	5	WILLOW OAK	8"	25'	10'
	6	WILLOW OAK	6"	20'	10'
	7	MEXICAN PLUM	5"	20'	11'
	8	WILLOW OAK	6"	25'	12'
	9	MEXICAN PLUM	11"	20'	11'

NEW TREES						
SYMBOL	NO.	NAME	SIZE	TREE HEIGHT	SPACING	BOTANICAL NAME
	10,28,29,30,	AFGHAN PINE	ALL TREES AS MINIMUN THREE INCH CALIPER	60'-80'	AS SHOW	PINUS ELDARICA
	11,25,26,27.	SOUTHERN MAGNOLIA		50'-60'	AS SHOW	MAGNOLIA GRANDIFLORA
	12,14,15,17, 19,21.	PECAN		50'-60'	AS SHOW	CARYA ILLINUENSIS
	13,16,18,20, 22,24.	MEXICAN PLUM		25'-35'	AS SHOW	PRUNUS MEXICANA
	23	TEXAS RED OAK		30'-35'	AS SHOW	QUERCOS SHUMANDII

BUSHES				
NAME	SIZE	HP.	SPACING	BOTANICAL NAME
BOXWOOD	6 GAL.	3' FT.	36"	BOXUS MICROPHYLLA
WHITE YARROW	5 GAL.	2.5' FT.	AS SHOW	ACHILLEA MILLEFOLIUM

GROUND COVER				
NAME	SIZE	HP.	SPACING	BOTANICAL NAME
RED LANTANA	1 GAL.	1.5' FT.	AS SHOW	BOXUS SPP
LIRIOPE	1 GAL.	2' FT.	AS SHOW	MONICEY GRASS
COOPERS HARDY ICEPLANT	1 GAL.	.5' FT.	AS SHOW	DELOSPERMA COOPERI
AZALEA	1 GAL.	2.5' FT.	AS SHOW	RHODODENDRON SPP
CAMELLIA	1 GAL.	2' FT.	AS SHOW	JAPANESE CAMELLIA

GRASSES				
NAME	SIZE	HP.	SPACING	BOTANICAL NAME
MEXICAN FEATHER GRASS (SILKY THREAD GRASS)	1 GAL.	1.5' FT.	AS SHOW	NASELLA (STIPA) TENUISIMA

TURF GRASS				
NAME	SIZE	HP.	SPACING	BOTANICAL NAME
DWARF FESCUE (LOW WORK AND WATER)			SPACED	

LANDSCAPE ANALYSIS				
NAME	S. F.	REQUIREMENTS	REQUIERED	PROVIDED
INTERIOR LANDSCAPE.	18,966.00 S.F.	10% : 1,897.00 S.F. 1 TREE/400 S.F.	5	5
PERIMETER LANDSCAPE.	887.26 F.	1 TREE/50 F.	18	18
NON VEHICULAR OPEN SPACE.	26,612.00 S.F.	54% 1 TREE/4000 S.F.	7	7
TOTAL :			30	30
EXISTING TREES :				9
NEW TREES :				21

NOTE:

PLANT MATERIAL SELECTED TO SCREEN THE VEHICLE USE AREAS FROM THE RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES SHALL BE A MINIMUM OF THIRTY (30) INCHES IN HEIGHT AT THE TIME OF PLANTING AND BE THE TYPE OF SPECIES THAT WILL ATTAIN A MINIMUM HEIGHT OF THREE (3) FEET ONE (1) YEAR AFTER PLANTING.

ELEMENTUM
CONSTRUCTION DESIGN
ORDER · LOGIC · TRUTH

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07/14/2020

Case Name: CU20-12/Z20-01
Case Number: El Super Express.
Location: 2151 Ira. E. West Av.

MAYOR SECRETARY

Date:

PLANNING AND ZONING COMMISSION

CHAIRMAN

Date:

Sheet: 3 Of: 9

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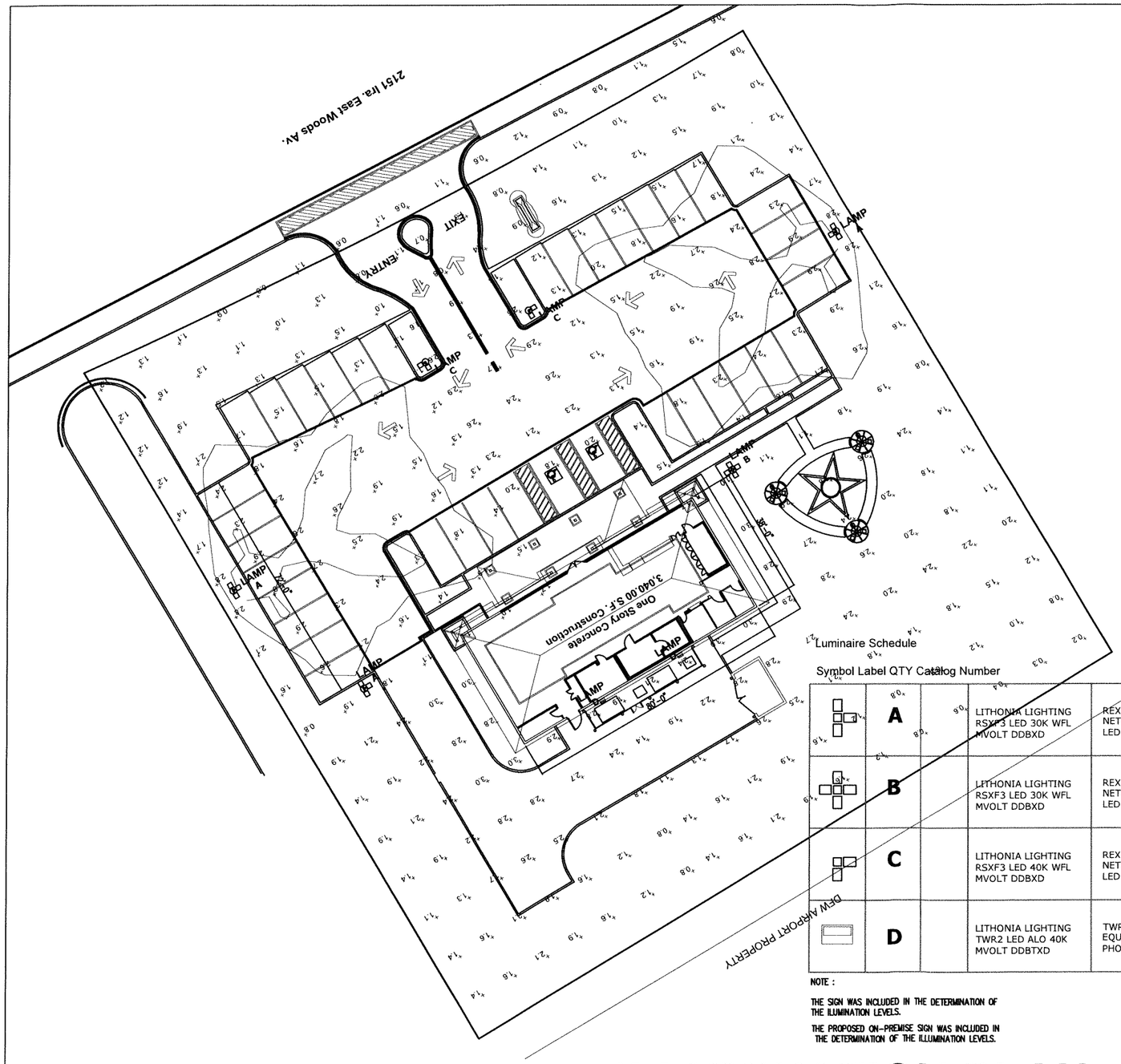
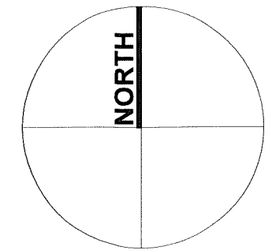
Project: El Super Express Meat Market
Owner: El Super Express
Agustin Santoyo
Project number: ESEX#1-IEWGT : 01
March/22/2020
Drawn by: RMD
Checked by: Eng. Xavier Chapa
Revision:

A-1.2

4:8

Scale:
1" = 35'





35' 0 35' 70' 105'

1"=35' 0"

Luminaire Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A		LITHONIA LIGHTING RSXF3 LED 30K WFL MVOLT DDBXD	REXF3 LED P1 194W 30K 70C CSA NETWORKABLE CONTROL, 3000K LED STATICS, FLOODLIGHT.	LED	3	24,830.00	0.92	128
	B		LITHONIA LIGHTING RSXF3 LED 30K WFL MVOLT DDBXD	REXF3 LED P1 194W 30K 70C CSA NETWORKABLE CONTROL, 3000K LED STATICS, FLOODLIGHT.	LED	4	24,830.00	0.92	128
	C		LITHONIA LIGHTING RSXF3 LED 40K WFL MVOLT DDBXD	REXF3 LED P1 194W 40K 70C CSA NETWORKABLE CONTROL, 4000K LED STATICS, FLOODLIGHT.	LED	2	26,782.00	0.92	138
	D		LITHONIA LIGHTING TWR2 LED ALO 40K MVOLT DDBTXD	TWR2 LED ALO 40K 120W 400MH EQUIVALENT, WALL PACK WITH PHOTOCELL, CONTRACTOR SELECT.	LED	2	14,400.00	0.90	88

NOTE :

THE SIGN WAS INCLUDED IN THE DETERMINATION OF THE ILUMINATION LEVELS.

THE PROPOSED ON-PREMISE SIGN WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.

01 ILLUMINATION PLAN

SCALE: 1"= 35'-0"

ELEMENTUM
CONSTRUCTION DESIGN
ORDER · LOGIC · TRUTH

RAFAEL MORA-DENIZ
753 Holly Oak Dr. Lewisville, Tx. 75067
Phone: 469 286 5347 morafaeldeniz.27@gmail.com

El Super Express.
Meat Market

2151 Ira. East Woods Av.
Grapevine, Tx. 76051

Constructor: AGUSTIN SANTOYO

ENGINNERING/SURVEYING
XAVIER CHAPA
FIRM NO. F-9156

STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED
PROFESSIONAL ENGINEER

Xavier Chapa

07/14/2020

Case Name: CU20-12/Z20-01
Case Number: El Super Express.
Location: 2151 Ira. E. West Av.

MAYOR SECRETARY

Date:

PLANNING AND ZONING COMMISSION

CHAIRMAN

Date:

Sheet: 4 Of: 9

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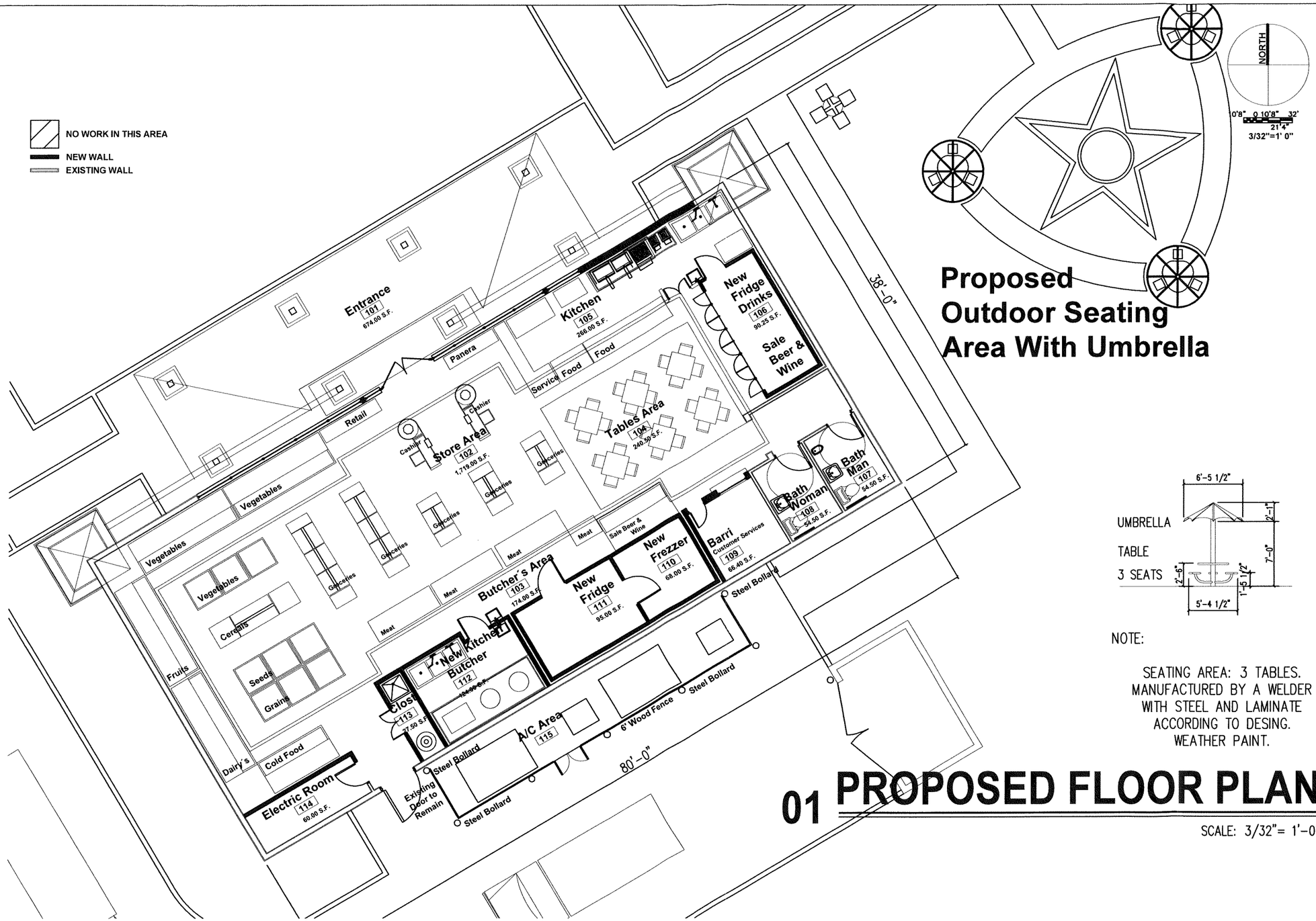
Those are solely responsibility of the Builder.

Project: El Super Express Meat Market
Owner: El Super Express
Agustin Santoyo
Project number: ESEX#1-IEWGT . 01
March/22/2020
Drawn by: RMD
Checked by: Eng. Xavier Chapa
Revision:

A-1.3

5:8

Scale:
1" = 35'



Proposed Outdoor Seating Area With Umbrella

NOTE:

SEATING AREA: 3 TABLES.
MANUFACTURED BY A WELDER
WITH STEEL AND LAMINATE
ACCORDING TO DESING.
WEATHER PAINT.

01 PROPOSED FLOOR PLAN

SCALE: 3/32"= 1'-0"

ELEMENTUM
CONSTRUCTION DESIGN
ORDER - LOGIC - TRUTH

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Xavier Chapa
07/14/2020

Case Name: CU20-12/Z20-01
Case Number: El Super Express.
Location: 2151 Ira. E. West Av.

MAYOR SECRETARY

Date:

PLANNING AND ZONING COMMISSION

CHAIRMAN

Date:
Sheet: 5 Of: 9

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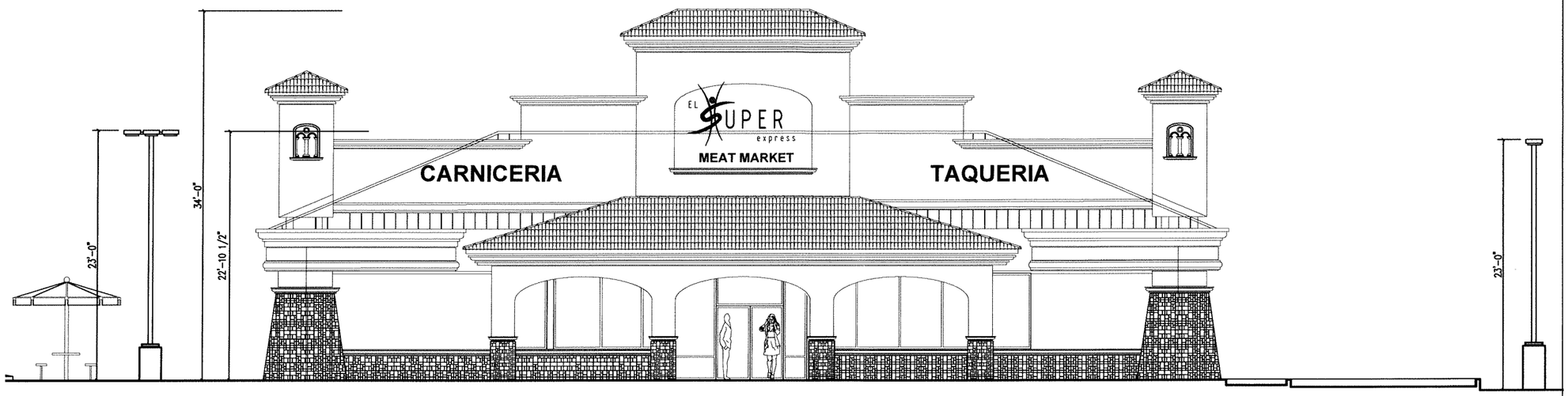
Project:	El Super Express Meat Market
Owner:	El Super Express Agustin Santoyo
Project number:	ESEX#1-IEWGT : 01
	March/22/2020
Drawn by:	RMD
Checked by:	Eng. Xavier Chapa
Revision:	

A-2

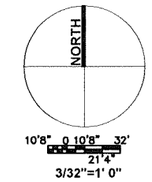
6:8

Scale:
3/32" = 1'



01 NORTH ELEVATION

SCALE: 3/32"= 1'-0"



ELEVATION ANALYSIS		
NAME	AREA	
TOTAL FACADE AREA:	1,683.00 S.F.	100%
MASONRY AREA:	1,450.00 S.F.	86%
SIGNS AREA:	235.00 S.F.	14%

NOTE :

THE SIGN WAS INCLUDED IN THE DETERMINATION OF THE ILUMINATION LEVELS.

THE PROPOSED ON-PREMISE SIGN WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.

PROPOSED MATERIAL	
NAME	AREA
ROCK RIDGE. MULTICOLOR SLATE PANEL LEDGER, SIZE :6X24	COLUMNS
ROCK RIDGE. TITANIUM BLACK BROCKEN FACE. SIZE :6X24	WALLS
STUCCO ON REST OF WALLS	WALLS

PROPOSED CONSTRUCTION ELEMENTS

DUMPSTER.

8' HIGHT, NEW MASONRY DUMPSTER ENCLOUSURE, 8" SPLIT FACE BLOKS. (SPLIT FACE @ EXT. SIDE)

FENCE SCREENED ON MECHANICAL EQUIPMENT.

6' HIGHT, NEW WOOD FENCE WITH STL. BOLLARD FOR PROTECTION.

ELEMENTUM
CONSTRUCTION DESIGN
ORDER · LOGIC · TRUTH

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FIRM NO. F-9156

STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED
PROFESSIONAL ENGINEER

Xavier Chapa

07/14/2020

Case Name: CU20-12/Z20-01
Case Number: El Super Express.
Location: 2151 Ira. E. West Av.

MAYOR SECRETARY

Date:

PLANNING AND ZONING COMMISSION

CHAIRMAN

Date:
Sheet: 6 Of: 9

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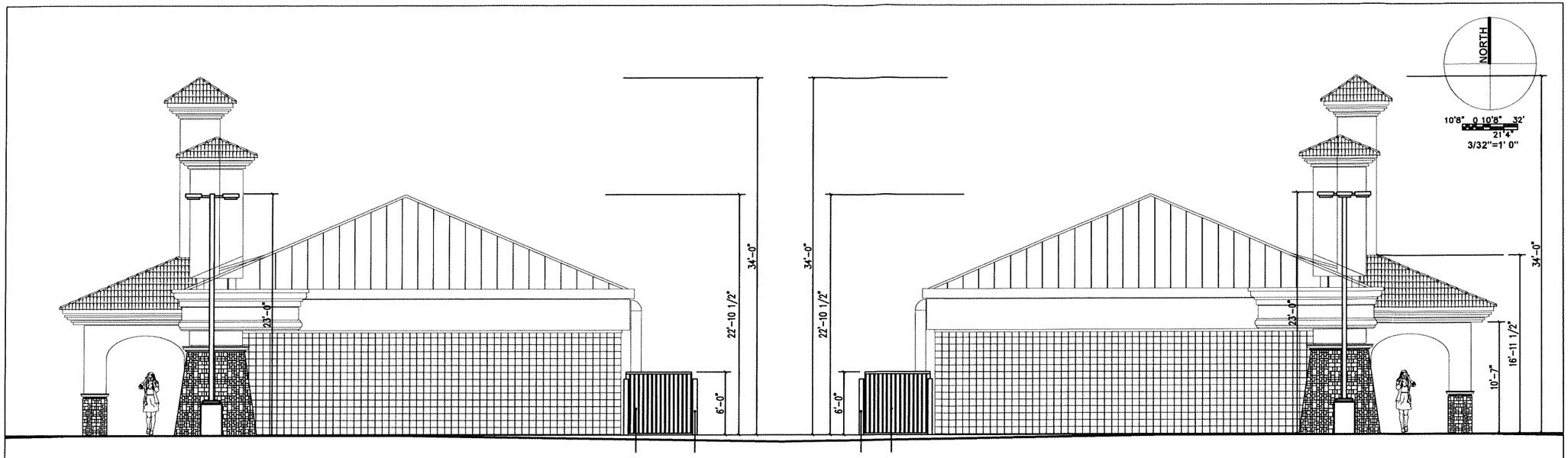
Project: El Super Express Meat Market
Owner: El Super Express
Agustin Santoyo
Project number: ESEX#1-IEWGT : 01
March/22/2020
Drawn by: RMD
Checked by: Eng. Xavier Chapa
Revision:

A-3

7:8

Scale:
3/32" = 1'

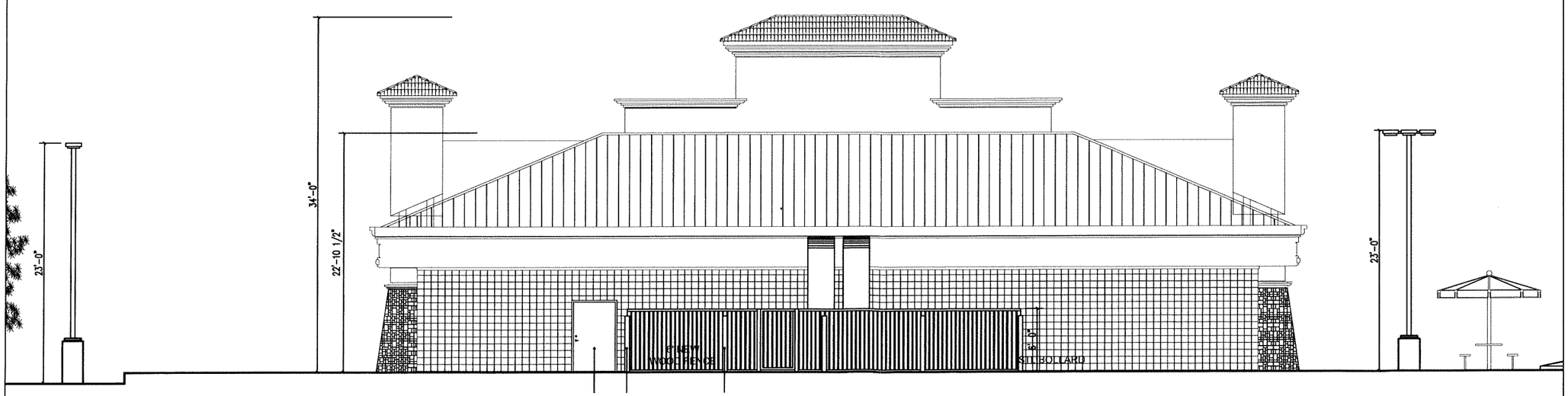


01 WEST ELEVATION

SCALE: 3/32"= 1'-0"

02 EAST ELEVATION

SCALE: 3/32"= 1'-0"



03 SOUTH ELEVATION

SCALE: 3/32"= 1'-0"

ELEMENTUM
CONSTRUCTION DESIGN
ORDER · LOGIC · TRUTH

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Meat Market

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Grapevine, Tx. 76051

Constructor:
AGUSTIN SANTOYO

ENGINNERING/SURVEYING
XAVIER CHAPA
FIRM NO. F-9156

STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED
PROFESSIONAL ENGINEER

Xavier Chapa

07/14/2020

Case Name: CU20-12/Z20-01
Case Number: El Super Express.
Location: 2151 Ira. E. West Av.

MAYOR SECRETARY

Date:

PLANNING AND ZONING COMMISSION

CHAIRMAN

Date:

Sheet: 7 Of: 9

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Project: El Super Express Meat Market	A-3.1
Owner: El Super Express Agustin Santoyo	
Project number: ESEX#1-IEWGT : 01	
March/22/2020	
Drawn by: RMD	8:8
Checked by: Eng. Xavier Chapa	
Revision:	Scale: 3/32" = 1'

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JULY 21, 2020

SUBJECT: APPROVAL FOR THE PURCHASE OF ROOF REHABILITATION AND RESTORATION SERVICES FOR THE PALACE ARTS CENTER AND APPROPRIATION ORDINANCE

RECOMMENDATION: City Council to consider approval for the purchase of roof rehabilitation and restoration services for the Palace Arts Center and Lancaster Theatre from Weatherproofing Services and approval of an ordinance appropriating funds.

FUNDING SOURCE: Upon approval of the attached appropriation ordinance, funds will be available in the Heritage Foundation Fund for a total amount not to exceed $80,187.

BACKGROUND: Roof sections four and five were replaced approximately 20 years ago. Infrared testing was completed by Diagnostic Weatherproofing Solutions to determine the roof was a good candidate for restoration rather than completely re-roofing. Tremco roofing materials will be used to restore the roof and will have a 20-year warranty.

Roof sections one, two and three were restored in 2019, sections four and five roof restoration was delayed until the HVAC mechanical and duct work replacement were complete.

This purchase will be made in accordance with an existing interlocal agreement with Omnia Partners Public Sector as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Staff recommends approval.

PN/LW

ORDINANCE NO. 2020-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $80,187 IN THE HERITAGE FOUNDATION FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to purchase roof rehabilitation and restoration services for the Palace Art Center; and

WHEREAS, funding for the rehabilitation and restoration services is available in the Heritage Foundation 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 $80,187 be appropriated from the Heritage Foundation Fund for the restoration and rehabilitation of the Palace Arts Center roof.

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 21st day of July, 2020.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JULY 21, 2020

SUBJECT: APPROVAL FOR AN ANNUAL CONTRACT FOR DRUG TESTING AND OCCUPATIONAL HEALTH SERVICES

RECOMMENDATION: City Council to consider approval for the award of an annual contract for drug testing and occupational health services with Concentra Health Services for the Human Resources Department.

FUNDING SOURCE: Funds are available in the Human Resources Department budget in the General Fund for annual estimated amount of $50,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for drug testing and occupational health services. Concentra medical centers offer a full complement of health care services including, but not limited to, substance abuse testing, physical examinations, clinical services, vaccinations, injury care, physical therapy, and wellness screenings. Concentra medical centers offer convenient weekday operational hours and many locations also offer evening and weekend hours.

Transitioning to Concentra medical centers for pre-employment drug testing, physicals, essential job function screenings, injury care, etc. will allow City employees the convenience of completing all pre-employment screenings in one convenient office location instead of having to visit multiple facilities on multiple days. Concentra medical centers offer 18 DFW Metroplex locations and access to more than 520 Concentra medical centers nationwide that the City of Grapevine employees will have the ability to utilize for pre-employment services and injury care services.

Purchases will be made in accordance with an existing interlocal cooperative agreement with the City of Plano, Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

The City of Plano, Texas solicited proposals for Drug Testing and Occupational Health Services. Concentra Health Services was awarded a contract. The contract is for an initial two-year period with four, two-year renewals.

Staff recommends approval.

SJ/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JULY 21, 2020

SUBJECT: APPROVAL FOR THE PURCHASE OF VIRTUAL DESKTOP INFRASTRUCTURE (VDI) SERVER STORAGE EXPANSION.

RECOMMENDATION: City Council to consider the approval for the purchase of additional virtual desktop infrastructure (VDI) server storage from Unique Digital for the IT Department.

FUNDING SOURCE: Funds are available in the General Fund, IT budget for an amount not to exceed $59,258.

BACKGROUND: This purchase is for additional storage for the server environment to reallocate space for the creation of the upgraded Virtual Desktop Infrastructure (VDI) environment.

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.

Bids were taken by the Cooperative and a contract was awarded to Unique Digital. The IT Department 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.

TA/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JULY 21, 2020

SUBJECT: PURCHASE OF TWO HOSTS FOR NEW VIRTUAL DESKTOP INFRASTRUCTURE (VDI) ENVIRONMENT

RECOMMENDATION: City Council to consider the approval for the purchase of two hosts for new virtual desktop infrastructure (VDI) environment server storage from General Datatech, LP for the IT Department.

FUNDING SOURCE: Funds are available in the General Fund, IT budget for an amount not to exceed $39,298.

BACKGROUND: This purchase is for two new server hosts for the upgrade of the virtual desktop environment. These hosts will replace the outgrown server hosts and are required for the migration to the new Virtual Desktop Infrastructure (VDI) operating system environment.

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.

Bids were taken by the Cooperative and a contract was awarded to General Datatech, LP. The IT Department 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.

TA/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JULY 21, 2020

SUBJECT: APPROVAL OF INTEGRATED LIBRARY SYSTEM REPLACEMENT PROJECT

RECOMMENDATION: City Council to consider the purchase of new Koha (integrated library system - ILS) by Bywater Solutions, and procurement of all ILS system requirements to replace the current ILS.

FUNDING SOURCE: Funding is available in the General Fund for the Library in an amount not to exceed $70,000.

BACKGROUND: The proposed purchase is Koha which is an integrated library operating system that will replace the one currently in place. The Koha integrated library operating system is the technological backbone of the library, tracking acquisitions, catalog, circulation, payments, subscriptions and online public access. Koha offers enhanced capabilities for customers over the current system and will save approximately $40,000 per year over current costs as it is an open source software. In addition, Koha is browser based and and doesn't require special installations on staff machines, making it easier to access in emergencies and less labor intensive for our IT staff.

ByWater Solutions will host the server, implement the software, train City staff, and provide support services.

Staff recommends approval.

RC/TA

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JULY 21, 2020

SUBJECT: APPROVAL FOR THE PURCHASE OF COMMUNICATIONS EQUIPMENT AND SERVICES FOR THE GRAPEVINE PUBLIC SAFETY DISPATCH CENTER

RECOMMENDATION: City Council to consider approval for the purchase of communications equipment and services for the Grapevine Public Safety Dispatch Center from Motorola Solutions for the Police Department.

FUNDING SOURCE: Funds are available in the CCPD Fund in the amount of $53,830. Additional funds in the amount of $19,028 will be available in the Grant Fund upon reimbursement from the Grant associated with the purchase. The total purchase will not exceed $72,858.

BACKGROUND: This purchase is for an additional public safety emergency radio communications console for the Public Safety Communication Center. Adding this equipment will create one additional dispatch workstation within the communication center. Currently, there are four dispatch positions and one supervisor position, for a total of five workstations. This addition will add a fifth dispatch workstation for a total of six workstations. The additional workstation is needed for busy times, which will allow an additional telecommunicator to work and monitor additional radio channels, especially during special events such as the festivals, annual July 4th event, parades, and Christmas events.

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.

Bids were taken by the Cooperative and a contract was awarded to Motorola Solutions. The Police Department 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.

MB/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JULY 21, 2020

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR PREVENTATIVE ROOF MAINTENANCE

RECOMMENDATION: City Council to consider the renewal of an annual contract for preventative roof maintenance with Tremco/Weatherproofing Technologies, Inc. for the Facility Services Department.

FUNDING SOURCE: Funds for this purchase are available in the Roof Program, Building Maintenance and Professional Services budgets for an annual estimated amount of $33,561.

BACKGROUND: This contract will provide a preventative maintenance program to extend the life of the roofs before a complete replacement is required. A comprehensive roof program is designed to maximize the life of the roof, decrease repair expenses, and accurately forecast capital needs for roof replacements. The preventative maintenance program will include initial inspection and evaluation to identify maintenance, repair or replacement requirements. The program includes a database reporting system allowing City staff to accurately forecast and budget for current and future repair and replacement needs.

Purchases will be made in accordance with an existing interlocal agreement with Omnia Partners, Public Sector, formally National IPA, as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. The contract was for an initial one-year period with four, one-year renewals available. If approved, this will be the first renewal available.

The Facility Services Department and Purchasing staff reviewed the contract for 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.

CH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JULY 21, 2020

SUBJECT: APPROVAL TO RENEW ANNUAL CONTRACTS FOR EQUIPMENT RENTAL SERVICES

RECOMMENDATION: City Council to consider the renewal of annual contracts for equipment rental services to Fox Rental and RDO Equipment for the Public Works Department.

FUNDING SOURCE: Funds are available in various accounts for an annual estimated amount of $30,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for various types of heavy equipment rental services to be used primarily by the Public Works Department on an as-needed basis.

Bids were taken in accordance with the City Purchasing Policy. Formal bids and advertisements are not required for purchases under $50,000. The award was made to Fox Rental and RDO Equipment.The awarded vendors submitted the lowest responsive and responsible bids meeting specifications. The contracts were for an initial one-year period with four, one-year optional renewals. If approved, this will be for the third renewal available.

Staff recommends approval.

KH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JULY 21, 2020

SUBJECT: APPROVAL FOR THE SOLE SOURCE PURCHASE OF A PUMP REPAIR AT DOVE 2 LIFT STATION

RECOMMENDATION: City Council to consider approval of a sole source purchase of a pump repair at the Dove 2 Lift Station from Precision Pump Systems for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund 200 for an amount not to exceed $21,379.

BACKGROUND: This item is to rebuild one of the vertical turbine pumps at the Dove 2 Lift Station by Precision Pump Systems.The pump is currently not functioning and needs to be rebuilt to be returned to service.

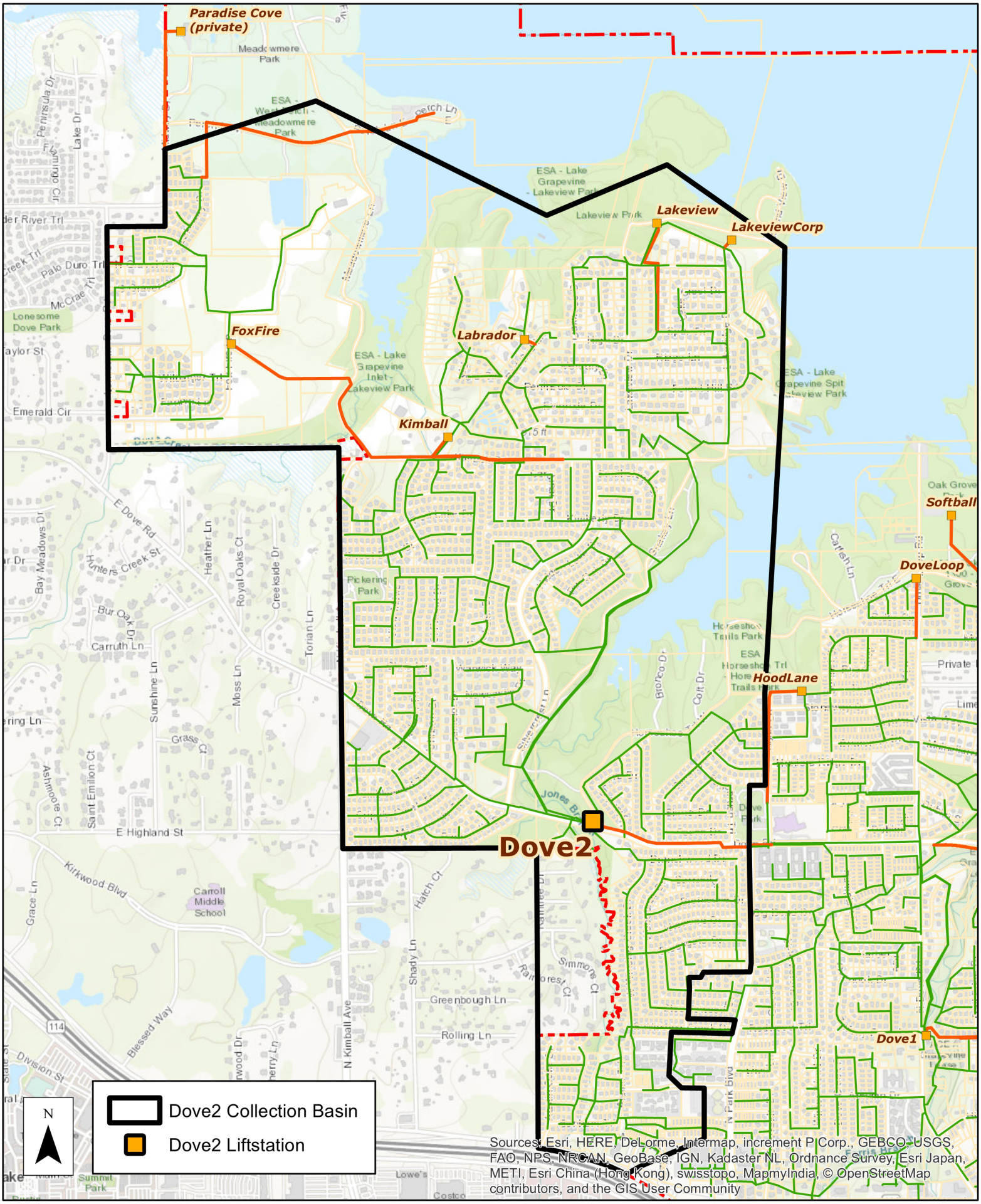
The purchase of the pump repairs will be made as a sole source purchase from FCX Performance in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(7)(3).

Staff recommends approval.

DR/LW

DOVE2 Liftstation

CC ITEM # 16



7/13/2020

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council meeting was conducted by telephone. Members of City Council were present in person in the City Council Chambers, Second Floor, 200 South Main Street.

Members of the public were invited to participate by telephone by a number posted on the agenda. The meeting was live streamed on the City's website.

The City Council of the City of Grapevine, Texas met in Regular Session on this the 7th day of July, 2020 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, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Matthew C.G. Boyle	Assistant City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 7:00 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 of the purchase, exchange, lease, sale or value of real property (City facilities, Parks and Recreation, Public Works, former Senior Center located at 421 Church Street, downtown parking, 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 7:27 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 Rumbelow stated there was no action necessary.

REGULAR MEETING

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

Item 2. Invocation and Pledge of Allegiance

Council Member Paul Slechta delivered the invocation and led the Pledge of Allegiance.

Item 3. Citizen Comments

Beginning at 5:00 p.m. on July 6, 2020, citizens were able to submit a citizen appearance request form through the City's website.

No requests were received prior to the meeting. Mayor Tate allowed anyone on the phone to speak. There was no one on the phone who wished to speak.

NEW BUSINESS

Item 4. Consider Mayor's appointments of Council Liaisons to the City's Boards and Commissions and to Council Committees, and take any necessary action.

Mayor Tate made the following appointments of Council members to serve as liaisons to the City's Boards and Commissions and to serve on the various Council committees:

William D. Tate	Crime Control and Prevention District Board Grapevine 4B Economic Development Corporation Board Industrial Development Corporation Tax Increment Finance District Boards - One and Two
Paul Slechta	Golf Course Advisory Board Historic Preservation Commission Parks and Recreation Advisory Board Crime Control and Prevention District Board Facilities Committee Industrial Development Corporation

	Open Space Review Committee Tax Increment Finance District Boards – One and Two U. S. Army Corps of Engineers Liaison
Sharron Rogers	Board of Zoning Adjustment Convention and Visitors Advisory Board Planning and Zoning Commission - 1st Alternate Crime Control and Prevention District Board Economic Development Corporation Facilities Committee Grapevine 4B Economic Development Corporation Board
Leon Leal	Building Board of Appeals Metroport Teen Court Advisory Board Board of Zoning Adjustment - 1st Alternate Senior Citizens Advisory Board - 1st Alternate Audit Committee Crime Control and Prevention District Board Economic Development Corporation Facilities Committee Tax Increment Finance District Boards – One and Two Utility Committee
Darlene Freed	Library Advisory Board Building Board of Appeals - 1st Alternate Golf Course Advisory Board – 1st Alternate Parks and Recreation Advisory Board - 1st Alternate Crime Control and Prevention District Board DFW Airport Board Liaison Grapevine 4B Economic Development Corporation Board Tax Increment Finance District Boards – One and Two
Chris Coy	Planning and Zoning Commission Audit Committee Crime Control and Prevention District Board Economic Development Corporation Grapevine 4B Economic Development Corporation Board Grapevine Colleyville Independent School District Board Liaison Impact Fee Committee (Ex-Officio) Tax Increment Finance District Boards – One and Two Utility Committee
Duff O'Dell	Animal Shelter Advisory Committee Heritage Foundation Advisory Board Housing Authority Advisory Board Senior Citizens Advisory Board

Crime Control and Prevention District Board
Impact Fee Committee (Ex-Officio)
Industrial Development Corporation
Tax Increment Finance District Boards – One and Two

No action was required of Council.

Item 5. Consider appointments of members to the City's Boards and Commissions and take any necessary action.

City Secretary Tara Brooks announced the Council's recommendations for the boards and commissions appointments.

Motion was made to appoint Don Cheek, Justin Gassett and Eamonn Wiles to the 4B Economic Development Corporation Board.
Motion: Freed
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Motion was made to appoint Larry Hallmark as the Municipal Officer and Joy Mayo as the Citizen representative to the Animal Shelter Advisory Committee.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Motion was made to appoint Doug Anderson, George Dalton, and Ben Johnson as regular members, and Jonathan Gaspard as an alternate member to serve on the Board of Zoning Adjustment.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Motion was made to appoint Joe Lipscomb, Kosse Maykus, and Keltin Wiens to serve as regular members to serve on the Building Board of Appeals. The alternate member position will remain vacant at this time.
Motion: Slechta
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Motion was made to appoint Cynthia Blankenship, Bank Representative; Chuck Pacioni, Hotel (over 500 rooms) Representative; Joe Szymaszek as Major Retailer; Mark Terpening as Citizen Repesentive, and Debi Meek as an alternate member to serve on the Convention and Visitors Bureau Board; and to appoint Corinna Wenks as Hotel (499 rooms or less) Representative to fill an unexpired term to end in 2021.
Motion: Rogers
Second: Freed
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Mayor Tate appointed Joe Szymaszek to serve as Chairman of the Convention and Visitors Bureau Board.

Motion was made to appoint Robert Blalock, Louis Capone, Thomas Cherry, Deborah Gore, and Tom Kormondy to serve on the Golf Course Advisory Board.
Motion: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Motion was made to appoint to Dr. Andrew Kilgus to serve as Health Officer.
Motion: Freed
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Motion was made to appoint Becky Hummer, Janet Perkins, Curtis Ratliff, Melva Stanfield and Balla Wright as the Business Owner to serve on the Heritage Foundation Advisory Board.
Motion: O'Dell
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Mayor Tate appointed Curtis Ratliff to serve as Chairman of the Heritage Foundation Advisory Board.

Motion was made to appoint Ashley Anderson, Jason Parker, Marget Telford and Chuck Voelker as regular members and Paula Wilbanks as an alternate member to serve on the Historic Preservation Commission.
Motion: Slechta
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal

Nays: None
Approved: 7-0

Motion was made to appoint Bonnie McHugh and Shonda Schaefer to serve on the Housing Authority Board of Commissioners.
Motion: O'Dell
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Motion was made to appoint Susan Peabody, Gerald Shannon and Krishna Shenoy to serve on the Library Board.
Motion: Freed
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Motion was made to appoint Roy Robertson, Place 1; Ray Harris, Place 2; Christian Ross, Place 8; and Lavon Light, Place 9, to the Parks and Recreation Board.
Motion: Slechta
Second: Freed
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Mayor Tate appointed Christian Ross to serve as Chairman of the Parks and Recreation Board.

Motion was made to appoint Jimmy Fechter and Larry Oliver to serve as regular members and David Hallberg and Traci Hutton to serve as alternate members on the Planning and Zoning Commission.
Motion: Coy
Second: O'Dell
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Motion was made to appoint Betty Davis, Richard Guckel, Roger Jones and Jan Ramsey to the Senior Citizens Advisory Board.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Mayor Tate appointed Richard Guckel to serve as Chairman of the Senior Citizens Advisory Board.

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. There were not any requests to remove an item 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 6. Consider an annual contract for ethernet internet circuit services from CenturyLink Communications, LLC.

Chief Technology Officer Tessa Allberg recommended approval of the annual contract for Ethernet internet circuit services for an annual amount not to exceed $56,448.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 7. Consider the renewal of an annual contract for magazine print services with JG Media.

Parks and Recreation Director Kevin Mitchell recommended approval of the renewal of the annual contract for magazine print services for the Parks and Recreation Department's activity magazine for an annual amount not to exceed $109,764.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 8. Consider the purchase of seven Stalker Radars from Applied Concepts, Inc.

Police Chief Mike Hamlin and Public Works Director Bryan Beck recommended approval of the purchase of seven stalker radars to be installed in recently purchased police vehicles for an amount not to exceed $23,027.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 9. Consider the minutes of the June 16, 2020 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 7:40 p.m.
Motion: Rogers
Second: Coy
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 21st day of July, 2020.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 19th day of May 2020 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member (via phone)
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Alternate (via phone)
David Hallberg	Alternate

constituting a quorum and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert L. Triplett, Jr.	Planner II
Susan Batte	Planning Technician

Call to Order

Chairman Oliver called the meeting to order at 7:02 p.m.

BRIEFING SESSION

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

Item 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

Z20-02	212 EAST TEXAS STREET
CU20-08	GRAPEVINE STATION NORTH

CU20-09	HOUSETINTERS
CU20-10	RIVERWALK VETERINARY CLINIC
HL20-01	306 EAST NORTHWEST HIGHWAY

Chairman Oliver closed the Briefing Session at 7:13 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-7 of the Joint Public Hearings was held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

Call to Order

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 7:51 p.m.

Item 8. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 9. Zone Change Application Z20-02 – City of Grapevine

First for the Commission to consider and make recommendation to City Council was zone change application Z20-02 submitted by City of Grapevine for property located at 212 East Texas Street and platted as Lot 1, Block 36, City of Grapevine. The applicant was requesting to rezone 0.192 acres from CBD Central Business District to R-7.5 Single Family District for an existing structure.

In the Commission's deliberation session, Dennis Luers moved to approve zone change application Z20-02. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

Item 10. – Conditional Use Application CU20-08 – Grapevine Station North

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-08 submitted by City of Grapevine for property located at 833 and 927 East Northwest Highway and platted as Lots 2R, 3R, 4-7, Block 1,

Opryland Second Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU18-19 (Ord. 2018-64) for a planned commercial center, specifically to allow the development of two professional office buildings totaling 15,069 square feet.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU20-08. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

Item 11. Conditional Use Application CU20-09 HouseTinters

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-08 submitted by Stephen Watts for property located at 1201 Minters Chapel Road #302 and platted as Lot 1, Block 2, DFW Air Freight Centre Addition. The applicant was requesting a conditional use permit to allow automotive window tinting and the application of paint protective film in the "LI" Light Industrial District.

The applicant intended to utilize a 2,880 s.f. lease space on the subject property primarily for the application of window film (tinting) on homes and businesses. At some point in the future the applicant intends to offer the tinting service to automotive vehicles along with the application of a film product to the exterior of vehicles where paint may be damaged by road debris.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU20-08. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

Item 12. Conditional Use Application CU20-10 – Riverwalk Veterinary Clinic

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-10 submitted by Spiars Engineering for property located at 3985 Grapevine Mills Parkway and proposed to be platted as Lot 3, Block 1, RaceTrac Grapevine Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU19-34 (Ord. 2020-15) for a planned commercial center, specifically to allow a veterinary clinic.

The applicant intended to develop a 13,004 square foot, single story, veterinary building to provide full service veterinary care, grooming, indoor day boarding and an outdoor play area for dogs will be provided. Overnight stays will not be offered. Operating hours are from 6:00 a.m. to 8:00 p.m. Southbound and northbound Grapevine Mills Parkway provides access into a single driveway located southeast of the site.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU20-10. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

Item 13. Final Plat Application – Lots 1AR, 3R, 4, Block 1 RaceTrac Grapevine Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1AR, 3R, 4, Block 1, RaceTrac Grapevine Addition. The applicant was final platting 30.02 acres to replat the property into three lots.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lots 1Ar, 3R, 4, Block 1, RaceTrac Grapevine Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

Item 14. Historic Landmark Subdistrict HL20-01 – 306 East Northwest Highway

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict HL20-01 submitted by Lemoine Wright for property located at 306 East Northwest Highway and legally described as Tract 49H, Abstract 943, Archibald F Leonard Survey.

In the Commission's deliberation session, Monica Hotelling moved to approve historic landmark subdistrict HL20-01. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

Item 15. Final Plat Application – Lot 1, Block 1, 3324 Hall Johnson Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, 3324 Hall Johnson Addition. The applicant was final platting 1.907 acres to plat a tract of land.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, 3324 Hall Johnson Addition. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

Item 16. Consider the minutes of the March 17, 2020 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the March 17, 2020, Planning and Zoning Public Hearing.

B J Wilson moved to approve the March 17, 2020 public hearing minutes with the correction that B J Wilson abstained from the February 18, 2020 minutes. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter and Tiggelaar
Nays: None
Abstain: Martin and Luers

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 7:52 p.m. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None
Abstain: Wilson

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 21ST DAY OF JULY 2020.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN