CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, MARCH 15, 2022

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

5:45 p.m.	Dinner – City Council Conference Room
6:15 p.m.	Special City Council Meeting – City Council Chambers
7:30 p.m.	Joint Regular Meeting – City Council Chambers

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

1. Invocation and Pledge of Allegiance: Commissioner David Hallberg

JOINT PUBLIC HEARINGS

2. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hat Creek Development requesting to rezone 0.4751 acres from "R-20" Single Family Residential to "R-7.5" Single Family Residential.

3. Conditional Use Permit **CU22-02** (The Grapevine Brownstones) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by NCP Grapevine Brownstone, LLC requesting to a conditional use permit for a Transit District Overlay to build ten condominium/townhome dwellings. The subject property is located at 218 East Dallas Road and is currently zoned "PO" Professional Office District.

4. Planned Development Overlay **PD22-04** and Concept Plan **CP22-01** (Verdad Office) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Triangle Engineering, LLC requesting to a Planned Development Overlay to deviate from, but not be limited to, the perimeter landscape and building façade material requirements. The subject property is located at 351 East Hudgins Street and is currently zoned "CC" Community Commercial District.

5. Special Use Permit **SU22-01** (World Healing Center Church, Inc.) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by World Healing Center Church, Inc. requesting to a special use permit to allow a 599-seat church in an existing professional office building. The subject property is located at 3400 William D. Tate Avenue and is currently zoned "CC" Community Commercial District.

6. Conditional Use Permit **CU22-11** (Son of a Butcher) and **Final Plat** of Lots 1R4, 2R, 3R and 4, Block 1R, Payton-Wright Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ClayMoore Engineering requesting to a conditional use permit to amend the previously approved planned commercial center for a restaurant to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor speakers, outdoor dining, and five pylon signs in conjunction with restaurants, specifically to add a 3,782 sq. ft. drive-through restaurant with outdoor dining, outdoor speakers and a 280 sq. ft., 40-foot pole sign and to replat Lots 1R3, 2 and 3, Block 1R, Payton Wright Addition The subject property is located at 440 West State Highway 114 and is currently zoned “HC” Highway Commercial District.

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

7. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the City Secretary. A member of the public may address the City Council regarding an item on the agenda either before or during the Council’s consideration of the item, upon being recognized by the Mayor or upon the consent of the City Council. Citizens will have 3 minutes to address Council. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

OLD BUSINESS

8. Conditional Use Permit **CU22-05** (Old Dalton Building) – City Council to consider the second reading of **Ordinance No. 2021-005** relative to an application submitted by Gary Skotnicki requesting a planned development overlay to deviate from, but not limited to, perimeter landscape requirements and to allow for a 20-foot pole sign. The subject property is located at 323 West Northwest Highway and is currently zoned “HC” Highway Commercial District. The public hearing and first reading of this item were held on January 18, 2022.

9. Planned Development Overlay **PD22-02** (Old Dalton Building) – City Council to consider the second reading of **Ordinance No. 2021-006** relative to an application submitted by Gary Skotnicki requesting a planned development overlay to deviate from, but not limited to, perimeter landscape requirements and to allow for a 20-foot pole sign. The subject property is located at 323 West Northwest Highway

and is currently zoned “HC” Highway Commercial District. The public hearing and first reading of this item were held on January 18, 2022.

10. Conditional Use Permit **CU21-27** (Wash Your Stuff) – City Council to consider the second reading of **Ordinance No. 2021-012** relative to an application submitted by BRKH, LLC requesting to amend the previously approved site plan of CU03-48 to allow for the development of a car wash facility, specifically to revise and renovate the facility. The subject property is located at 2201 Ira E. Woods Avenue and is currently zoned “CC” Community Commercial District. The public hearing and first reading of this item were held on February 15, 2022.

NEW BUSINESS

11. Consider approval for the awards of best value annual contracts for RFB 505-2022 for grounds management and landscaping services with Superscapes and Brightview as primary vendors and American Landscape Systems, Brightview and Incircle Management as secondary vendors, and take any necessary action.

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.

12. Consider the renewal of an annual contract for Parks and Recreation Department magazine print services with Texas Monthly. Acting Parks and Recreation Director recommends approval.

13. Consider the renewal of an annual contract for aquatic maintenance service with Century Pool Service. Acting Parks and Recreation Director recommends approval.

14. Consider the renewal of an annual contract for NewsBank services with NewsBank, Inc. Acting Library Director recommends approval.

15. Consider an annual audit and analysis for police force application incidents for 2021 with Del Carmen Consulting, LLC. Police Chief recommends approval.

16. Consider an annual contract for the purchase of fleet parts supply from NAPA Auto Parts. Public Works Director recommends approval.

17. Consider an annual contract for the purchase of vehicle tires, accessories and related services from Blagg Tire & Auto Service. Public Works Director recommends approval.

18. Consider the minutes of the March 1, 2022 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

19. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-015**, if applicable, and take any necessary action.

20. Conditional Use Permit **CU22-02** (The Grapevine Brownstones) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-016**, if applicable, and take any necessary action.

21. Planned Development Overlay **PD22-04** (Verdad Office) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-017**, if applicable, and take any necessary action.

22. Concept Plan **CP22-01** (Verdad Office) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

23. Special Use Permit **SU22-01** (World Healing Center Church, Inc.) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-018**, if applicable, and take any necessary action.

24. Conditional Use Permit **CU22-11** (Son of a Butcher) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-019**, if applicable, and take any necessary action.

25. **Final Plat** of Lots 1R4, 2R, 3R and 4, Block 1R, Payton-Wright Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

26. **Final Plat** of Lot 6A, Block 1, DFW Business Park – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by BRKH, LLC requesting to revise the plat for Lot 6, Block 1, DFW Business Park. The property is located at 2201 Ira E. Woods Avenue.

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 March 11, 2022 by 5:00 p.m.

Tara Brooks, TRMC, CRM
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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

CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 15, 2022

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

7:00 p.m.	Briefing Session - Planning and Zoning Commission Conference Room
7:30 p.m.	Joint Meeting with City Council - City Council Chambers
7:30 p.m.	Regular Session - Planning and Zoning Commission Conference Room

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

BRIEFING SESSION

1. 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.

JOINT MEETING WITH CITY COUNCIL: 7:30 p.m. - City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner David Hallberg

JOINT PUBLIC HEARINGS

3. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hat Creek Development requesting to rezone 0.4751 acres from R-20 Single Family Residential to R-7.5 Single Family Residential.

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REGULAR SESSION: 7:30 p.m. *(Immediately following the Joint Public Hearings)* Planning and Zoning Conference Room

CITIZEN COMMENTS

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NEW BUSINESS

9. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – Consider the application and make a recommendation to City Council.

10. Conditional Use Permit **CU22-02** (The Grapevine Brownstones) – Consider the application and make a recommendation to City Council.

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12. Concept Plan **CP22-01** (Verdad Office) – Consider the application and make a recommendation to City Council.

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15. **Final Plat** of Lots 1R4, 2R, 3R and 4, Block 1R, Payton-Wright Addition – Consider an application and make a recommendation to City Council.

16. **Final Plat** of Lot 6A, Block 1, DFW Business Park – Consider an application submitted by BRKH, LLC requesting to revise the plat for Lot 6, Block 1, DFW Business Park located at 2201 Ira E. Woods Avenue and make a recommendation to City Council.

17. Consider the minutes of the February 15, 2022 Regular Planning and Zoning Commission meetings.

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 March 11, 2022 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary

THE CITY OF GRAPEVINE, TEXAS

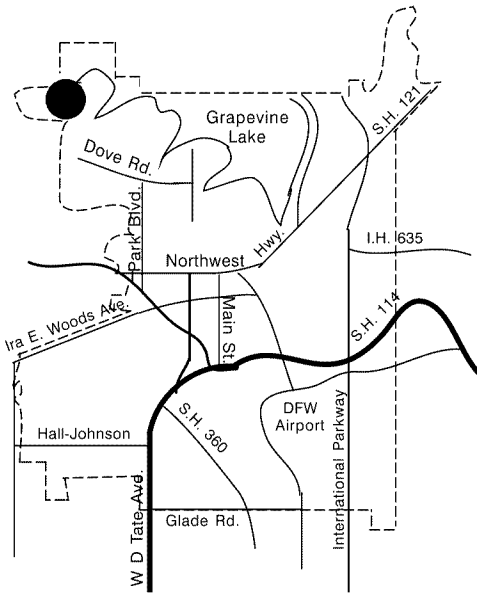
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR
ERICA MAROHNIC, PLANNING SERVICES DIRECTOR

MEETING DATE: MARCH 15, 2022

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z22-01, FERGUSON PLACE (EXPANSION)



APPLICANT: Kosse Maykus

PROPERTY LOCATION AND SIZE:

The subject property is addressed as at 2501 and 2519 Lonesome Dove Road. The site contains approximately 0.4751 acres and has no frontage along Lonesome Dove Road.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting to rezone 0.4751 acres from "R-20" Single Family District to "R-7.5" Single Family District for the development of two single family detached residential lots in conjunction with the recently approved rezoning for Ferguson Place (Z21-05; Ord. No. 2001-041).

It is the applicant's intent to develop two single family residences on the subject property in conjunction with a recently approved rezoning of 13.045 acres to the immediate east and south, with 29 residential lots known as Ferguson Place. The largest residential lot in the proposed development is 22,058 square feet in size and the smallest lot is 7,511 square feet. Average lot size is 9,352 square feet and the overall density is 2.29 dwelling units per acre. The "R-7.5" Single Family District allows a maximum density of four dwelling units per acre. The open space lots are located in the middle of the development and east of the residences.

Proposed Lot 15 as shown on the attached Overall and Specific Concept Plans shows access to be provided by an existing 30-foot access easement. The design as proposed does not have access via right-of-way frontage. Subsection 3.17, *General Requirements*

of Appendix B (Subdivision Ordinance) of the City's Code of Ordinances allows the Planning and Zoning Commission to consider variation and modification to the subdivision ordinance's general requirements. Therefore, when the preliminary and final plats are submitted for the Ferguson Place subdivision, staff will state the requested deviation in their findings of fact and agenda memo to the Commission. The Commission may choose to approve or deny the plat for proposed Lot 15 with access via an access easement.

PRESENT ZONING AND USE:

The property is currently zoned "R-20" Single Family District and is occupied by single family residences that are intended to be demolished upon approval of the zoning change.

HISTORY OF TRACT AND SURROUNDING AREA:

On November 2, 1993, City Council approved annexation (Ord. 1993-49) of the subject property and adjacent properties as part of an approximate 300-acre tract from the City of Southlake and the United States Army Corps of Engineers (U.S.A.C.E.), The subject site and adjacent properties received the "R-20" Single Family Designation upon annexation.

- North of the subject site, on February 20, 2001, City Council approved zone change request Z01-01 (Ord. 2001-13) to rezone the site from "R-20" Single Family District to "R-5.0" Single Family District with "R-7.5" Single Family District regulations.
- North of the subject site, on March 20, 2001, City Council approved a zone change request Z01-03 (Ord. 2001-20) to rezone the same site from "R-5.0" Single Family District to "R-7.5" Single Family District.
- South of the subject site, on October 19, 1999, City Council approved a zone change request Z99-18 (Ord. 1999-156) to rezone the site from "R-20" Single Family District to "R-12.5" Single Family District.
- West of the subject site, on January 16, 2007, City Council approved zone change requests Z06-18 (Ord. 2007-01) and Z06-19 (Ord. 2007-02) to rezone the site from "R-20" Single Family District to "R-7.5" Single Family District.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"R-7.5" Single Family District - Drennan Addition
SOUTH:	"R-20", Single Family District - unplatted single family homes and City of Southlake
EAST:	"R-7.5", Single Family District - Future Ferguson Place development
WEST:	"R-20", Single Family District - Single family homes and City of Southlake

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

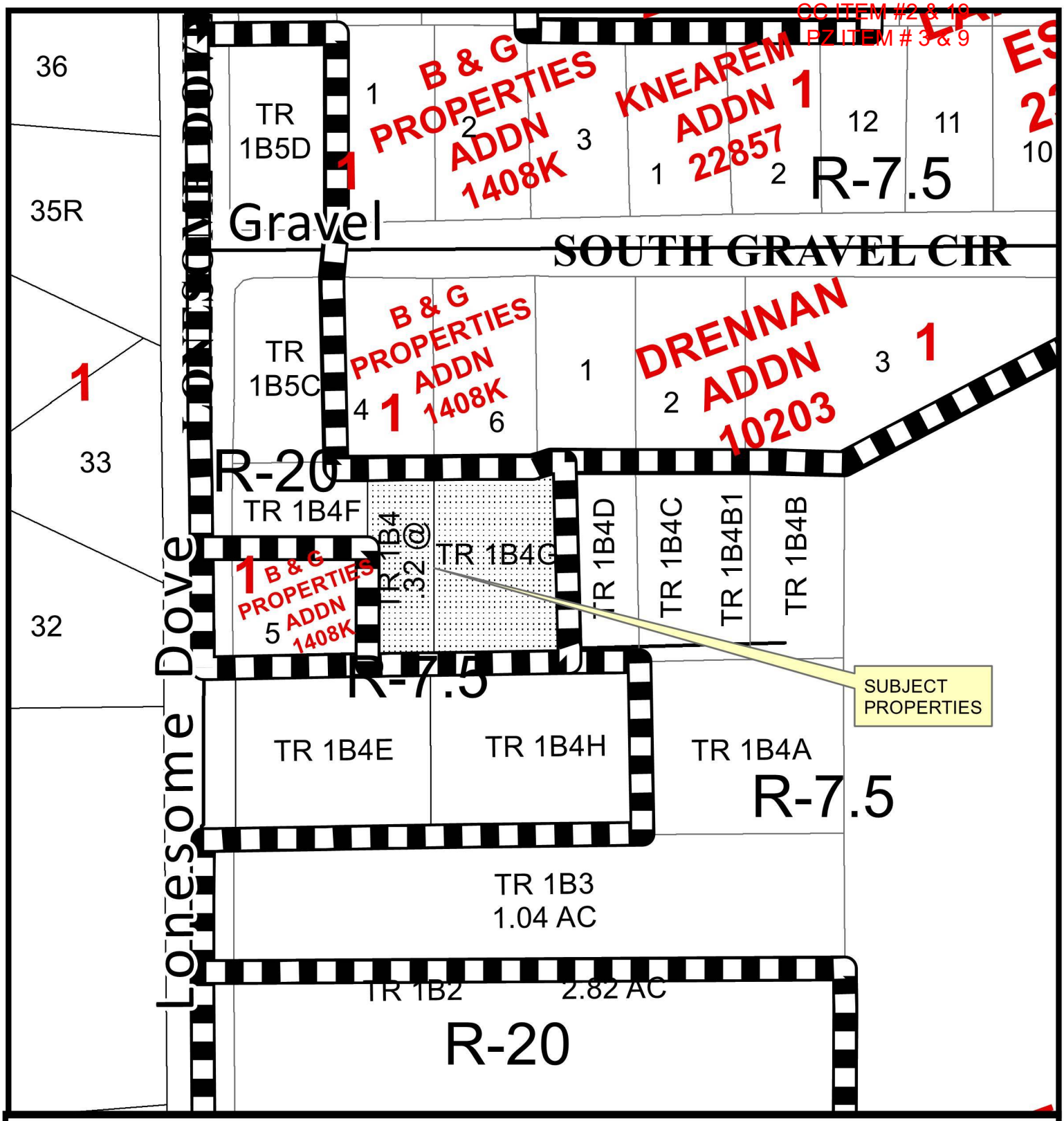
The Master Plan designates the subject site as Residential Low Intensity. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Lonesome Dove Road is not a designated thoroughfare as shown on the Thoroughfare Map.

/em

CC ITEM #2 & 19
PZ ITEM # 3 & 9



0 50 100 150 200 Feet

Z22-01
2501/ 2519 Lonesome Dove Rd.

Date Prepared: 3/3/2022

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.

ZC22-0365 [2501]
ZC22-0366 [2519]

CC ITEM #2 & 19
PZ ITEM # 3 & 9

RECEIVED
FEB 01 2022
By

CITY OF GRAPEVINE
ZONE CHANGE APPLICATION

1. Applicant/Agent Name KOSSE MAYKUS

   Company Name HAT CREEK DEVELOPMENT

   Address 604 E. NORTHWEST HWY., #102

   City GRAPEVINE State TX Zip 76051

   Phone # 817-329-3111 Fax # 817-329-3854

   Email [redacted] Mobile # 817-991-8182

2. Applicant's interest in subject property OWNER

3. Property owner(s) name FERGUSON LONESOME DOVE, LLC

   Address 604 E. NORTHWEST HWY., #102

   City GRAPEVINE State TX Zip 76051

   Phone # 817-329-3111 Fax # 817-329-3854

4. Address of subject property 2501 & 2519 LONESOME DOVE, GRAPEVINE
   Legal Description: Lot _____ Block _____ Addition LEONARD LINCOLN SURVEY, ABSTRACT 981, Tracts 1B04 & 1B04G

   Size of subject property 0.4751 acres _____ square foot

   Metes & Bounds must be described on 8 ½ " x 11" sheet

5. Present Zoning Classification R-20

6. Present Use of Property RESIDENTIAL

7. Requested Zoning District R-7.5

8. The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is SF-RESIDENTIAL

9. Minimum/Maximum District size for requested zoning N/A

CC ITEM #2 & 19
PZ ITEM # 3 & 9

10. Describe the proposed use We would like to add & incorporate these 2 existing lots into the Ferguson Place development, by making the zoning consistant.

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): KOSSE MAYKUS

Applicant signature:

Property Owner (print): KOSSE MAYKUS, AIV FERGUSON LONESOME DOVE, LLC.

Property Owner signature:

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FEB 01 2022
By

CC ITEM #2 & 19
PZ ITEM # 3 & 9

RECEIVED
FEB 01 2022
By

The State of Tx

County of Tarrant

Before me Amy Flores on this day personally appeared Kosse Maykus known to me (or proved to me on the oath of or through TXDL (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 31 day of January, A.D. 2022.

SEAL

AMY E FLORES
Notary Public, State of Texas
Comm. Expires 10-15-2025
Notary ID 13338259-7

Notary Signature

The State of Tx

County of Tarrant

Before me Amy Flores on this day personally appeared Kosse Maykus, managing member known to me (or proved to me on the oath of Ferguson Lonesome Dove LLC or through TXDL (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 31 day of January, A.D. 2022.

SEAL

AMY E FLORES
Notary Public, State of Texas
Comm. Expires 10-15-2025
Notary ID 13338259-7

Notary Signature

CC ITEM #2 & 19
PZ ITEM # 3 & 9

ACKNOWLEDGEMENT

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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.

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: 1-31-2021

Signature of Owner _____

Date: 1-31-2021

RECEIVED
FEB 01 2022
By_____

CC ITEM #2 & 19
PZ ITEM # 3 & 9



Platting Verification

This Verification Statement Must Be Signed Prior
To The Submittal of This Zoning Application.

__X__ It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

_____ It has been determined that the property described below is **currently platted** or **does not require platting** or **replatting** at this time.

Address of subject property 2501 & 2519 Lonesome Dove, Grapevine

Legal description of subject property Leonard Lincoln Survey, Abstract 981, Tracts 1B04 & 1B04G

Public Works Department

2-1-22
Date

This Form Must Be Signed By The Public Works Department And Submitted Along With A Completed Application To The Planning And Zoning Department.

CC ITEM #2 & 19
PZ ITEM # 3 & 9

ORDINANCE NO. 2022-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z22-01 ON A TRACT OF LAND OUT OF THE L. LINCOLN SURVEY, ABSTRACT 981, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (2501 AND 2519 LONESOME DOVE ROAD) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-20" SINGLE FAMILY DISTRICT TO "R-7.5" SINGLE FAMILY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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 Z22-01 to rezone the following described property to-wit: being a 0.4751 acre tract of land out of the L. Lincoln Survey, Abstract 981, Tarrant County, Texas (2501 and 2519 Lonesome Dove Road), more fully and completely

described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned “R-20” Single Family District is hereby changed to “R-7.5” Single Family District, 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 15th day of March, 2022.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CC ITEM #2 & 19
PZ ITEM # 3 & 9

METES AND BOUNDS DESCRIPTION
0.4571 ACRE
FERGUSON PLACE ADDITIONAL TRACT
IN LEONARD LINCOLN SURVEY, A-981
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

All that certain 0.4571 of an acre of land, which is the two tracts described in the deeds to Ferguson Lonesome Dove, LLC, recorded in Document Number D221344910 and Document D221344348 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the Leonard Lincoln Survey, A-981, City of Grapevine, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

COMMENCING at a 5/8" iron rod found for northwest corner of Lot 1, Block 1, Ferguson Addition, recorded in Document Number D204071257 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and common to the southeast corner of Lot 3, Block 1, Drennan Addition, recorded in Document Number D207135744 P.R.T.C.T., then South 89° 29' 11" West – 202.29' along the south line of said Block 1, Drennan Addition, to the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 01° 01' 37" East - 138.02' to the southeast corner of the herein described tract, in the north line of the 1.030 acre tract described as Tract 6 in the deed to Ferguson Lonesome Dove, LLC, recorded in Document Number D221343779 D.R.T.C.T., form which a 1/2" iron rod found for the northeast corner of said 1.030 acre tract bears North 89° 27' 50" East – 73.20';

THENCE South 89° 27' 50" West - 150.00' along the north line of said 1.030 acre tract to the southwest corner of the herein described tract, common to the southeast corner of Lot 5, Block 1, B&G Properties, recorded in Document Number D214040297 P.R.T.C.T.;

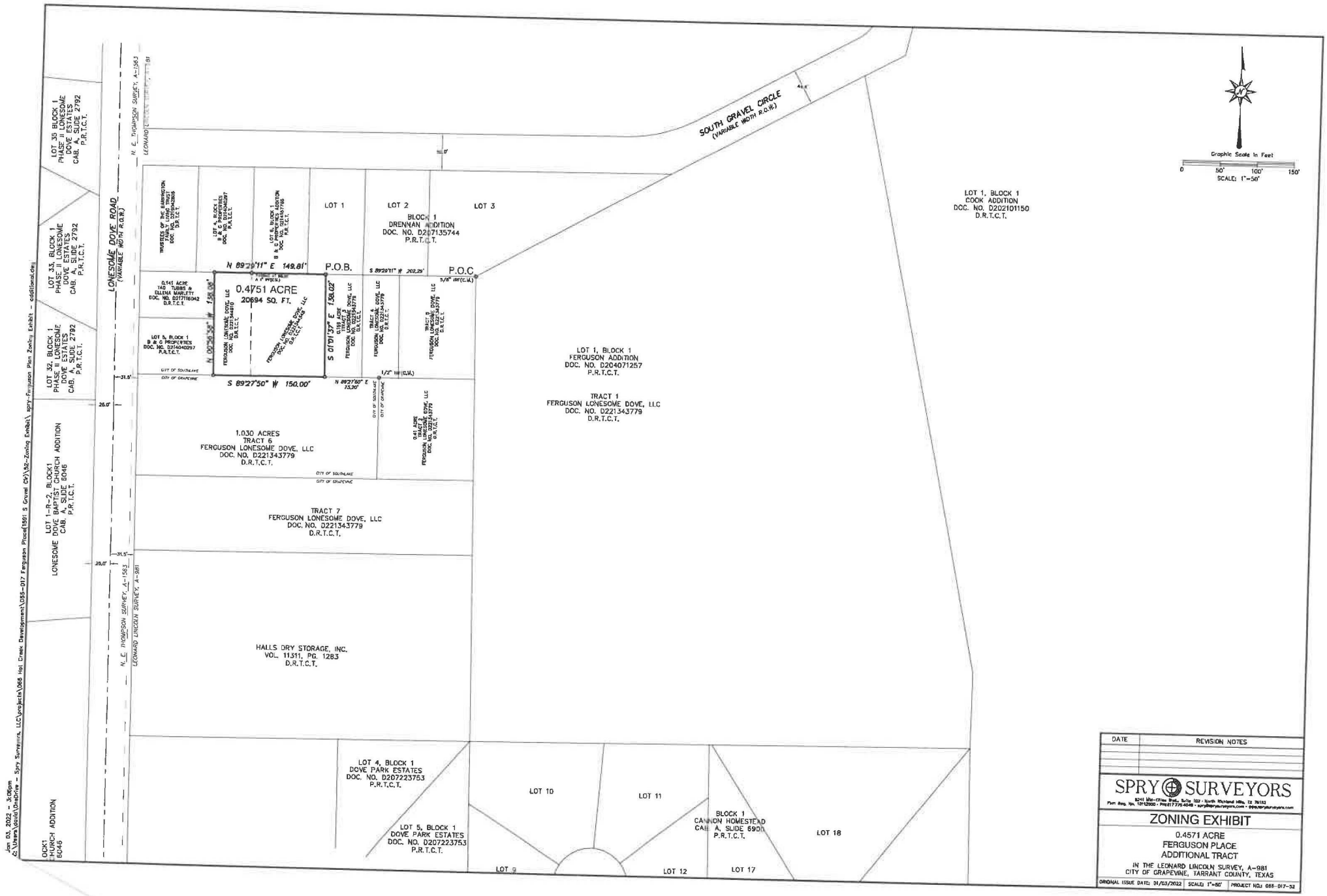
THENCE North 00° 56' 58" West - 138.08' to the northwest corner of the herein described tract, common to the northeast corner of the 0.141 acre tract described in the deed to Tad Tubbs and Ellena Marlett, recorded in Document Number D217116042 D.R.T.C.T.;

THENCE North 89° 29' 11" East - 149.81' to the POINT OF BEGINNING and containing 0.4751 of an acre of land.

THIS METES AND BOUNDS DESCRIPTION IS ISSUED FOR ATTACHMENT TO ZONING DOCUMENTS AND IS NOT INTENDED FOR TITLE TRANSFER.



CC ITEM #2 & 19
PZ ITEM # 3 & 9



DATE	REVISION NOTES

SPRY SURVEYORS

ZONING EXHIBIT

0.4571 ACRE
FERGUSON PLACE
ADDITIONAL TRACT
IN THE LEONARD LINCOLN SURVEY, A-981
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 01/03/2022 | SCALE 1"=50' | PROJECT NO.: 055-017-32

Jan 03, 2022 - 3:06pm
C:\Users\david\OneDrive - Spry Surveyors, LLC\projects\055 Hot Creek Development\055-017 Ferguson Place(1891 S Gravel Cir)\52-Zoning Exhibit\ spry-Ferguson Plan Zoning Exhibit - additional.dwg

SITE DATA

Site Data Summary Chart

Single Family Residential Lots	2
Residential Lots	100.00% 0.4751 ac.

Site Data

Gross Acreage	0.4751 ac.
Gross Density (Lots / Acre)	4.21 lots /ac.

Lot Summary

Residential Lots	2
Minimum Lot Size	8,974 s.f.
Average Lot Size	9,304 s.f.

Zoning & Current Use

Existing Zoning:	R-20
Proposed Zoning:	R-7.5
Future Land Use:	Residential Low Density

METES AND BOUNDS DESCRIPTION
0.4571 ACRE
FERGUSON PLACE ADDITIONAL TRACT
IN LEONARD LINCOLN SURVEY, A-981
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

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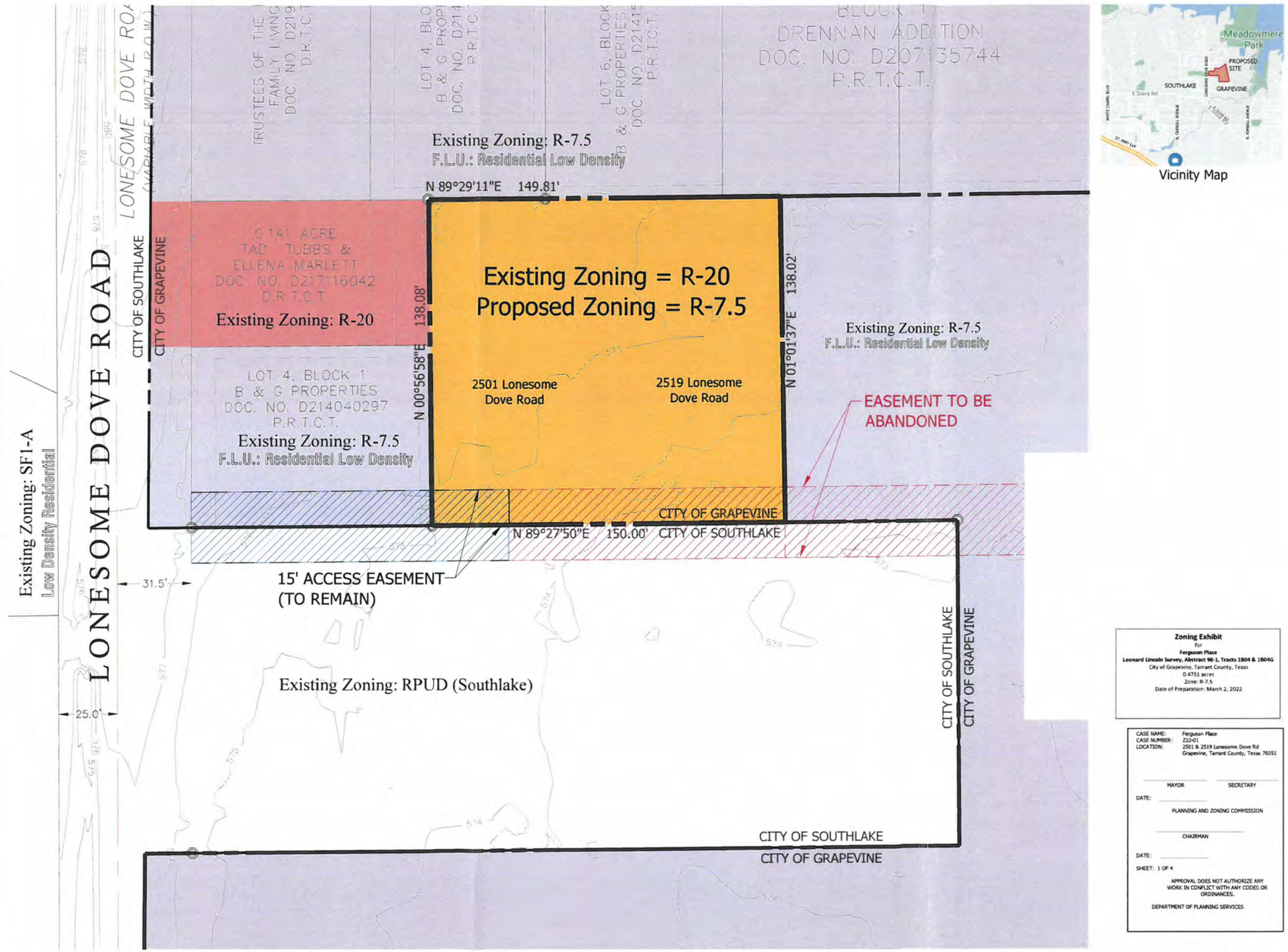
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Vicinity Map

Zoning Exhibit
for
Ferguson Place
Leonard Lincoln Survey, Abstract 90-1, Tracts 1B04 & 1B04G
City of Grapevine, Tarrant County, Texas
0.4751 acres
Zone: R-7.5
Date of Preparation: March 2, 2022

CASE NAME: Ferguson Place
CASE NUMBER: Z22-01
LOCATION: 2501 & 2519 Lonesome Dove Rd
Grapevine, Tarrant County, Texas 76051

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 1 OF 4

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

DEPARTMENT OF PLANNING SERVICES

RECEIVED
By

Owner:
Hat Creek Development
P.O. Box 92747
Southlake, Texas 76092
Phone: 817-991-8182
Contact: Kosse Maykus

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

7 MAR 22

1" = 20'

0 20' 40' 80'

Zoning Exhibit

Leonard Lincoln Survey, A-981, City of Grapevine, Tarrant County, Texas

Case No. Z22-01

Ferguson Place

Grapevine, Tarrant County, Texas

SITE DATA

Site Data Summary Chart

Single Family Residential Lots	2
Residential Lots	100.00% 0.4751 ac.

Site Data

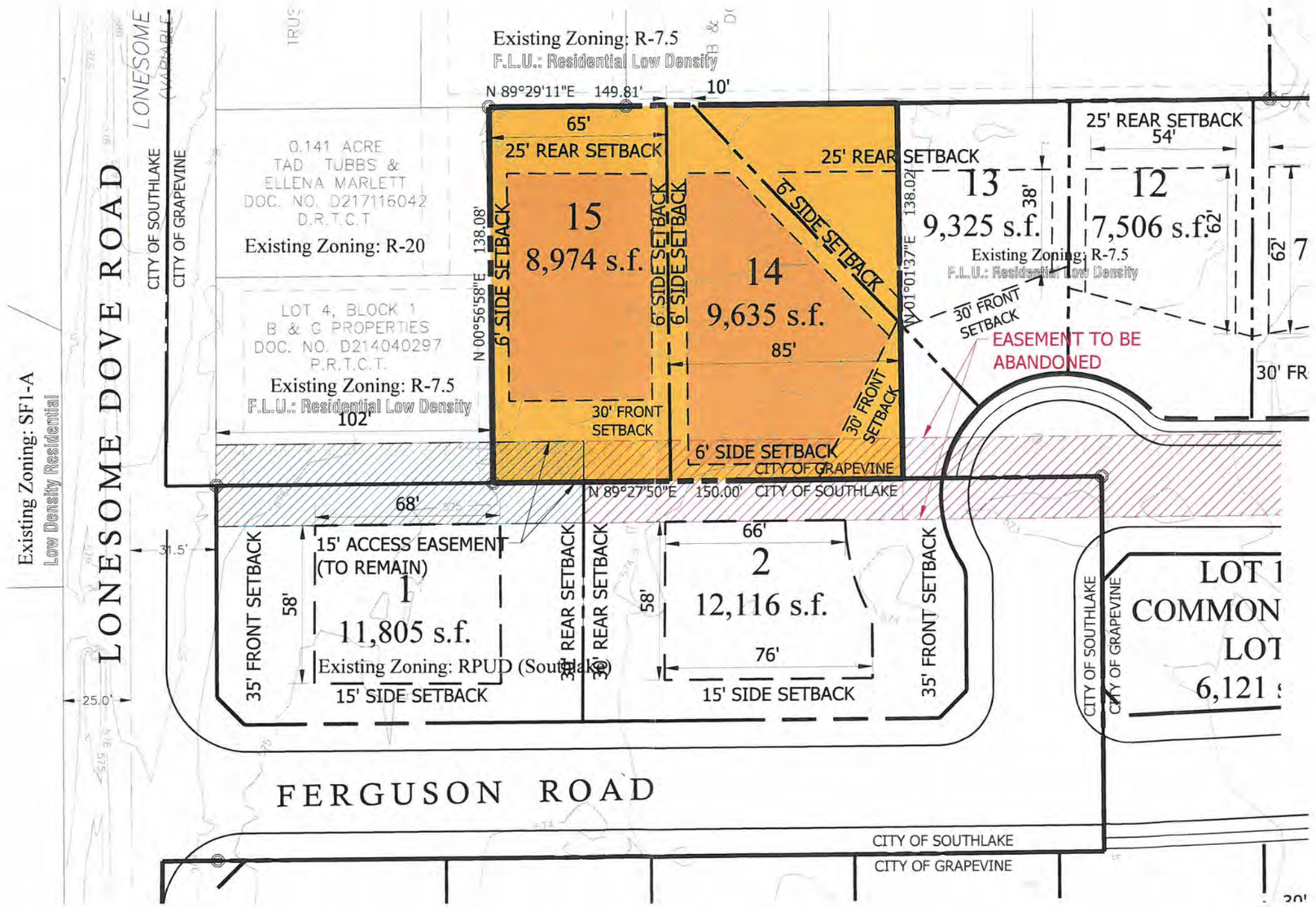
Gross Acreage	0.4751 ac.
Gross Density (Lots / Acre)	4.21 lots /ac.

Lot Summary

Residential Lots	2
Minimum Lot Size	8,974 s.f.
Average Lot Size	9,304 s.f.

Zoning & Current Use

Existing Zoning:	R-20
Proposed Zoning:	R-7.5
Future Land Use:	Residential Low Density





Specific Concept Plan
for
Ferguson Place
Leonard Lincoln Survey, Abstract 98-1, Tracts 1804 & 1804G
City of Grapevine, Tarrant County, Texas
0.4751 acres
Zone: R-7.5
Date of Preparation: March 2, 2022

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LOCATION: 2501 & 2519 Lonesome Dove Rd
Grapevine, Tarrant County, Texas 76051

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 1 OF 4

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Case No. Z22-01

Owner:
Hat Creek Development
P.O. Box 92747
Southlake, Texas 76092
Phone: 817-991-8182
Contact: Kosse Maykus

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

Zoning Notes:
-Lot width is 65' minimum
-Front setbacks are 30';
-Rear setbacks are 25'
-Side setbacks are 6'

7 MAR 22

1" = 20'

0 20' 40' 80'

Specific Concept Plan

Leonard Lincoln Survey, A-981, City of Grapevine, Tarrant County, Texas

Ferguson Place

Grapevine, Tarrant County, Texas



Overall Concept Plan
for
Ferguson Place
Leonard Lincoln Survey, Abstract 98-1, Tracts 1804 & 1804G
City of Grapevine, Tarrant County, Texas
0.4751 acres
Zone: R-7.5
Date of Preparation: March 2, 2022

CASE NAME: Ferguson Place
CASE NUMBER: Z22-01
LOCATION: 2501 & 2519 Lonesome Dove Rd
Grapevine, Tarrant County, Texas 76051

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 1 OF 4

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1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

7 MAR 22

1" = 50'

0 50' 100' 200'

Overall Concept Plan

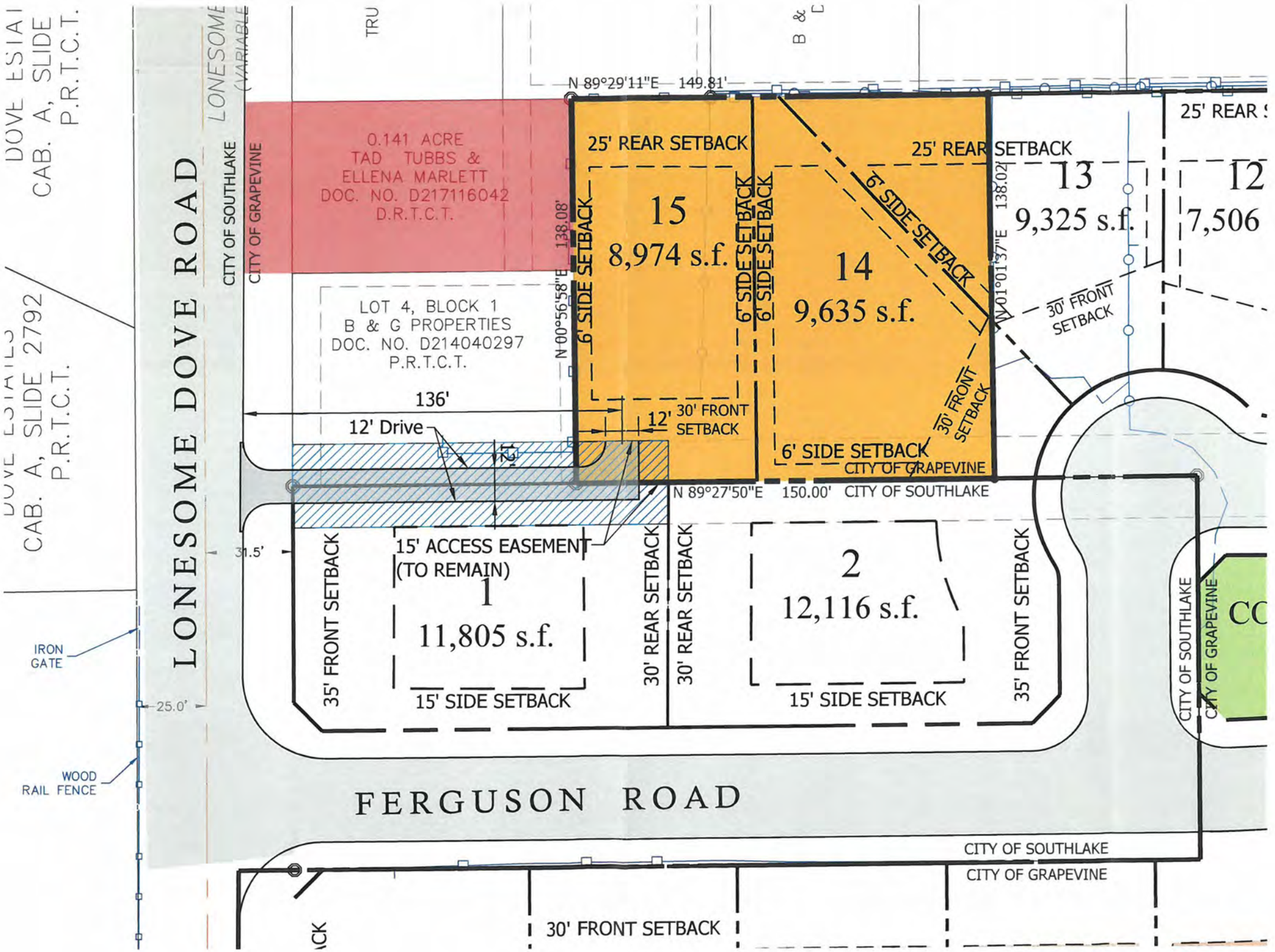
Leonard Lincoln Survey, A-981, City of Grapevine, Tarrant County, Texas

Zoning Notes:
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-Front setbacks are 30';
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-Side setbacks are 6'

Case No. Z22-01

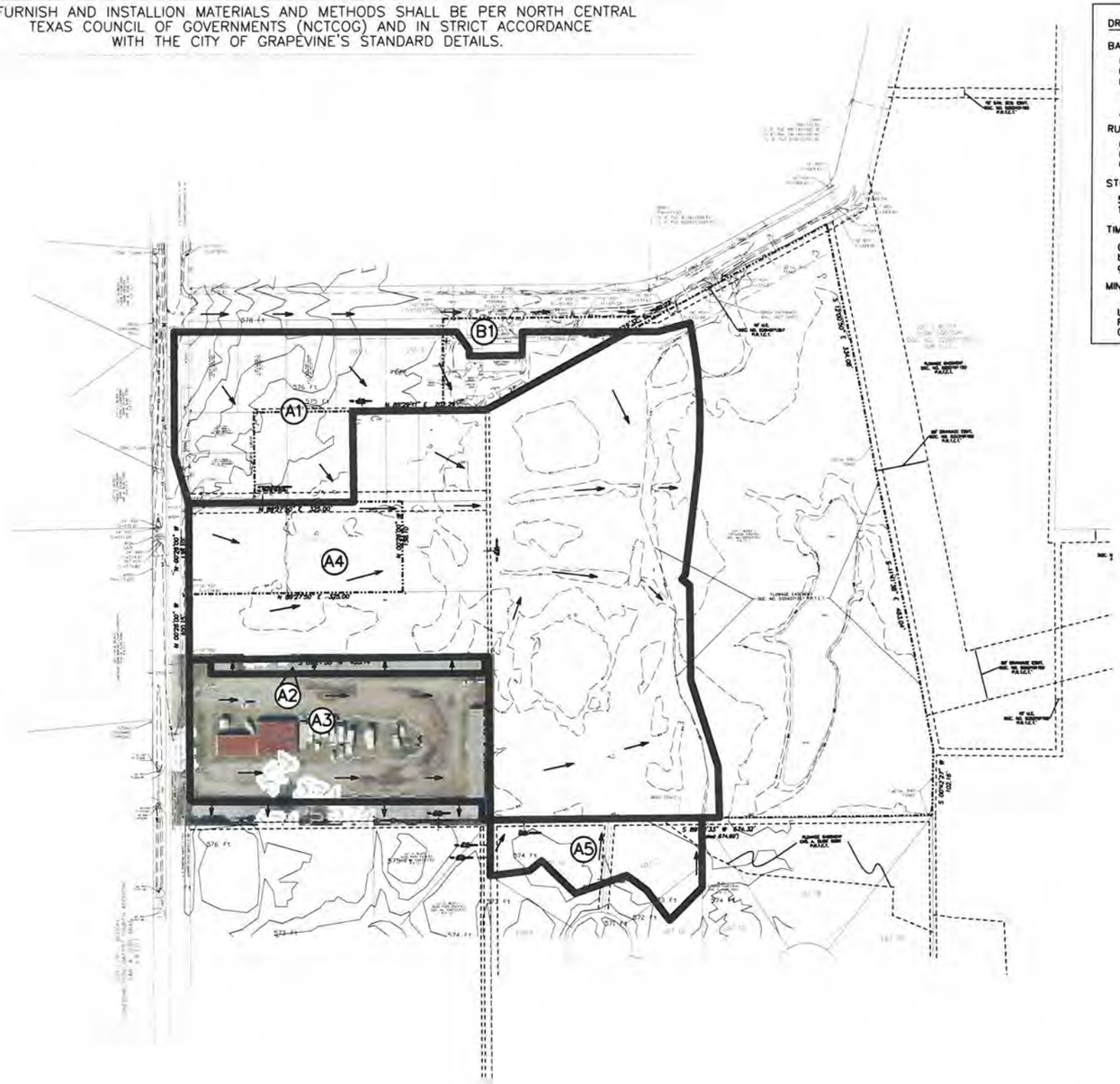
Ferguson Place

Grapevine, Tarrant County, Texas



DRIVEWAY
EXHIBIT
1" = 40'

FURNISH AND INSTALLION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF GRAPEVINE'S STANDARD DETAILS.



DRAINAGE AREA COMPUTATIONS

BASIS:

Q = CIA (Rational Method)
Q = Storm discharge (cubic feet per second)
C = runoff coefficient, based on land use
I = average rainfall intensity for time of concentration (inches per hour) (per Technical Paper No. 40)
A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

C = 0.30 Undeveloped Tracts
C = 0.50 Single Family Zoning Districts
C = 0.80 Business

STORM FREQUENCY:

5 Years - Enclosed Pipe System
100 Years - Combined Enclosed Pipe System - Street - R.O.W.

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite - offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

Undeveloped, Park Areas	20 minutes
Residential, Single Family	15 minutes
Commercial, Business	10 minutes

SCALE: 1" = 100'

0 50 100 200

N

LEGEND

574 EXISTING ELEVATION CONTOUR

570 PROPOSED ELEVATION CONTOUR

FLOW DIRECTION

DRAINAGE DIVIDE

PRE-DEVELOPED SITE DRAINAGE DATA

MARK	AREA (AC)	C	Tc (MIN.)	I_5 (IN/HR)	I_{100} (IN/HR)	Q_5 (CFS)	Q_{100} (CFS)	COMMENTS
A1	2.40	0.50	15	5.6	9.6	6.7	11.5	TO AREA A4
A2	0.23	0.80	10	6.6	11.6	1.2	2.1	TO AREA A4
A3	2.08	0.80	10	6.6	11.6	11.0	19.3	TO AREA A4
A4	8.31	0.35[1]	15	5.6	9.6	16.3	27.9	TO EAST (FLOWAGE EASEMENT)
A5	0.75	0.50	15	5.6	9.6	2.1	3.6	TO AREA A4
B1	0.86	0.50	15	5.6	9.6	2.4	4.1	TO EXIST. 18" RCP

1) RUNOFF COEFFICIENT = 0.35 (ASSUMED AS SITE IS PARTIALLY DEVELOPED).

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 www.hamiltonduffy.com

SITE CONSTRUCTION PLANS

FERGUSON PLACE
CITY OF GRAPEVINE, TEXAS

PRE-DEVELOPED DRAINAGE AREA MAP

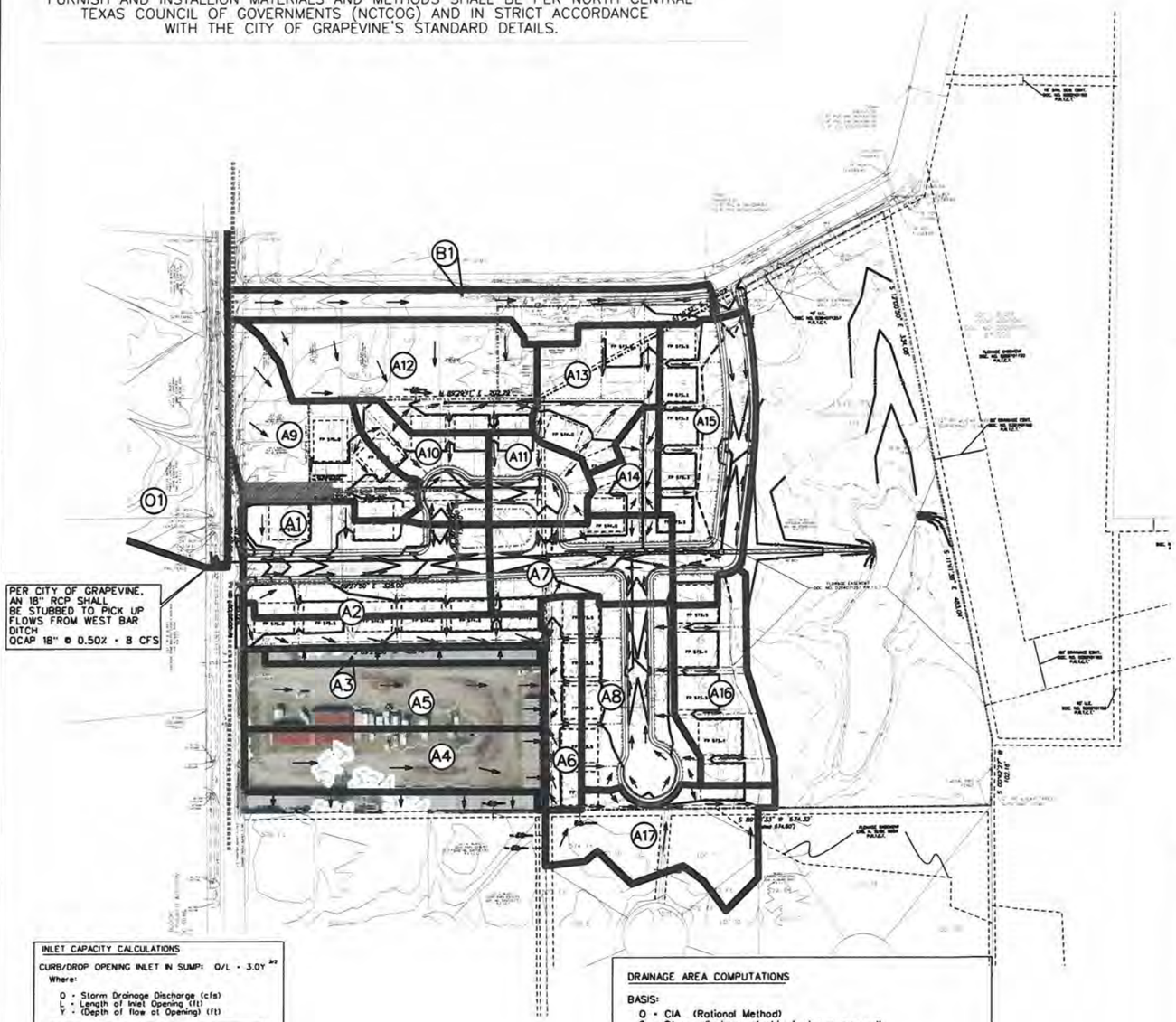
PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:
KEITH M. HAMILTON 87384
PE NO. DATE

JOB	040-066
DATE	2/25/2022
DESIGNED	K.M.H.
DRAWN	K.M.H.
CHECKED	K.M.H.
	TEXAS FIRM REG. NO. F-5260

NO.	REVISION	BY	DATE

SHEET
C1.01A

FURNISH AND INSTALLION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF GRAPEVINE'S STANDARD DETAILS.



SCALE 1" = 100'

0 50 100 200

N

STORM DRAIN SYSTEM DESIGN CRITERIA & CALCULATIONS

MINIMUM INLETS SIZE IS 5 FEET. MAXIMUM VELOCITY IN PIPE IS 12 FEET PER SECOND. MAXIMUM VELOCITY IN EARTHEN CHANNELS IS 6 FEET PER SECOND.

HYDRAULIC SECTIONS:

Use Mannings Formula with:
- n = 0.035 Earth Channels and Ditches
- n = 0.015 Concrete Pavement and Culverts
- n = 0.013 Concrete Conduits

STREET CAPACITY (MIN SLOPE OF 0.50%)

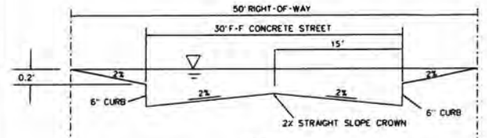
31'B-B W/ 6" CURB AND 2% STRAIGHT CROWN:

$Q(STREET) = 289 \cdot S^{0.5} = 289(0.005)^{0.5} = 20.5$ CFS
$Q(R.O.W.) = 498 \cdot S^{0.5} = 498(0.005)^{0.5} = 35.2$ CFS

STREET CAPACITY (SLOPE OF 1.00%)

31'B-B W/ 6" CURB AND 2% STRAIGHT CROWN:

$Q(STREET) = 289 \cdot S^{0.5} = 289(0.010)^{0.5} = 28.9$ CFS
$Q(R.O.W.) = 498 \cdot S^{0.5} = 498(0.010)^{0.5} = 49.8$ CFS



TYPICAL
30' WIDE PAVEMENT SECTION
N.T.S.

STREET CAPACITY	R.O.W. CAPACITY
N (CONCRETE) = 0.015	N (CONCRETE) = 0.015
AREA = 7.50 SQ. FT.	N (GRASS) = 0.035
WETTED PERIMETER = 31.0 FT	N(COMPOSITE) = 0.021
RH = A/PW = 0.242 FT	AREA = 15.5 SQ. FT.
Q (MANNING'S EQUATION) = $289 \cdot S^{0.5}$	WETTED PERIMETER = 51.0 FT
	RH = 0.304 FT
	Q (MANNING'S EQUATION) = $498 \cdot S^{0.5}$

DETENTION IS NOT BEING PROPOSED. ALL FLOWS ARE BEING DIRECTED TO ARMY CORPS OF ENGINEERS FLOWAGE EASEMENT.

INLET CAPACITY CALCULATIONS

CURB/DROP OPENING INLET IN SUMP: $Q/L = 3.0Y^{3/2}$

Where:
- Q = Storm Drainage Discharge (cfs)
- L = Length of Inlet Opening (ft)
- Y = (Depth of flow at Opening) (ft)

For 10' Curb Inlet in sump at 6" curb depth:
10" Depth (Inlet Throat): Qcap = 22.8 cfs

For 3' Drop Inlet in sump:
6" Depth: Qcap = 12.7 cfs
8" Depth: Qcap = 19.6 cfs

For 2' Drop Inlet in sump:
6" Depth: Qcap = 8.4 cfs
8" Depth: Qcap = 13.0 cfs

For 3' Grate Inlet in sump:
(=assume 50% open due to Grate)
6" Depth: Qcap = 6.3 cfs
8" Depth: Qcap = 9.8 cfs

For 2' Grate Inlet in sump:
(=assume 50% open due to Grate)
6" Depth: Qcap = 4.2 cfs
8" Depth: Qcap = 6.5 cfs

LEGEND

574 EXISTING ELEVATION CONTOUR

570 PROPOSED ELEVATION CONTOUR

FLOW DIRECTION

DRAINAGE DIVIDE

DRAINAGE AREA COMPUTATIONS

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MINIMUM INLET TIME OF CONCENTRATION:

Undeveloped, Park Areas	20 minutes
Residential, Single Family	15 minutes
Commercial, Business	10 minutes

DEVELOPED SITE DRAINAGE DATA

MARK	AREA (AC)	C	Tc (MIN.)	Is (IN/HR)	I100 (IN/HR)	Qs (CFS)	Q100 (CFS)	COMMENTS
O1							8.0	TO 18" HEADWALL
A1	1.34	0.50	15	5.6	9.6	3.8	6.4	TO 10' C.I.'S (SUMP)
A2	0.51	0.50	15	5.6	9.6	1.4	2.4	TO REAR YARD STORM
A3	0.23	0.80	10	6.6	11.6	1.2	2.1	TO REAR YARD STORM
A4	1.01	0.80	10	6.6	11.6	5.3	9.4	TO REAR YARD STORM
A5	1.06	0.80	10	6.6	11.6	5.6	9.8	TO REAR YARD STORM
A6	0.42	0.50	15	5.6	9.6	1.2	2.0	TO REAR YARD STORM
A2...A6	3.23	0.71[1]	15	5.6	9.6	12.8	22.0	TO 10' C.I.'S (SUMP)
A7	0.81	0.50	15	5.6	9.6	2.3	3.9	TO 10' C.I.'S (SUMP)
A8	1.02	0.50	15	5.6	9.6	2.9	4.9	TO 10' C.I.'S (SUMP)
A9	1.05	0.50	15	5.6	9.6	2.9	5.0	TO 3' DROP INLET
A10	0.50	0.50	15	5.6	9.6	1.4	2.4	TO 10' C.I. (SUMP)
A11	0.43	0.50	15	5.6	9.6	1.2	2.1	TO 10' C.I. (SUMP)
A12	1.33	0.50	15	5.6	9.6	3.7	6.4	TO REAR YARD STORM
A13	0.74	0.50	15	5.6	9.6	2.1	3.6	TO REAR YARD STORM
A14	0.28	0.50	15	5.6	9.6	0.8	1.3	TO REAR YARD STORM
A12...A14	2.35	0.50	15	5.6	9.6	6.6	11.3	
A15	1.27	0.50	15	5.6	9.6	3.6	6.1	TO 10' C.I.'S (SUMP)
A16	0.78	0.50	15	5.6	9.6	2.2	3.7	SHEETFLOW TO EAST
A17	0.94	0.50	15	5.6	9.6	2.6	4.5	TO DRAINAGE SWALE
B1	0.89	0.50	15	5.6	9.6	2.5	4.3	TO 18" CULVERT

1) WEIGHTED RUNOFF COEFFICIENT = [0.93(0.50)+2.30(0.80)]/3.23 = 0.71

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 www.hamiltonduffy.com

SITE CONSTRUCTION PLANS

FERGUSON PLACE
CITY OF GRAPEVINE, TEXAS

POST-DEVELOPED DRAINAGE AREA MAP

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:
KEITH M. HAMILTON 87384 PE NO. DATE

NO.	REVISION	BY	DATE

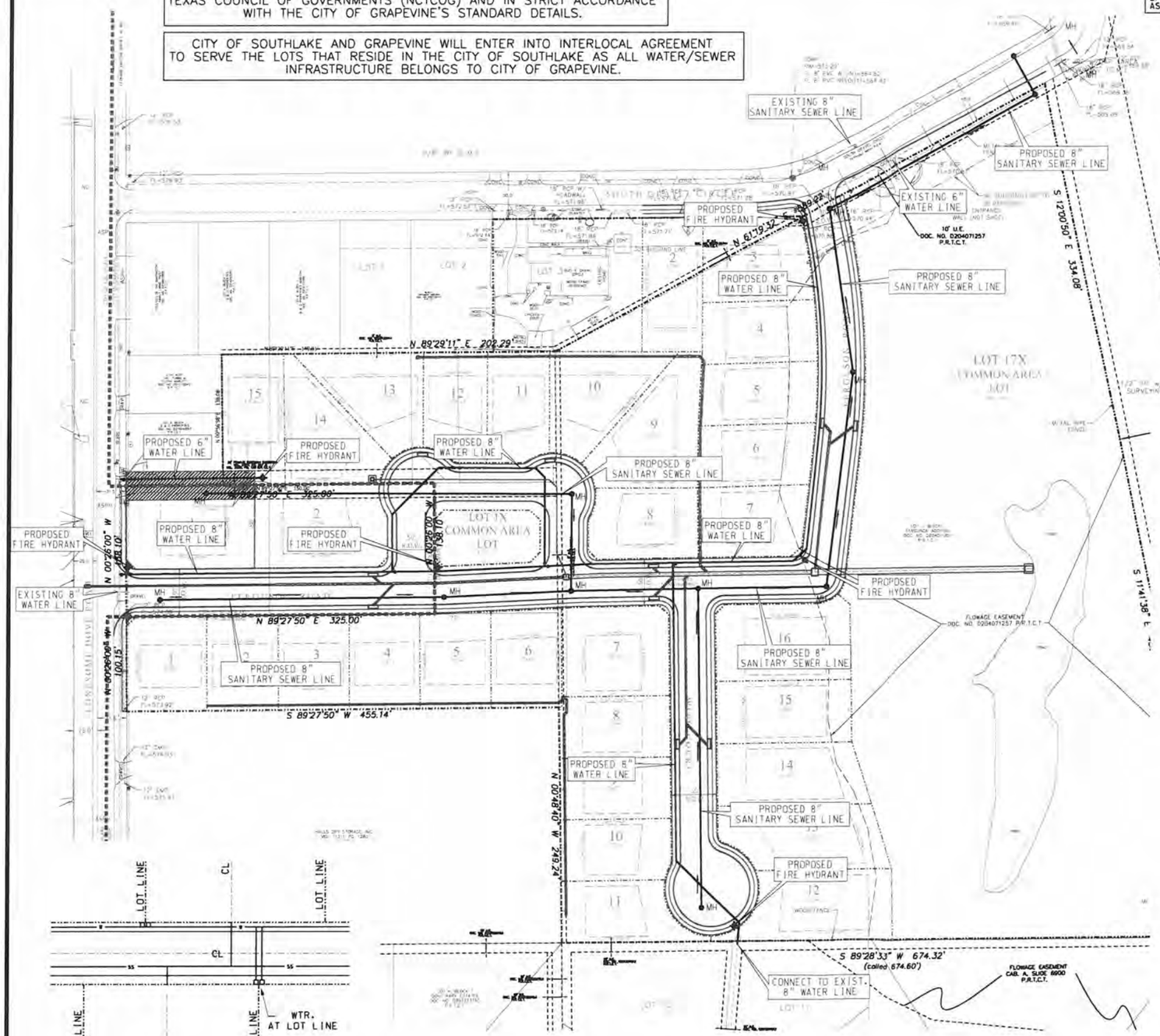
JOB 040-068
DATE 2/25/2022
DESIGNED K.M.H.
DRAWN K.M.H.
CHECKED K.M.H.
TEXAS FIRM REG. NO. F-5260

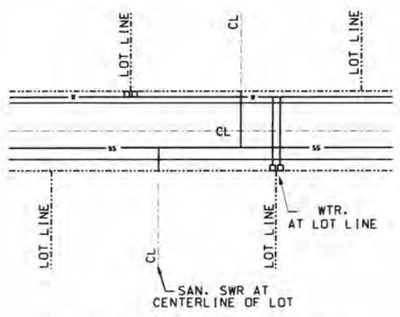
SHEET
C1.01B

MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF GRAPEVINE'S STANDARD DETAILS.

CITY OF SOUTHLAKE AND GRAPEVINE WILL ENTER INTO INTERLOCAL AGREEMENT TO SERVE THE LOTS THAT RESIDE IN THE CITY OF SOUTHLAKE AS ALL WATER/SEWER INFRASTRUCTURE BELONGS TO CITY OF GRAPEVINE.

ANY DISCREPANCIES BETWEEN THESE NOTES AND CITY GENERAL NOTES. CITY SPECIFICATIONS OR STANDARD DETAILS SHALL BE WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE CITY INSPECTOR.





TYPICAL LOT SERVICE CONNECTIONS

N.T.S.

!!! CRITICAL !!!

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY FURNISH AND INSTALLION.

UTILITY RELOCATION NOTE:

IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE FURNISH AND INSTALLION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY AND/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

ALL EXCAVATION, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUB PART P, PG. 128-137, AND ANY AMENDMENTS THERETO.

GENERAL NOTES FOR WATER IMPROVEMENTS

1. CONTRACTOR SHALL ADHERE TO THESE NOTES AND ALL CITY GENERAL NOTES, CITY SPECS, AND CITY STANDARD DETAILS. ANY DISCREPANCIES BETWEEN THESE NOTES OR ANY CITY NOTES/GUIDELINES SHALL BE DETERMINED TO BE WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY CITY INSPECTOR.
2. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO AWWA STANDARD C900 DR-18. PIPE COLOR CODED BLUE OUTSIDE FOR WATER LINE. WITH NSF SEAL.PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE NCTCOG STD. SPECS. WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO TOP OF PIPE AS MEASURED FROM THE TOP OF PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS GREATER. WATER MAIN IN SHADYBROOK DRIVE TO HAVE A MINIMUM OF 72" COVER TO TOP OF PIPE AS MEASURED FROM THE TOP OF PIPE TO THE EXISTING GROUND SERVICE LINE CONNECTORS SHALL BE COMPRESSION-TYPE WITH STAINLESS STEEL TUBE LINERS.
3. ALL WATER METERS SHALL BE INSTALLED BY CITY PERSONNEL.
4. ALL WATER LINES TO BE ENCASED IN SAND. UNLESS SPECIFIED OTHERWISE AND DETAILED. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. ALL SERVICES TO METER TO BE 1" DIAMETER. TYPE K COPPER AS SPECIFIED IN ASTM B88 UNLESS NOTED OTHERWISE.
6. UTILITY CONTRACTOR TO FURNISH AND INSTALL WATER METER BOXES AFTER THE PAVING CONTRACTOR HAS BEEN COMPLETED.
7. ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX. ALL VALVES AND FIRE HYDRANTS TO BE PER CITY SPECIFICATIONS.
8. ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR.
9. ALL PROPOSED WATER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 6" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
10. WATER LINES WILL BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER, FIELD ADJUSTMENTS APPROVED BY THE INSPECTOR OR ENGINEER MAY BE MADE TO LESSEN DAMAGE TO THE ROAD PAVEMENT OR WHEN OTHER UTILITY LOCATIONS, TREES, OR STRUCTURES WARRANT SUCH AN ADJUSTMENT.
11. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THESE PLANS. THE RULES, REGULATIONS, POLICIES AND PROCEDURES OF THE CITY OF GRAPEVINE.
12. ALL PVC PIPE AND APPURTENANCES (FITTINGS,VALVES, NIPPLES, ETC.) 3" DIA. AND SMALLER SHALL BE FURNISH AND INSTALLED AS SHOWN.
13. ALL WATER LINE JOINTS SHALL BE CONNECTED USING MEGALUGS.

GENERAL NOTES FOR SANITARY SEWER

1. CONTRACTOR SHALL ADHERE TO THESE NOTES AND ALL CITY GENERAL NOTES, CITY SPECS, AND CITY STANDARD DETAILS. ANY DISCREPANCIES BETWEEN THESE NOTES OR ANY CITY NOTES/GUIDELINES SHALL BE DETERMINED TO BE WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY CITY INSPECTOR.
2. ALL PROPOSED SANITARY SEWER PIPE SHALL BE PVC SDR-35.
3. WHEN A PROPOSED SEWER LINE CROSSES AN EXISTING WATER LINE, THE CONTRACTOR SHALL INSTALL ONE 20 FOOT JOINT OF DR-18 (C-900) ON THE SEWERR LINE, CENTERED ON THE WATER LINE, USING SDR-26 TO C-900 ADAPTORS. NO SPECIAL PAY WILL BE PERMITTED FOR THIS ITEM.
4. ALL PROPOSED SEWER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 6" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
5. ALL SEWER LINES SHALL BE INSTALLED PER CITY OF GRAPEVINE STANDARDS.
6. ALL WATER MAIN CLEARANCE FOR PARALLEL SANITARY SEWER MAIN SHALL BE A MINIMUM SEPARATION OF 3 FEET VERTICAL AND 9 FEET HORIZONTAL.

HAMILTON DUFFY, PC
CONSULTING
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8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 www.hamiltonduffy.com

SITE CONSTRUCTION PLANS

FERGUSON PLACE
CITY OF GRAPEVINE, TEXAS

WATER AND SANITARYSEWERR PLAN

PRELIMINARY
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KEITH M. HAMILTON 87384
PE NO. DATE

JOB	040-068
DATE	2/25/2022
DESIGNED	K.M.H.
DRAWN	K.M.H.
CHECKED	K.M.H.
TEXAS FIRM REG. NO. F-9260	

NO.	REVISION	BY	DATE

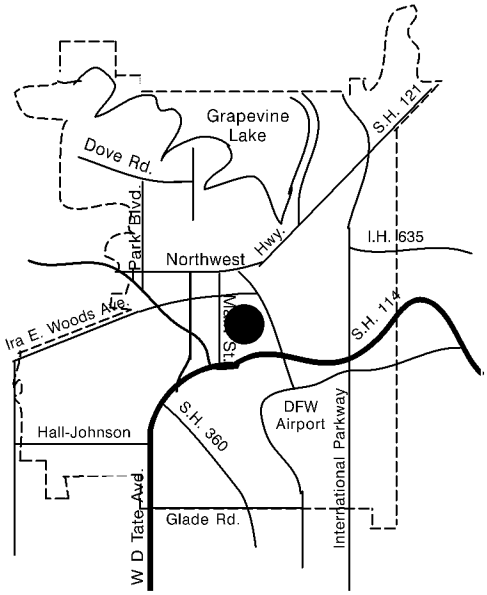
SHEET
C1.02

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR
ERICA MAROHNIC, PLANNING SERVICES DIRECTOR

MEETING DATE: MARCH 15, 2022

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU22-02, THE GRAPEVINE BROWNSTONES



APPLICANT: NCP Grapevine Brownstones, LLC

PROPERTY LOCATION AND SIZE:

The subject property is primarily located at 218 East Dallas Road and is platted as Lot 1, Block 1, Shia Business Park Addition. The addition contains 0.71 acre and has approximately 159 feet of frontage along East Dallas Road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to establish a Transit District Overlay to allow for a condominium/townhome development of 10 units on a 0.71-acre lot.

At a February 2019 meeting the Council approved and adopted an amendment to the zoning ordinance relative to the Dallas Road transit corridor, specifically, Section 41B, *Transit District Overlay*. The transit overlay was the culmination of several years of work engaging the Planning and Zoning Commission, the City Council, and staff along with consultants from ArchiTexas and Mesa Planning, who helped guide the process of developing the Transit District Overlay ordinance. Taking into consideration the considerable investment in the Grapevine Main rail stop and Hotel Vin, the goal was to define an area which the newly developed ordinance would most appropriately be focused and develop guidelines to capture the unique opportunities presented by the rail station. Items such as creating a walkable environment, encouraging a mixture of uses befitting the

transit corridor, allowing for higher density owner-occupied residential products and establishing architectural guidelines suitable for transit-oriented development were all considered.

With this request, the applicant intends to demolish the existing 5,075 square foot, one-story professional office building, associated parking, and vehicle maneuvering area on the south side of East Dallas Road. The applicant is requesting to develop a 10-unit residential condominium/townhome development which aesthetically appears as three-story brownstones on the 0.71-acre site; 14.08 dwelling units per acre. Condominium/townhomes are identified as an appropriate use with the High-Intensity Sub-District per Section 41B, Figure 3*: Preferred Use Matrix* of the Zoning Ordinance.

Three structures will feature 10 units, including five immediately fronting on East Dallas Road, four along the lot's southern property line, and one internal to the development. All units will present as brownstones but will not be on fee simple lots. Each unit will be four stories in height (51 feet/three-stories under air with fourth story as a roof-top terrace), feature at least three bedrooms, and each unit with have its own private two-car garage. Several guest parking spaces are provided as parallel spaces adjacent to the lot's western property line, and within the vehicle court area central to the development. The site has frontage along East Dallas Road where access will be restricted as right-in/right-out turning movements only as the proposed driveway location is immediately adjacent to the lot's western property line and there is not a corresponding median opening.

Other unique features to the site include a designated "cart corral" for solid waste collection of private residential carts. The purpose of this is to keep individual carts off Dallas Road on the property's designated solid waste and recycling pick-up days. A large open space, shown on the attached site plan is shown at the site's southeastern corner as Brownstone Park. The park space serves as open and recreational space, but as a place for stormwater runoff to collect.

Attached as an exhibit to this agenda memo is an affidavit of compliance signed by the project architect stating the project follows both the Design Standards Manual for Multifamily and Vertical Mixed-Use Development and the Transit District Overlay design standards. Relative to the multifamily design standards, the subject site is located within District 2, *Central Transit District*. This district has thirteen district specific standards along with the general standards required of all districts. In addition, documentation has been provided demonstrating, in the architect's opinion, compliance with the Transit District Overlay design standards. The applicant has included graphic exhibits that demonstrate compliance with specific elements of both of the design standards.

PRESENT ZONING AND USE:

The site is presently zoned "PO" Professional Office District and is located within the Transit District Overlay. At this time there is one "L-Shaped" professional office building with associated parking and vehicle maneuvering area. The existing professional office

building is currently unoccupied.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding areas to the east, west and south were rezoned in the 1984 City-wide rezoning from "R-2" Two Family District and "L-1" Limited Industrial District to "LI" Light Industrial and "PO" Professional Office Districts. The properties to the north were rezoned at the same time from "L-1" Limited Industrial District to "LI" Light Industrial District.

- On August 2, 1994, City Council approved a second reading for a rezoning request Z1994-09 (Ord. No. 1994-57) for the subject property from "LI" Light Industrial District to "PO" Professional Office District for the proposes of developing the site with an office building.
- On August 1, 1994, the Zoning Board of Adjustment approved special exception BZA1994-27 in order for the office development to not provide vehicular cross-access to adjacent properties.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"GU" Government Use District – Grapevine Main, Harvest Hall, Hotel Vin, Parking Garage and Peace Plaza
SOUTH:	"MXU" Mixed-Use District – Multifamily Residential
EAST:	"LI" Light Industrial District – Johnson Excavation
WEST:	"MXU" Mixed-Use District - Multifamily Residential

AIRPORT IMPACT:

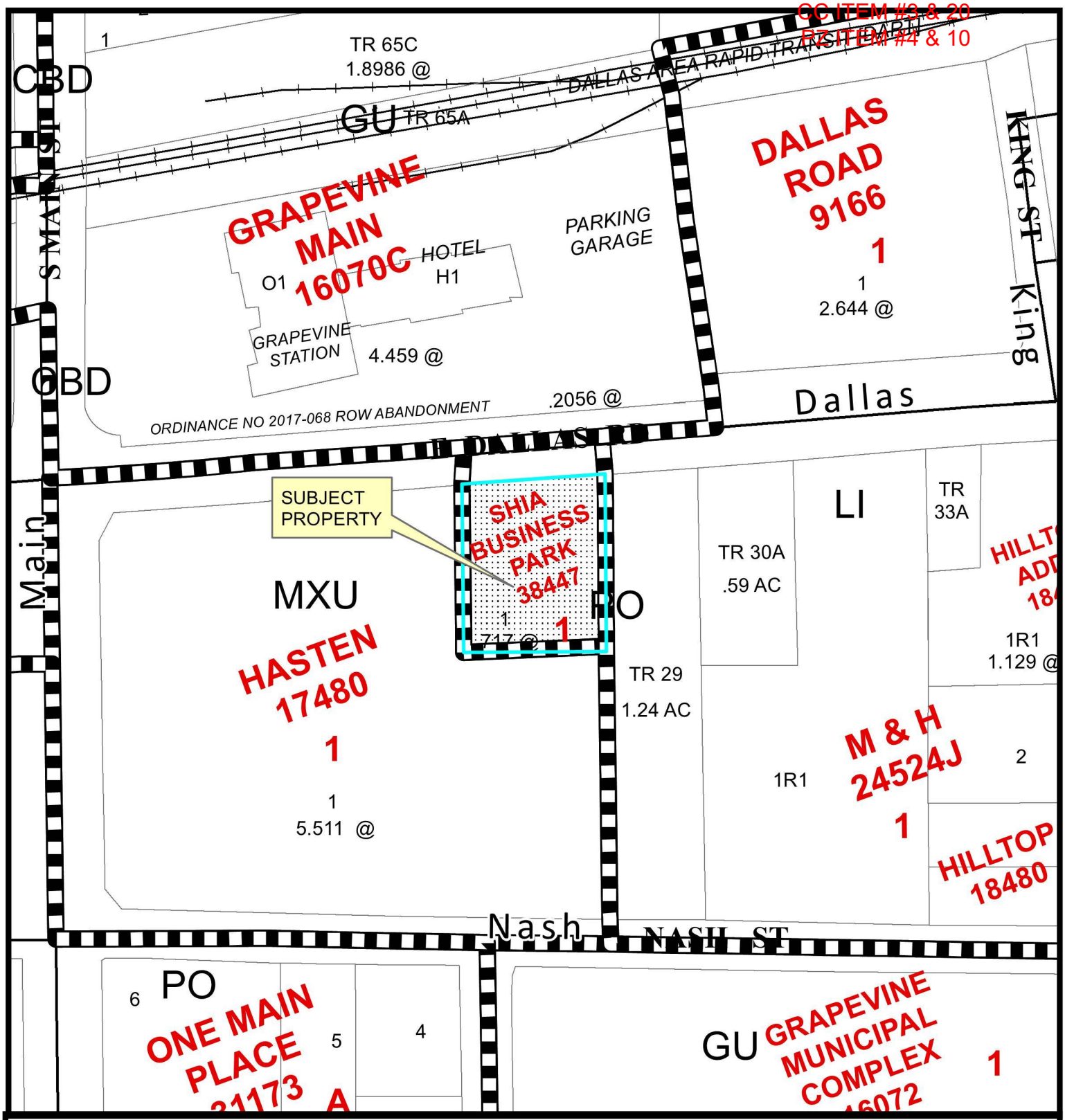
The subject tract is located within "Zone A" Zone of Minimal Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" Map. Few activities will be affected by aircraft sounds in "Zone A" except for sound sensitive activities such as auditoriums, churches, schools, 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 Commercial/Mixed Use (C/MU) land use. The proposed use in conjunction with the Transit District Overlay can be considered to be in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Dallas Road as a Type C Minor Arterial with a minimum 80-foot right-of-way developed as 4 lanes with a dedicated left turn lane.



0 75 150 225 300 Feet

CU22-02
The Grapevine Brownstones

Date Prepared: 3/2/2022

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 & 20
PZ ITEM #4 & 10

CITY OF GRAPEVINE
TRANSIT DISTRICT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
NCP GRAPEVINE BROWNSTONES, LLC

Street address of applicant / agent:
129 S. MAIN STREET STE 260

City / State / Zip Code of applicant / agent:
GRAPEVINE / TX / 76051

Telephone number of applicant / agent:
469-487-6101

Fax number of applicant / agent:

Email address of applicant / agent: [redacted]

Mobile phone number of applicant / agent

Applicant's interest in subject property:
SINGLE-FAMILY ATTACHED FEE SIMPLE RESIDENTIAL DEVELOPMENT

PART 2. PROPERTY INFORMATION

Street address of subject property
218 E DALLAS RD

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 1 Block 1 Addition SHIA BUSINESS PARK ADDITION

Size of subject property
0.71 Acres 31,253 Square footage

Present zoning classification:
PROFESSIONAL OFFICE

Proposed use of the property:
TDO - CONDITIONAL USE

Minimum / maximum district size for request:
N/A

Zoning ordinance provision requesting deviation from:
N/A

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
PAUL M. SHIA

Street address of property owner:
7928 COUNTY ROAD 1019

City / State / Zip Code of property owner:
WOLFE CITY / TX / 75496

Telephone number of property owner:
817-307-7713

Fax number of property owner:

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By

- ☐ 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

Mace G. Gifford
Print Applicant's Name:

Applicant's Signature:

The State Of Texas
County Of Tarrant
Before Me Laurie Warren (notary) on this day personally appeared MACE G GIFFORD (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 30 day of November A.D. 2021.

LAURIE S WARREN
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/23/2022
ID# 7816383

Laurie Warren
Notary In And For State Of Texas

PAUL M. SHIA
Print Property Owners Name:

Paul M Shia
Property Owner's Signature:

The State Of Texas
County Of Fannin
Before Me Sarah Wilcox (notary) on this day personally appeared Paul M. Shia (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 21st day of September A.D. 2021

SARAH ELIZABETH WILCOX
Notary ID #132685076
My Commission Expires
September 18, 2024

Sarah Wilcox
Notary In And For State Of Texas

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By

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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 _____

Date: 10-25-21

Signature of Owner Paul M Shio

Date: 9-21-21

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ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process. Applications will not be accepted without this requirement.

I hereby acknowledge that an illumination plan has been included as a part of this submittal.

Applicant Signature _____

Date: 10-25-21

Property Owner Signature Paul M Shis

Date: 9-21-21

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PLATTING VERIFICATION

This verification statement must be signed prior
To the submittal of this transit district overlay application

_____ It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

__X__ It has been determined that the property described below is **currently platted** or **does not require platting** or **replatting** at this time.

Address of subject property 218 East Dallas Road

Legal description of subject property Shia Business Park Addition

Public Works Department

2-7-22
Date

This form must be signed by the public works department and submitted along with a completed application to the planning and zoning department

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NUCITI CAPITAL PARTNERS

February 3, 2022

Department of Planning Services
200 S. Main Street
Grapevine, TX 76051

City of Grapevine Department of Planning Services,

NuCiti Capital Partners, LLC and NCP Grapevine Brownstones, LLC have prepared a Transit District Overlay (TDO) application for the development of 10 Brownstone Townhomes. Our development will be built on 218 E Dallas Road within Grapevine's high intensity TDO sub-district.

Our development team and architects have collaborated with the City of Grapevine architectural consultants from MESA Planning and ArchiTexas Architects. Together, we've created plans for a development that meets the requirements of the TDO ordinance, without causing harm to surrounding properties. The property type is single family, fee simple, owner-occupied Brownstone styled townhomes.

The Grapevine Brownstones will add visual continuity to the streetscape in the form of premium luxury row houses along E. Dallas Road. The development establishes elements inherent in vintage Brownstones and promotes walking as a preferred mode of transportation.

This community will substantially increase the walkability and visual perspective of the city's Right of Way, continuing the premium architectural theme exhibited on Hotel Vin, Grapevine Main, and as described within the TDO. The addition of this development will add value to the Transit District, the surrounding properties, and to the City of Grapevine.

Respectfully,

Greg Gifford
Managing General Partner
NuCiti Capital Partners, LLC
469-487-6101

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PZ ITEM #4 & 10

NUCITI CAPITAL PARTNERS

NCP Grapevine Brownstones, LLC
TDO Application for 10 Single-Family Townhomes

Address/Legal Description

Address: 218 E Dallas Road, Grapevine TX 76051
Legal Description: Lot 1, Block 1, Shia Business Park Addition

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PZ ITEM #4 & 10

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12 December 2021

Erica Marohnic, AICP
Director of Planning Services
City of Grapevine
200 S. Main St. Grapevine, TX 76051
p: 817.410.3155
www.grapevinetexas.gov

RE: NuCiti Capital Partners, LLC -The Brownstones at Grapevine Main

Dear Erica:

The Brownstones at Grapevine Main Street (hereinafter the Project) has gone through extensive review by Robin and I, in an effective working relationship with the Greg Gifford, the developer, and his architect. Here are our comments and the accomplishments of that review:

A. **SITE PLAN DESIGN:** During the review process, the site area for the townhomes was increased which made a more "community" fabric possible within the boundaries of the site. It also made for more generous spatial allocation to landscaping:

1. The central issue in site design was addressing the Dallas Road fronting and Nash Street. The City Council approved Transit District Overlay (TDO) contains specific street design requirements with illustrated sections which define setbacks and private enrichment of the public domain. However, the scale of a fee simple Town House use is less conducive to the wide sidewalk and urbanized street space outlined in the overlay. Creating that scale of space on Dallas Road and Nash Street (external to the project) would also diminish the community fabric space needed internal to the development. Also, development of the adjacent building to the east (before the TDO was adopted) does not permit extension of the more urban scale wider sidewalk. Yet, in order to maintain continuity with the vision of the TDO, the developer implemented our recommendations of providing a band of decorative pavement which extends through the open points in street frontage of the townhomes, and thereby allowing the townhome units to *step forward* into that space. The reduction of the sidewalk width, at the townhome units to a scale appropriate for single family residential is a function of design intent, not unintended consequence. Adding entry portals to the project, set back at the urban sidewalk edge, reinforces recognition of the thematic streetscape intended.

CC ITEM #3 & 20
PZ ITEM #4 & 10

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2. The site plan also contains a pedestrian amenity space along its frontage as per requirement of the TDO.
3. Street trees in the required 5 ft. landscape zone continues the thematic street landscape Dallas Road design.
4. An unobstructed sidewalk width of 6 ft. (minimum) will vary in width due to the staggered nature of frontage.

B. **UNIT ELEVATION DESIGN:** during our review, the elevations of individual units matured to a point where they are compatible with the level of detail and quality invested in the Train Station and Hotel at Grapevine Main. The following are our comments:

1. Proportion of the 3 story units and lot width set the design up for proper urban Brownstone appearance. This is a key aspect because the rhythm of proportioned structures defines the visual street scape. Here, the employment of proper proportion is reminiscent of the historic Brownstone archetype proposed.
2. Discipline of Federal Style reference is a key aspect of that style, historically. Therefore, particular attention has been paid to the vertical and horizontal alignment of openings and detailing to make sure that lines of visual continuity, as defined by that alignment, are conveyed across the block face.
3. Detailing of classical references are employed in many aspects of the elevation. Time and attention were invested in assuring that these were of the correct material and reflects a craftsmanship consistent with the historic style.
4. Construction issues such as returns at the bay windows were addressed so that the crafted quality of these units is maintained. Also, making the side elevation more visually compelling was achieved by projecting the corner bays as they returned the to the side yard.
5. Accessories such as exterior lighting/lamps were addressed to make sure that they were of the proper scale and craftsmanship appropriate for this setting.

The review sought to establish a level of quality in design and detail that is consistent with, and compatible with those qualities already invested by Grapevine in the Train Station and Hotel at Grapevine Main. Such consistency, compliance with the intents of the TDO, and fulfillment of the vision of Grapevine Council were the objectives of our review.

Sincerely,

Craig Melde

Dallas | Austin | San Antonio
www. architexas.com

1907 Marilla St.
Second Floor
Dallas, Texas 75201
p 214.748.4561

2900 S. Congress Ave.
Suite 200
Austin, Texas 78704
p 512.444.4220

417 8th Street
San Antonio, Texas 78215
p 210.998.2422

CC ITEM #3 & 20
PZ ITEM #4 & 10

AFFIDAVIT OF COMPLIANCE

STATE OF Texas

COUNTY OF Tarrant

PERSONALLY came and appeared before me, the undersigned Notary, the within named Ken Schawmburg, who is a resident of Tarrant County, State of Texas, and makes this his/her statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his/her knowledge:

The Grapevine Brownstone development is a condominium/townhome development in the City of Grapevine, Texas. The project has been Certified by Grapevine Architecture consultants in accordance the Transit District Overlay. Condominiums and Townhomes are a preferred use per Figure 3: Preferred Use Matrix, Section 41a, *Transit District Overlay* of the Zoning Ordinance.

The project follows the Designs Standards Manual for Multifamily Residential development. The properties will be sold as single family townhomes.

DATED this the 28 day of February, 2022

K Schawmburg
Signature of Affiant

SWORN to subscribed before me, this 28 day February 2022

NANCY C CRANFORD
Notary ID #124853131
My Commission Expires
April 25, 2024

Nancy Cranford
NOTARY PUBLIC

My Commission Expires:
4-25-24

CC ITEM #3 & 20
PZ ITEM #4 & 10

ORDINANCE NO. 2022-016

AN ORDINANCE OF THE CITY COUNCIL OF GRAPVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU22-02 TO ESTABLISH A TRANSIT DISTRICT OVERLAY TO ALLOW FOR A CONDOMINIUM/TOWNHOME DEVELOPMENT FOR LOT 1, BLOCK 1, SHIA BUSINESS PARK ADDITION (218 EAST DALLAS ROAD) IN A DISTRICT ZONED "PO" PROFESSIONAL OFFICE DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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 No. CU22-02 to establish a Transit District Overlay to allow for a condominium/townhome development in a district zoned “PO” Professional Office District regulations within the following described property: Lot 1, Block 1, Shia Business Park Addition (218 East Dallas Road) 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 15th day of March, 2022.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney



VICINITY MAP

Site Data Table	Required	Provided
Height of buildings (stories/ft)	6/75 ft	4/51 ft
Total Building Area	N/A	11,765 sf
Lot Area	N/A	31,253 sf
Total Impervious Area	N/A	24,122 sf
Open Space	3,125 sf	7,131 sf
Parking required per home	2 per home and 0.5 per guest	2, 3, or 4 spaces depending on the home. One additional visitor space for units 1-5
Number of buildings	N/A	3
Number of total dwellings	N/A	10
Size of homes	N/A	Avg. 3,000sqft
Number of bedrooms per home	N/A	3

Adjacent zoning to north:
"GU" Governmental Use



Adjacent zoning to west:
"MXU" Mixed Use

Adjacent zoning to east: "LI" Light Industrial

Adjacent zoning to south:
"MXU" Mixed Use

Note:
Refuse disposal areas shall be landscaped and screened from view.

Note:
Mechanical and electrical equipment including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from view.

Note:
Masonry requirements of section 54 shall be met.

SITE PLAN

Current zoning:
PO (PROFESSIONAL OFFICE)

RECEIVED
MAR 03 2022
By

Primary Applicant:
NuCiti Capital Partners, LLC
Greg Gifford (469)487-6101

Purpose Statement:
The purpose of this Transit District Overlay request is for a townhome/condominium residential development.

Name of Preparer:
Schaumburg Architects
Jeff Payne (817)336-7077

2-23-22

CASE NAME: THE GRAPEVINE BROWNSTONES
CASE NUMBER: CU22-02
LOCATION: 218 E. Dallas Rd.
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 1 OF 11

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

DEPARTMENT OF PLANNING SERVICES

FOR: SITE PLAN
THE GRAPEVINE BROWNSTONES
Lot 1, Block 1, Shia Business Park Addition
City of Grapevine, Tarrant County, Texas
0.71 acres or 31,253 sqft
Zoned: PO (PROFESSIONAL OFFICE, proposed TRANSIT DISTRICT OVERLAY.

Date of Preparation: 02-28-2022



Primary Applicant:
NuCiti Capital Partners, LLC
Greg Gifford (469)487-6101

Purpose Statement:

The purpose of this Transit District Overlay request is for a townhome/condominium residential development.

Name of Preparer:
Schaumburg Architects
Jeff Payne (817)336-7077

CASE NAME: THE GRAPEVINE BROWNSTONES
CASE NUMBER: CU22-02

LOCATION: 218 E. Dallas Rd.
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 2 OF 11

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

DEPARTMENT OF PLANNING SERVICES

Elevations

FOR:
THE GRAPEVINE BROWNSTONES

Lot 1, Block 1, Shia Business Park Addition
City of Grapevine, Tarrant County, Texas

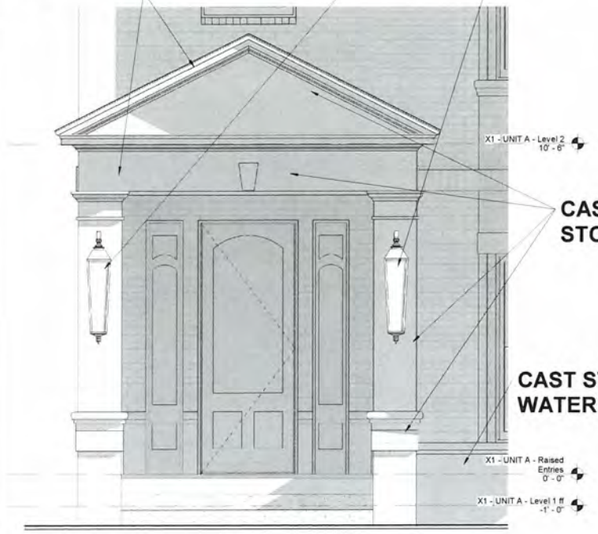
0.71 acres or 31,253 sqft
Zoned: **PO Pro Office** proposed TRANSIT DISTRICT OVERLAY.

Date of Preparation: 02-23-2022

STRONG CAST STONE AND BRICK HORIZONTAL BANDING FOR BUILDING DESIGN ORGINIZATION.

CLASSICAL CAST DETAILING

ORNATE LIGHTING



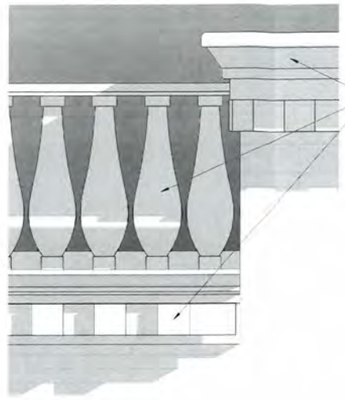
CAST STONE

CAST STONE WATER TABLE

3 Cast Stone Entry Elements
1/2" = 1'-0"

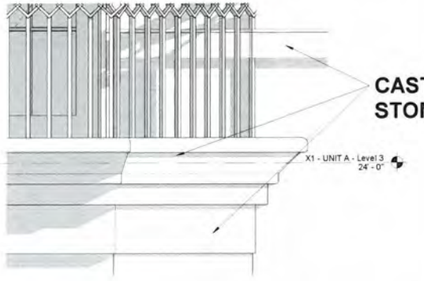


2 Details Study
NTS



CAST STONE

4 Cast Stone Balusters/Parapet Detail
1" = 1'-0"



CAST STONE

5 Cast Stone Balcony Details
1" = 1'-0"



1 Dallas Rd Front
1/8" = 1'-0"

Note: Mechanical equipment shall be screened from view

North Elevation	
Material	Percentage
Masonry	100%

Primary Applicant:
NuCiti Capital Partners, LLC
Greg Gifford (469)487-6101

Purpose Statement:

The purpose of this Transit District Overlay request is for a townhome/condominium residential development.

Name of Preparer:
Schaumburg Architects
Jeff Payne (817)336-7077

CASE NAME: THE GRAPEVINE BROWNSTONES
CASE NUMBER: CU22-02

LOCATION: 218 E. Dallas Rd.
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 3 OF 11

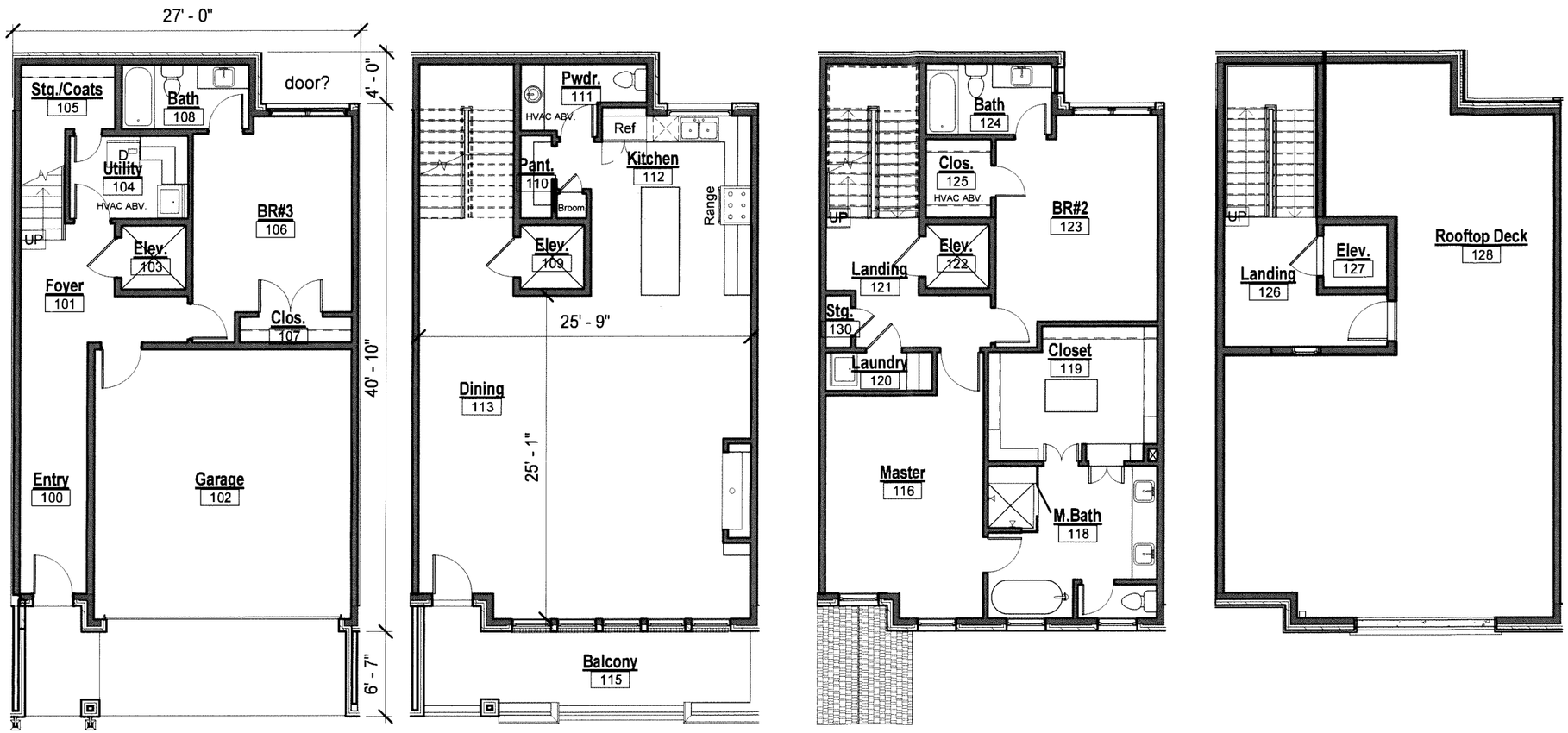
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF PLANNING SERVICES

Façade Plan

FOR:
THE GRAPEVINE BROWNSTONES
Lot 1, Block 1, Shia Business Park Addition
City of Grapevine, Tarrant County, Texas
0.71 acres or 31,253 sqft
Zoned: **PO Pro Office** proposed TRANSIT DISTRICT OVERLAY.

Date of Preparation: 02-23-2022



1 Level 1
1/8" = 1'-0"

3 Level 2
1/8" = 1'-0"

2 Level 3
1/8" = 1'-0"

4 Roof Level
1/8" = 1'-0"

GRAPEVINE BROWNSTONES

1-17-22A

FLOOR PLANS

SCALE: 1/8" = 1'-0"

SCHAUMBURG ARCHITECTS
8434 BLUE HERON COURT, FORT WORTH, TEXAS 76108
PHONE (817) 336-7077 FAX (817) 336-7776

COPYRIGHT 2022 SCHAUMBURG ARCHITECTS

Primary Applicant:
NuCiti Capital Partners, LLC
Greg Gifford (469)487-6101

Purpose Statement:

The purpose of this Transit District Overlay request is for a townhome/condominium residential development.

Name of Preparer:
Schaumburg Architects
Jeff Payne (817)336-7077

CASE NAME: THE GRAPEVINE BROWNSTONES
CASE NUMBER: CU22-02

LOCATION: 218 E. Dallas Rd.
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

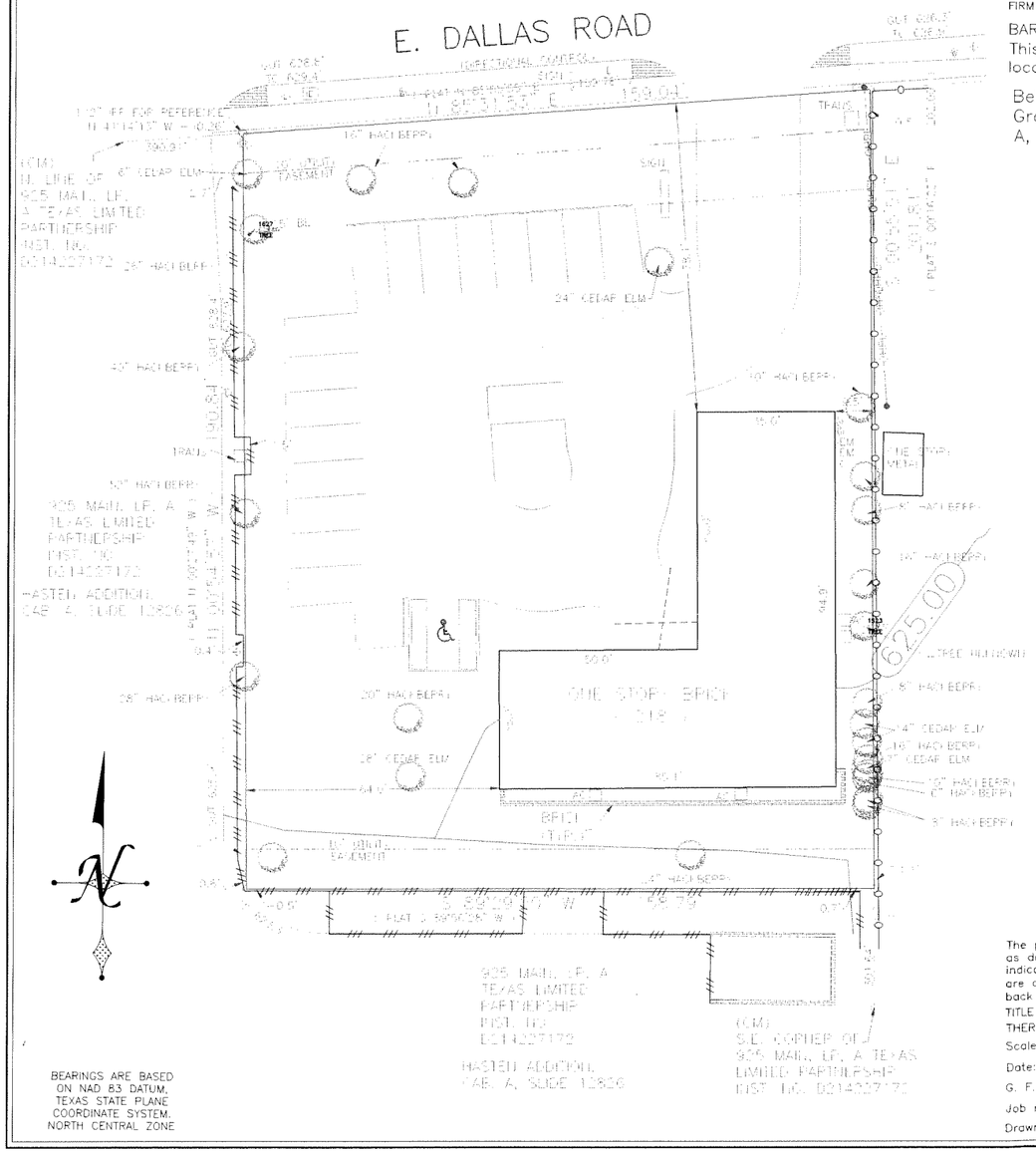
SHEET 4 OF 11

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

DEPARTMENT OF PLANNING SERVICES

Floor Plan
FOR:
THE GRAPEVINE BROWNSTONES
Lot 1, Block 1, Shia Business Park Addition
City of Grapevine, Tarrant County, Texas
0.71 acres or 31,253 sqft
Zoned: PO Pro Office proposed TRANSIT DISTRICT OVERLAY.

Date of Preparation: 02-23-2022



BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

SURVEY PLAT

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 218 EAST DALLAS ROAD, in the city of GRAPEVINE Texas.

Being Lot 1, in Block 1, of SHIA BUSINESS PARK ADDITION, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1813, Plat Records of Tarrant County, Texas.

ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 10-22-2021
G. F. No.: N/A
Job no.: 202110534-01
Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR NUCITI CAPITAL PARTNERS
FREEDOM TITLE, ALLIANT NATIONAL TITLE INSURANCE COMPANY, PAUL M. SHIA, AND NUCITI CAPITAL, LLC

LEGEND
WOOD FENCE
CHAIN LINK
IRON FENCE
WIRE FENCE
BOUNDARY LINE
RESIDENCE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

Primary Applicant:
NuCiti Capital Partners, LLC
Greg Gifford (469)487-6101

Purpose Statement:

The purpose of this Transit District Overlay request is for a townhome/condominium residential development.

Name of Preparer:

Burns Survey
Barry Rhodes (214)-326-1090

CASE NAME: THE GRAPEVINE BROWNSTONES
CASE NUMBER: CU22-02

LOCATION: 218 E. Dallas Rd.
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 5 OF 11

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

DEPARTMENT OF PLANNING SERVICES

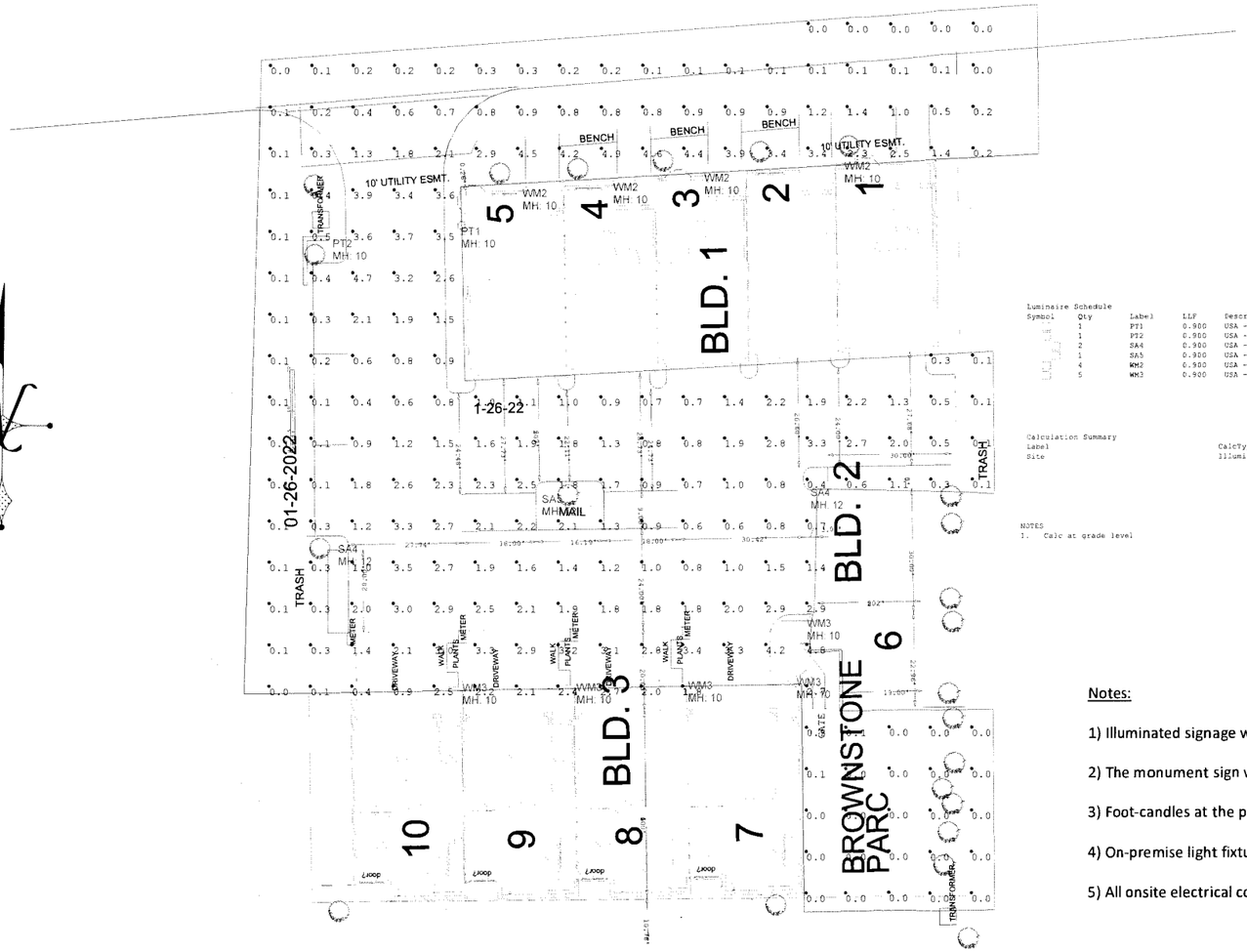
Survey

FOR:
THE GRAPEVINE BROWNSTONES
Lot 1, Block 1, Shia Business Park Addition
City of Grapevine, Tarrant County, Texas

0.71 acres or 31,253 sqft
Zoned: **PO Pro Office** proposed **TRANSIT DISTRICT OVERLAY.**

Date of Preparation: 02-23-2022

E. DALLAS ROAD
(90' R.O.W.)



Luminaire Schedule

Symbol	Qty	Label	LLF	Description	Lum. Watts	Lumens/Lamp	Lum. Lumens
	1	PT1	0.900	USA - MRB21-PLED-VSQ-W-36LED-525mA-NW	59.4	N.A.	5820
	1	PT2	0.900	USA - MRB21-PLED-IV-20LED-525mA-40K-HS	33	N.A.	2514
	2	SA4	0.900	USA - MRB21-PLED-IV-FT-36LED-525mA-NW-HS	59.4	N.A.	4274
	1	SA5	0.900	USA - MRB21-PLED-VSQ-W-36LED-525mA-NW	59.4	N.A.	5820
	4	WM2	0.900	USA - MRB12-PLED-II-20LED-350mA-NW	22	N.A.	2227
	5	WM3	0.900	USA - MRB12-PLED-III-W-20LED-350mA-NW	22	N.A.	2076

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	1.26	4.9	0.0	N.A.	N.A.

NOTES
1. Calc at grade level

Notes:

1) Illuminated signage was included in the determination of illuminations levels.

2) The monument sign was included in the determination of the illumination levels.

3) Foot-candles at the property line shall not exceed 0.5.

4) On-premise light fixtures including the base shall not exceed 19 feet in height.

5) All onsite electrical conductors associated with new construction shall be located underground.

PHOTOMETRIC PLAN
SCALE: 1" = 16'-0"

Primary Applicant:
NuCiti Capital Partners, LLC
Greg Gifford (469)487-6101

Purpose Statement:

The purpose of this Transit District Overlay request is for a townhome/condominium residential development.

Name of Preparer:

Texas Lighting Solutions
Chad Haney (817)-714-2444

TEXAS LIGHTING SOLUTIONS

CASE NAME: THE GRAPEVINE BROWNSTONES
CASE NUMBER: CU22-02

LOCATION: 218 E. Dallas Rd.
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 6 OF 11

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

DEPARTMENT OF PLANNING SERVICES

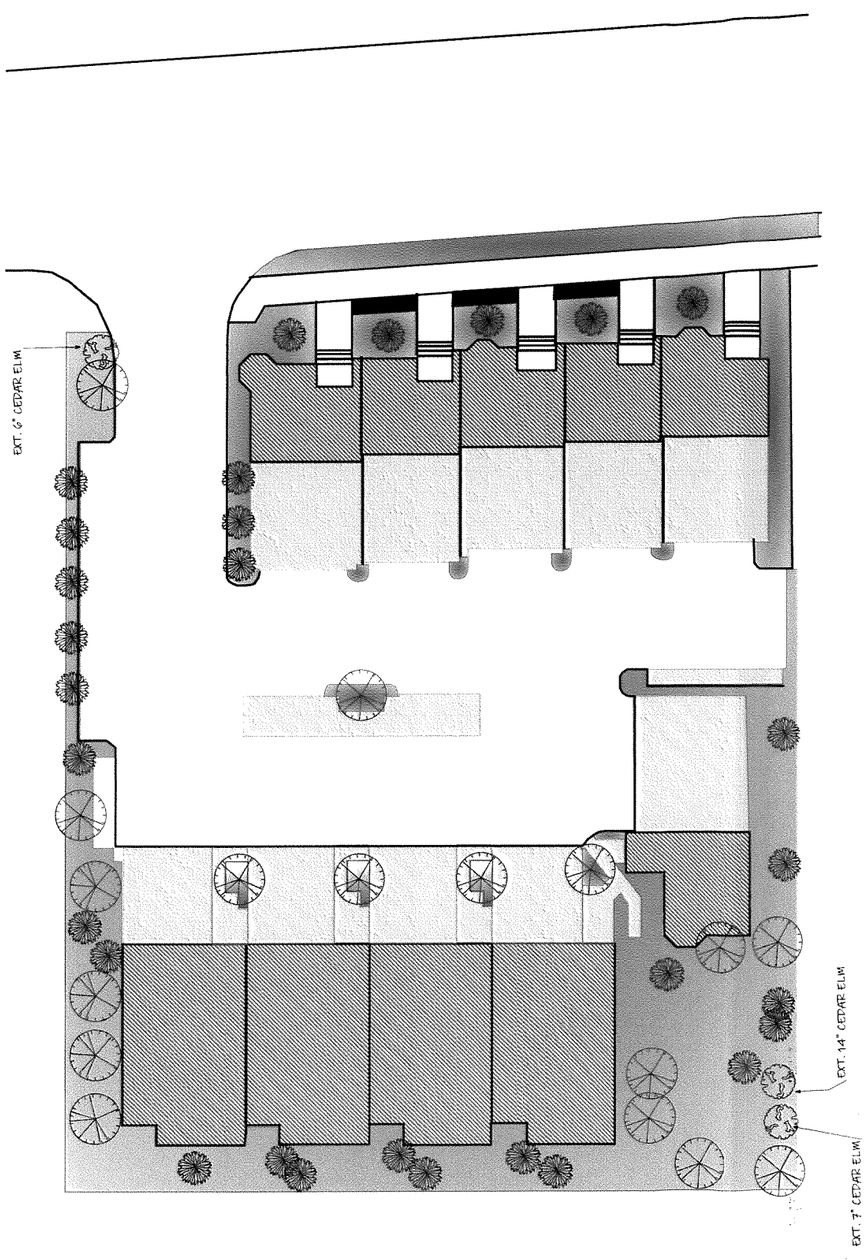
Photometric Plan

FOR:
THE GRAPEVINE BROWNSTONES
Lot 1, Block 1, Shia Business Park Addition
City of Grapevine, Tarrant County, Texas
0.71 acres or 31,253 sqft
Zoned: **PO Pro Office** proposed TRANSIT DISTRICT OVERLAY.

Date of Preparation: 02-23-2022

E. DALLAS ROAD





Notes:

1) Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting. Hedges, where installed, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen which will be three (3) feet high within one (1) year after time of planting.

2) All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

Tree Preservation Chart – Tree type	Size (inches)
Cedar Elm	6 inch
Cedar Elm	7 inch
Cedar Elm	14 inch

Open Space Requirement	
Req'd	Provided
3,125 sqft	7,131 sqft

Tree Requirement	
Req'd	Provided
6	49

218 E. DALLAS ROAD
GRAPEVINE, TEXAS
BLOCK 1, LOT 1
SHIA BUSINESS PARK ADDITION

KAF LANDSCAPE ARHITECTS
KENNETH A. FRANGIONE
Landscape Architect
1205 Valley Ridge Drive
Keller, Texas 76248

LANDSCAPE PLAN
TO BE USED BY THE COMPLETE
GARDEN

Landscape

Quantity	Symbol	Description
Trees		
1		Elm, Cedar / Ulmus crassifolia 14 Inch
1		Elm, Cedar / Ulmus crassifolia 6 Inch
1		Elm, Cedar / Ulmus crassifolia 7 Inch
17		Oak, Shumard / Quercus shumardii 4" Diameter
29		Pistache, Chinese / Pistacia chinensis 4" Diameter

Grapevine, Landscape Minimum Requirements	Required	Provided
Gross parking area is 12,357 sqft. Planter islands not required	No	N/A
Interior Landscape areas shall be protected with concrete curbs	Yes	Yes
There shall be one tree planted for each 400 sqft of required vehicular use landscape area. 1,235 sqft/400 sqft= 3 trees	3	49
Percentage of Site in Vehicular Open Space: 39% Required Tree Ratio: 1 tree/3,000 sqft	7,131 sqft/3,000 sqft = 3 trees	49
Protected Tree Replacement Requirements	52 inches	184 inches

0 8 16 32
1" = 16'

Primary Applicant:
NuCiti Capital Partners, LLC
Greg Gifford (469)487-6101

Purpose Statement:
The purpose of this Transit District Overlay request is for a townhome/condominium residential development.

Name of Preparer:
KAF Landscape Architects
Kenneth Frangione (817)-714-2444

CASE NAME: THE GRAPEVINE BROWNSTONES
CASE NUMBER: CU22-02

LOCATION: 218 E. Dallas Rd.
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

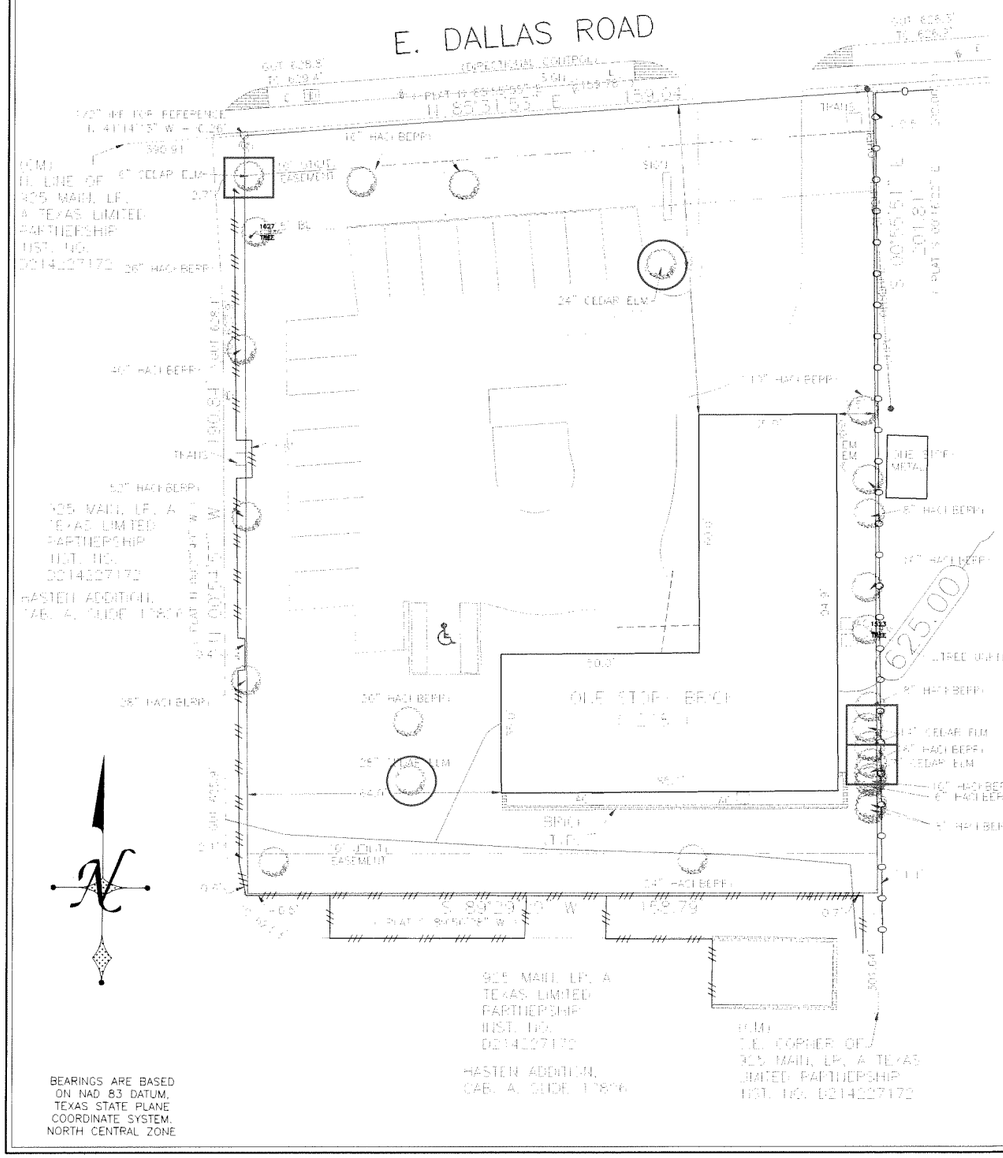
SHEET 7 OF 11

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

DEPARTMENT OF PLANNING SERVICES

Landscape Plan
FOR:
THE GRAPEVINE BROWNSTONES
Lot 1, Block 1, Shia Business Park Addition
City of Grapevine, Tarrant County, Texas
0.71 acres or 31,253 sqft
Zoned: PO Pro Office proposed TRANSIT DISTRICT OVERLAY.

Date of Preparation: 02-23-2022



7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

SURVEY PLAT

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 218 EAST DALLAS ROAD, in the city of GRAPEVINE Texas.

Being Lot 1, in Block 1, of SHIA BUSINESS PARK ADDITION, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1813, Plat Records of Tarrant County, Texas.

○ Protected Trees to be replaced

□ Protected Trees to be preserved

ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 10-22-2021

G. F. No.: N/A

Job no.: 202110534-01

Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR NUCITI CAPITAL PARTNERS FREEDOM TITLE, ALLIANT NATIONAL TITLE INSURANCE COMPANY, PAUL M. SHIA, AND NUCITI CAPITAL, LLC

LEGEND

WOOD FENCE	TEXT
CHAIN LINK	MONUMENT
IRON FENCE	BOUNDARY LINE
WIRE FENCE	RESIDENCE
CP - CONCRETE PAD	
BMS - MONUMENTS OF RECORD (BASIS)	
1/2" IRSF IRON ROD FOUND	
1/2" YELLOW CAPPED IRON ROD SET "2857"	
(FOUND)	
1/2" IRSF IRON ROD FOUND	
MAG NAIL FOUND	
C - CABLE	E - ELECTRIC
CLEAN OUT	FH - FIRE EQUIP.
G - GAS METER	P - POWER POLE
FIRE HYDRANT	T - TELEPHONE
LIGHT POLE	W - WATER METER
MANHOLE	WV - WATER VALVE
(UNLESS OTHERWISE NOTED)	

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

Primary Applicant:
NuCiti Capital Partners, LLC
Greg Gifford (469)487-6101

Purpose Statement:

The purpose of this Transit District Overlay request is for a townhome/condominium residential development.

Name of Preparer:
Schaumburg Architects
Jeff Payne (817)336-7077

CASE NAME: THE GRAPEVINE BROWNSTONES
CASE NUMBER: CU22-02

LOCATION: 218 E. Dallas Rd.
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 8 OF 11

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

DEPARTMENT OF PLANNING SERVICES

Landscape Plan (Addendum)

FOR:

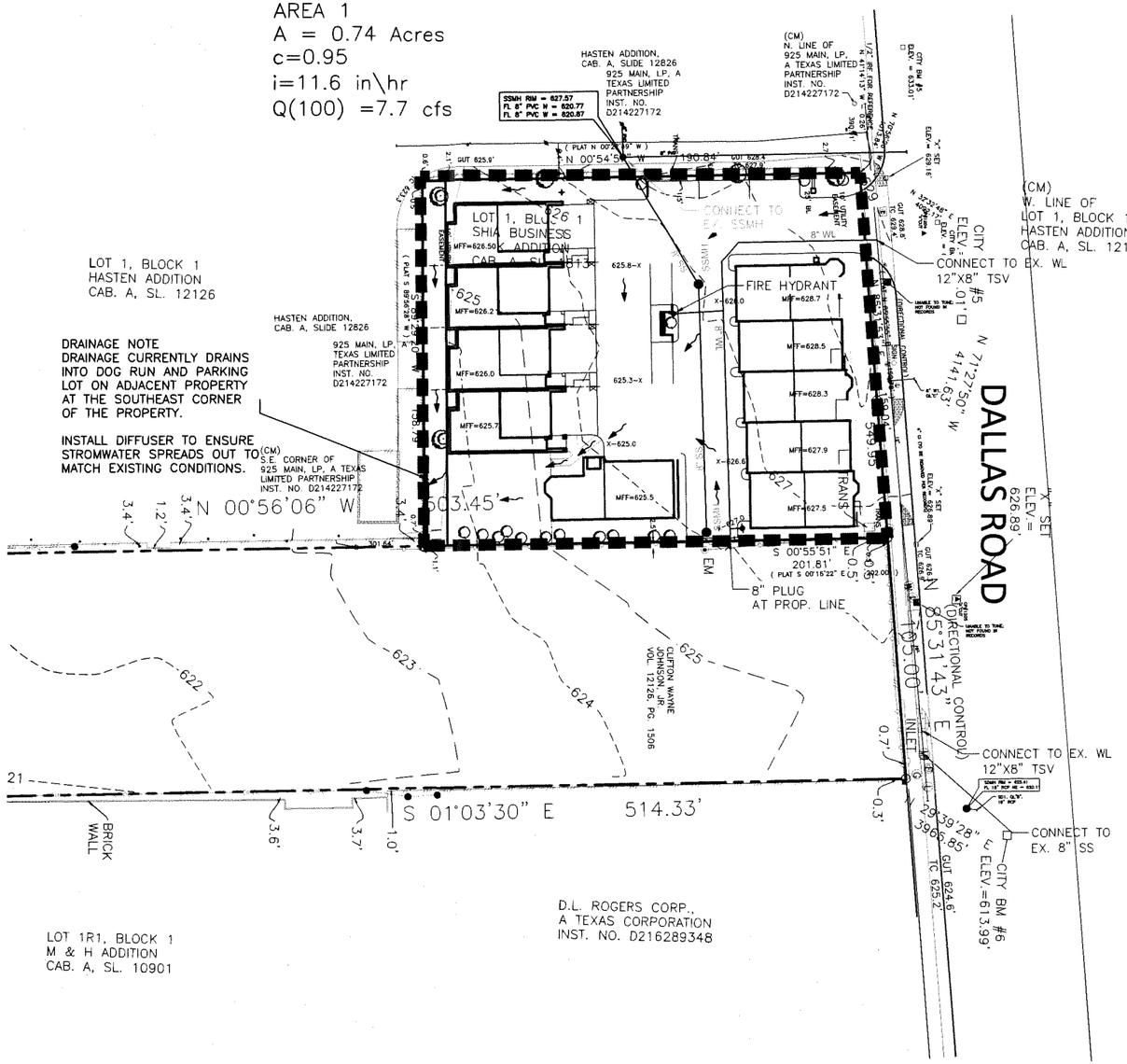
THE GRAPEVINE BROWNSTONES

Lot 1, Block 1, Shia Business Park Addition
City of Grapevine, Tarrant County, Texas

0.71 acres or 31,253 sqft

Zoned: **PO Pro Office** proposed TRANSIT DISTRICT OVERLAY.

Date of Preparation: 02-23-2022



0 15 30 60

(IN FEET)
1 INCH = 30 FT

Developer:
NCP Grapevine Brownstones, LLC
129 South Main Street, Suite 260
Grapevine, Texas 76051

CASE NAME: THE GRAPEVINE BROWNSTONES
CASE NUMBER: CU22-02

LOCATION: 218 E. Dallas Rd.
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET 9 OF 11

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

DEPARTMENT OF PLANNING SERVICES

FOR:
THE GRAPEVINE BROWNSTONES
Lot 1, Block 1, Shia Business Park Addition
City of Grapevine, Tarrant County, Texas

0.71 acres or 31,253 sqft
Zoned: LI (light industrial), proposed TRANSIT DISTRICT OVERLAY.

Date of Preparation: 02-23-2022

DEOTTE, INC.
CIVIL ENGINEERING FIRM No. F-003116
Surveying Firm No. 100318-00
817-337-8899 (Office) 817-337-5133 (Fax)

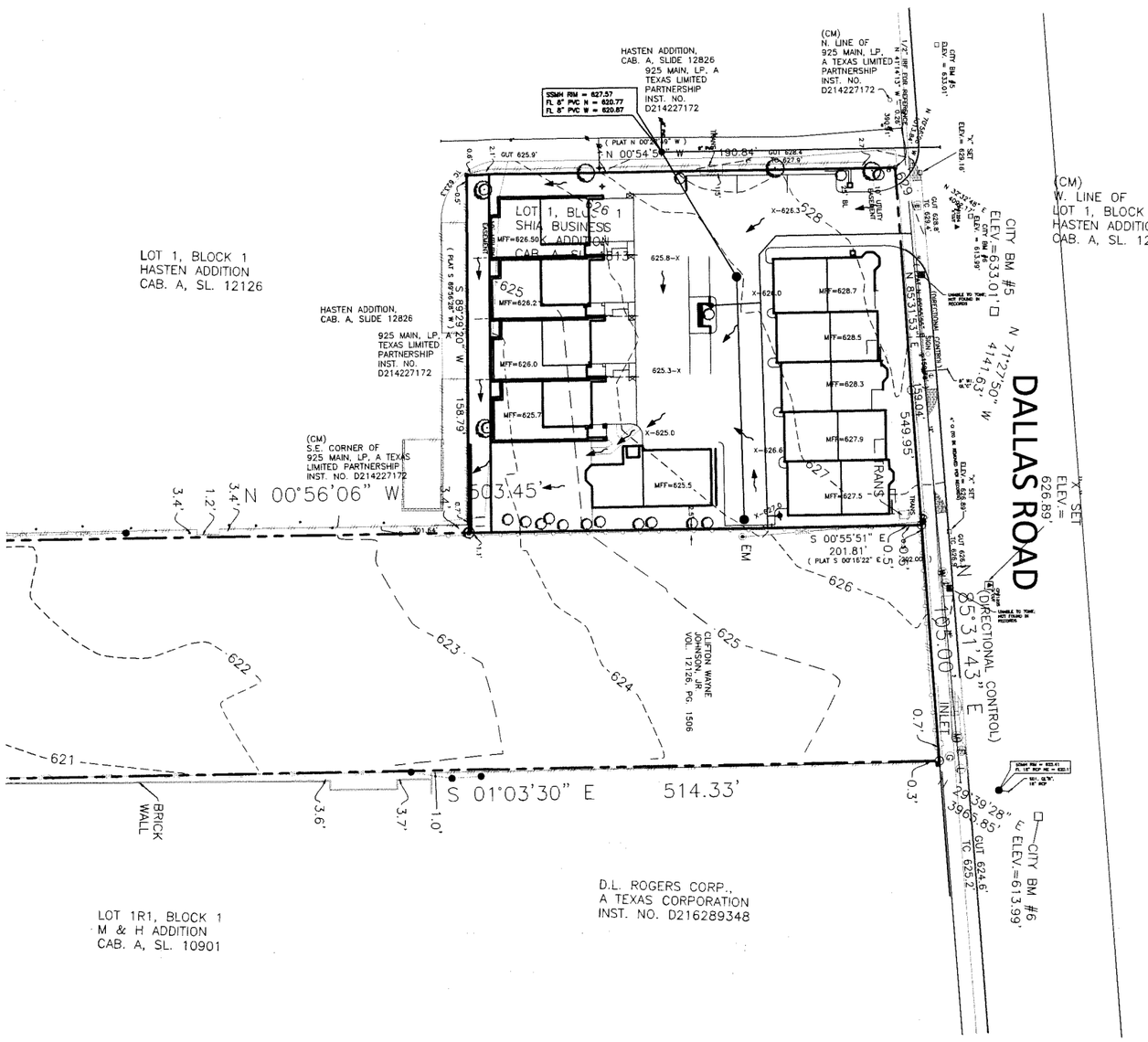
PREPARED FOR: QUAIL HOLLOW DEVELOPMENT I
935 W. DOVE
SOUTHLAKE, TEXAS 76092
(214) 435-5570

STORM DRAIN PLAN
NCP GRAPEVINE BROWNSTONES, LLC
GRAPEVINE, TEXAS

STATE OF TEXAS
RICHARD W. DeOTTE
74232
REGISTERED PROFESSIONAL ENGINEER
2/24/2022

DOI No. 202190000

DOI No. 202190000 – IMPROVEMENTS FOR NCP GRAPEVINE BROWNSTONES – WATER, SEWER, STORM DRAIN AND PAVING – GRAPEVINE, TEXAS



0 15 30 60

(IN FEET)
1 INCH = 30 FT

Developer:
NCP Grapevine Brownstones, LLC
129 South Main Street, Suite 260
Grapevine, Texas 76051

CASE NAME: THE GRAPEVINE BROWNSTONES
CASE NUMBER: CU22-02

LOCATION: 218 E. Dallas Rd.
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET 10 OF 11

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

DEPARTMENT OF PLANNING SERVICES

FOR:
THE GRAPEVINE BROWNSTONES
Lot 1, Block 1, Shia Business Park Addition
City of Grapevine, Tarrant County, Texas

0.71 acres or 31,253 sqft
Zoned: LI (light industrial), proposed TRANSIT DISTRICT OVERLAY.

Date of Preparation: 02-23-2022

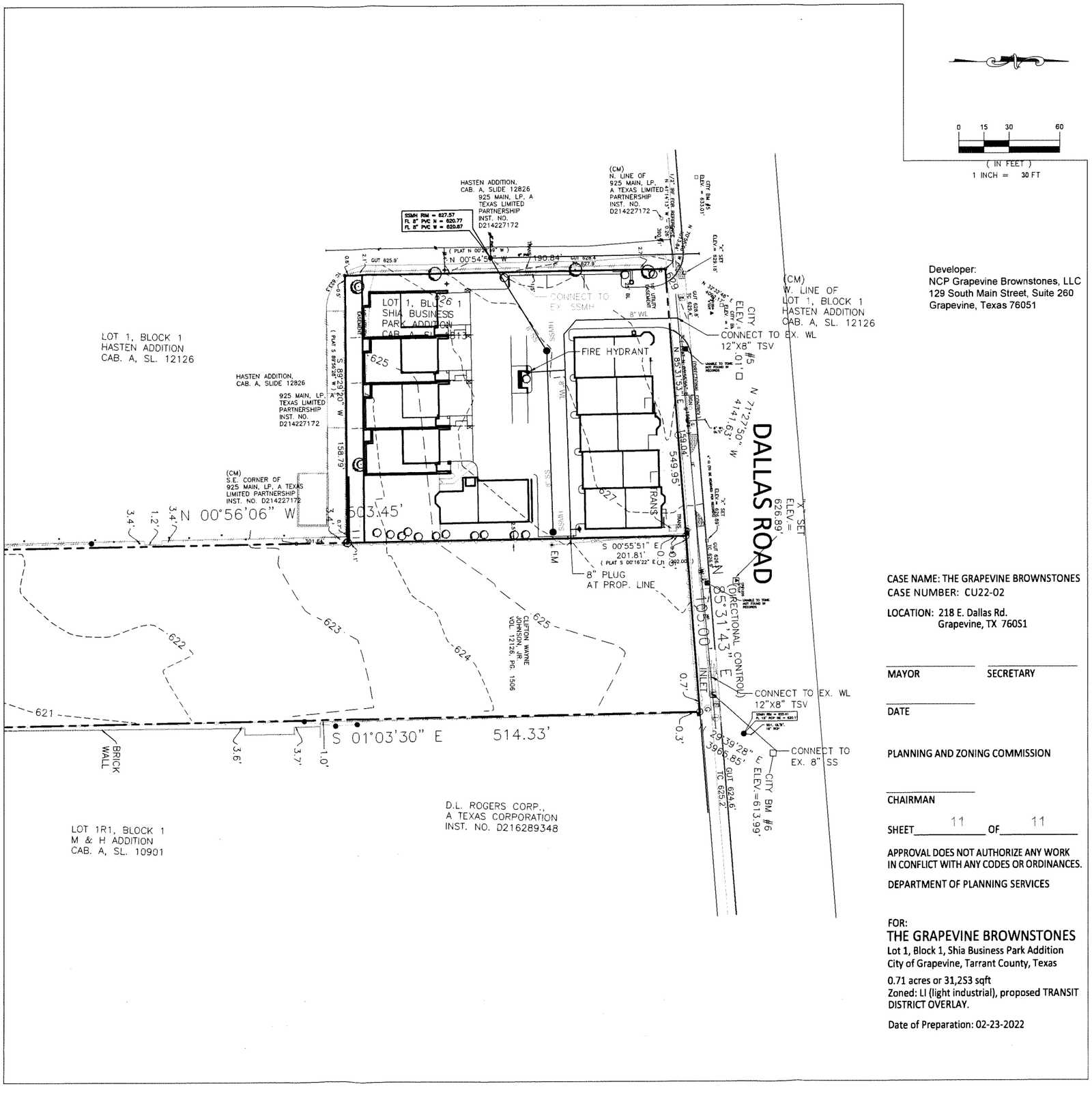
DEOTTE, INC.
CIVIL ENGINEERING, LLC | TBPE No. F-003116
Phone: (214) 455-5570 | Fax: (214) 455-5571
RICHARD W. DEOTTE, P.E. | 817-337-8899 (Office) | 817-335-5133 (Fax)
PREPARED FOR: QUAIL HOLLOW DEVELOPMENT I
915 W. DOVE
SOUTHLAKE, TEXAS 76092
(214) 455-5570

PRELIMINARY GRADING PLAN
NCP GRAPEVINE BROWNSTONES
GRAPEVINE, TEXAS

STATE OF TEXAS
RICHARD W. DeOTTE
74232
REGISTERED
PROFESSIONAL ENGINEER
2/24/2022

DOI No. 202190000

DOI No. 202190000 – IMPROVEMENTS FOR NCP GRAPEVINE BROWNSTONES – WATER, SEWER, STORM DRAIN AND PAVING – GRAPEVINE, TEXAS



0 15 30 60

(IN FEET)
1 INCH = 30 FT

Developer:
NCP Grapevine Brownstones, LLC
129 South Main Street, Suite 260
Grapevine, Texas 76051

CASE NAME: THE GRAPEVINE BROWNSTONES
CASE NUMBER: CU22-02

LOCATION: 218 E. Dallas Rd.
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET 11 OF 11

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

DEPARTMENT OF PLANNING SERVICES

FOR:
THE GRAPEVINE BROWNSTONES
Lot 1, Block 1, Shia Business Park Addition
City of Grapevine, Tarrant County, Texas

0.71 acres or 31,253 sqft
Zoned: LI (light industrial), proposed TRANSIT DISTRICT OVERLAY.

Date of Preparation: 02-23-2022

DEOTTE, INC.
CIVIL ENGINEERING | SURVEYING | TBPE No. F-003116
420 Throckmorton Street, Suite 1200, Fort Worth, Texas 76102
817-337-8899 (Office) | 817-337-5433 (Fax)

PREPARED FOR: QUAIL HOLLOW DEVELOPMENT I
955 W. DOVE
SOUTHLAKE, TEXAS 76092
(214) 455-5570

PRELIMINARY UTILITY PLAN
NCP GRAPEVINE BROWNSTONES, LLC
GRAPEVINE, TEXAS

STATE OF TEXAS
RICHARD V. DeOTTE
74232
REGISTERED
PROFESSIONAL ENGINEER

2/24/2022

DOI No. 202190000

DOI No. 202190000 – IMPROVEMENTS FOR NCP GRAPEVINE BROWNSTONES – WATER, SEWER, STORM DRAIN AND PAVING – GRAPEVINE, TEXAS

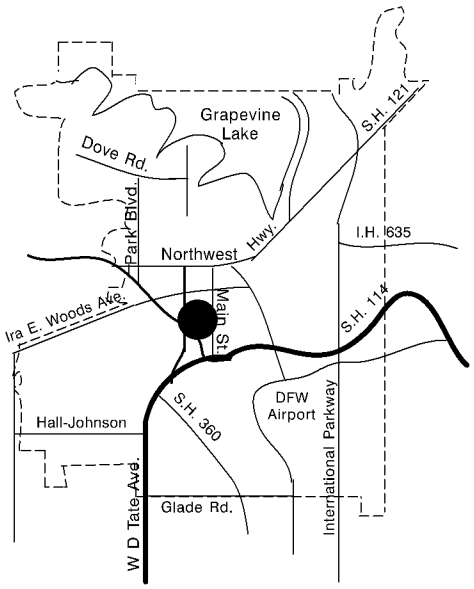
CC ITEM #4, 21 & 22
PZ ITEM #5, 11 & 12

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR
ERICA MAROHNIC, PLANNING SERVICES DIRECTOR

MEETING DATE: MARCH 15, 2022

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF PLANNED DEVELOPMENT OVERLAY PD22-04, 351 EAST HUDGINS STREET



APPLICANT: Dylan Pumphrey, Triangle Engineering

PROPERTY LOCATION AND SIZE:

The subject property is located at 351 East Hudgins Street and is platted as Block 22, Lot 5, Original Town of Grapevine. The addition contains 1.116 acres and has approximately 218 feet of frontage along Hudgins Street.

REQUESTED PLANNED DEVELOPMENT OVERLAY AND COMMENTS:

The applicant is requesting a planned development overlay on the subject property to deviate from the 10-foot landscape setback adjacent to the western and northern property lines when a parking area is adjacent to a residential use or district and to reduce the 70% masonry requirement for exterior facades of a building excluding doors and windows.

The subject property features a large metal building, associated parking and vehicle maneuvering area. It has historically been utilized for light-manufacturing uses and the current property owner intends to repurpose and renovate the building and property for their real estate and construction management business.

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

1) Subsection 51.H.2.b, PERIMETER LANDSCAPING

b. Whenever an off-street parking or vehicular use area abuts an adjacent property line, a perimeter landscape area of at least ten (10) feet in width shall be maintained between the edge of the parking area and the adjacent property line. Accessways between lots may be permitted through all perimeter landscape areas. Maximum width for accessways shall be twenty-five (25) feet. Landscaping shall be designed to visually screen the parking area. Whenever such property is zoned or used for residential purposes, the landscape buffer shall include a wall, hedge, or berm not greater than eight (8) feet in height nor less than three (3) feet in height.

The applicant is paving what is currently an unimproved vehicle maneuvering area, parking and solid waste collection area to the west of the existing building. This will result in enough room for two-way vehicular traffic and 16 standard parking spaces approximately four feet from the western property line. Subsection 53.H.2.b, *Perimeter Landscaping* of the Zoning Ordinance requires a minimum 10-foot-wide landscape area between the edge of the parking area and the adjacent property line to the west and north. The applicant has proposed a four-foot landscape area and an 8-foot-tall cedar private fence. The western property line of the subject property abuts a self-storage facility development zoned “LI” Light Industrial.

A portion of the western and eastern vehicle maneuvering areas face the northern property line where a 10-foot perimeter landscape area is required and provided. However, due to the drainage conditions in the area, a four-foot-wide concrete flume is proposed behind the existing building which extends outward connecting to both vehicle use areas interrupting the buffer yard. This drainage improvement is needed to allow proper drainage flow through the site as it currently exists accepting off-site stormwater from the residential properties to the north, collecting and the flow through the site’s vehicle use areas and out to Hudgins Street to the south.

The existing improved eastern vehicle maneuvering and parking area features an approximately 25-foot-wide landscape area. However, Subsection 53.H.2.b requires that when such property is zoned or used for residential purposes, the landscape buffer shall include a wall, hedge, or berm not greater than eight (8) feet in height nor less than three (3) feet in height. The property features an existing 8-foot-tall fence that is proposed to remain without additional landscape improvements such as an opaque wall (masonry), hedge or berm.

2) Subsection 54, MASONRY REQUIREMENTS

All buildings or structures in the P-O, C-N, HCO, HC, LB, LI, PCD, PID, CBD, C-C, and RA zoning districts shall be of exterior fire- resistant construction having at least seventy (70) percent of the total exterior walls, excluding doors and windows, constructed of brick, stone, fiber reinforced cementitious board, or other masonry or material of equal characteristics in accordance with the City's Building Code and Fire Prevention Code or seventy (70) percent of the total exterior walls may be an exterior wall insulation and finish system product.

The existing 14,798 sq. ft. building's façade is exclusively metal except for doors and windows. With the applicant's proposed renovations to the building, they are proposing to clad the exterior with fiber cement siding, retain some existing metal siding, and add more windows through a highly visible storefront and several steel canopies. These additions and changes will not result in a total net increase of 70% masonry materials on all building elevations. Masonry material percentages are proposed as shown below:

Proposed Elevations (Percent Masonry)			
West	**East**	**South**	**North**
76.8%	55.7%	57.6%	35.2%

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District and is presently developed.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding properties to the north, south, east and west were rezoned from "C-2" Community Business District to "R-7.5" Single Family District during the 1984 City-wide rezoning. The existing improvements found today were developed under the "C-2" Community Business District requirements along with the property's conditional use permit for a retail/wholesale steel facility. The property owner sought and received a rezoning of the property in 1987 from "R-7.5" Single Family District to "CC" Community Commercial District and six variances from the Zoning Board of Adjustment to address the nonconformities created on the property as a result of the 1984 City-wide rezoning from a commercial to residential district.

- On October 20, 1987, City Council approved Z1987-18 (Ord. No. 1987-68) to

rezone the property from "R-7.5" Single Family District to "CC" Community Commercial District and conditional use request CU1987-06 (Ord. No. 1987-69) for a retail/wholesale steel facility.

- On November 2, 1987, the Board of Zoning Adjustment approved BZA1987-57 for six variances to memorialize the existing improvements as they were constructed prior the 1984 City-wide rezoning. Variances include:
  - Section 25.F.2 requirement for a "CC" district to be at least five acres in size;
  - Section 25.G.5 for an 11-foot encroachment into the required 25-foot rear yard setback;
  - Section 25.M.4 requirement for a 20-foot buffer area between commercial and residential screening;
  - Section 54 requirement for 70% of the total exterior walls, excluding doors and windows to be masonry;
  - Section 53.H.2.b requirement for a 20-foot wide perimeter landscape buffer when neighboring vehicular use areas abut property lines; and
  - Section 58.B requirement for all off-street parking, loading, driveways, vehicle sales and display areas in all districts be paved.
- On May 21, 1998, Staff administratively approved minor changes to the approved site plan for expansion of the parking lot associated with a new occupant, Panda Embroidery.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"R-7.5" Single Family District – Single family residences
SOUTH:	"GU" Government Use – East Hudgins Street and Heritage Center
EAST:	"R-7.5" Single Family District – Single family residences
WEST:	"LI" Light Industrial District – Self-storage facility

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.

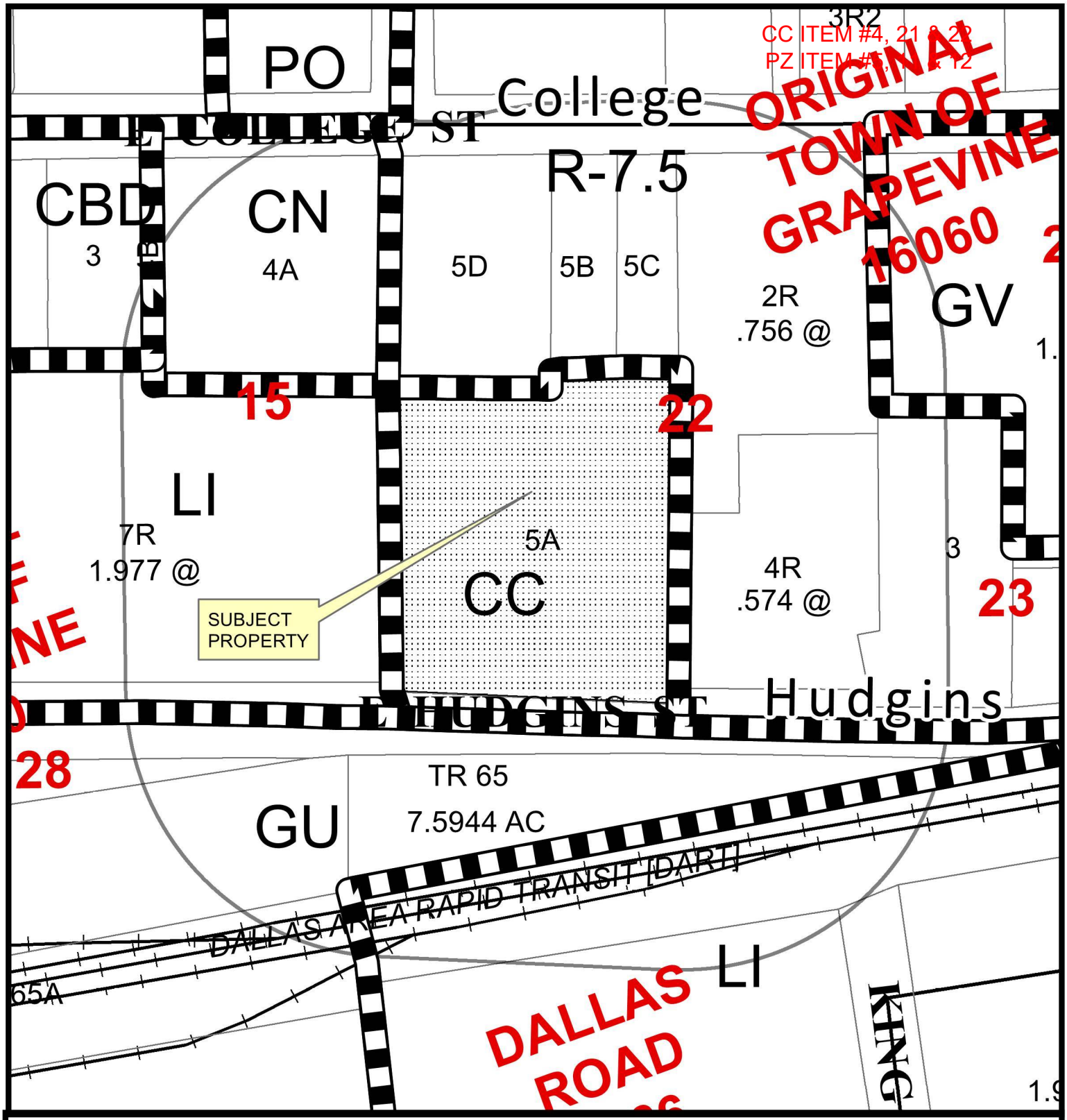
MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a Commercial/Mixed Use. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

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

/em



PD22-04/ CP22-01
Verdad

Date Prepared: 3/2/2022

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, 21 & 22
PZ ITEM #5, 11 & 12

CITY OF GRAPEVINE
PLANNED DEVELOPMENT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Triangle Engineering LLC, Dylan Pumphrey

Street address of applicant / agent:
1784 W McDermott Dr. Suite 110

City / State / Zip Code of applicant / agent:
Allen, TX 75013

Telephone number of applicant / agent:	*Fax number of applicant / agent:*
469-258-6509	N/A
Email address of applicant / agent [redacted]	*Mobile phone number of applicant / agent* 469-258-6509

Applicant's interest in subject property:
Engineering Firm

PART 2. PROPERTY INFORMATION

Street address of subject property
351 E. Hudgins St, Grapevine, TX

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 5A & PT of closed street *Block* 22 *Addition* City of Grapevine

Size of subject property
1.19539 *Acres* 51,401 *Square footage*

Present zoning classification:	*Proposed use of the property:*
CC - Community Commercial	Office Building

Minimum / maximum district size for request:

Zoning ordinance provision requesting deviation from:

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
2011 Ventures LLC

Street address of property owner:
1211 S White Chapel Blvd

City / State / Zip Code of property owner:
Southlake, TX 76092

Telephone number of property owner:	*Fax number of property owner:*
214-708-2265	N/A

- ☑ *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

B. Jason Keen
Print Applicant's Name:

Applicant's Signature:

The State Of TEXAS

County Of TARRANT

Before Me Tracy Payne *(notary)* *on this day personally appeared* B. Jason Keen *(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 27th *day of* January, *A.D.* 2022.

TRACY PAYNE
Notary Public, State of Texas
Comm. Expires 06-14-2024
Notary ID 130700543

Notary In And For State Of Texas Tracy Payne #130700543
Exp 06/14/2024

B. Jason Keen
Print Property Owners Name:

Property Owner's Signature:

The State Of TEXAS

County Of TARRANT

Before Me Tracy Payne *(notary)* *on this day personally appeared* B. Jason Keen *(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.

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CC ITEM #4, 21 & 22
PZ ITEM #5, 11 & 12

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 Dylan Pumphrey

Date: 1/27/2022

Signature of Owner _____

Date: 01/27/2022

CC ITEM #4, 21 & 22
PZ ITEM #5, 11 & 12

ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process. Applications will not be accepted without this requirement.

I hereby acknowledge that an illumination plan has been included as a part of this submittal.

Applicant Signature Dylan Lingsby

Date: 1/19/22

Property Owner Signature _____

Date: 1/6/22

CC ITEM #4, 21 & 22
PZ ITEM #5, 11 & 12

PLATTING VERIFICATION

This verification statement must be signed prior
To the submittal of this application

__X__ It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

_____ It has been determined that the property described below is **currently platted** or **does not require platting** or **replatting** at this time.

Address of subject property 351 E. Hudgins

Legal description of subject property _____

Public Works Department

1-4-22
Date

This form must be signed by the public works department and submitted along with a completed application to the planning and zoning department

Planned Development Request for encroaching on 10' ft landscape setback and utilize existing cedar fence

CC ITEM #4, 21 & 22
PZ ITEM #5, 11 & 12

Site Address: 351 E. Hudgins St, Grapevine, TX 76051

Use: New Verdad Office (relocation). Relocation of the Verdad's headquarters from Southlake to Grapevine Texas.

PD Creation Description:

Current zoning property is Community Commercial and Western neighboring property is zoned Light Industrial District, the neighboring property to the North and East are zoned Residential.

1.) Requesting to pave the western parking lot which would encroach on the existing 10-foot landscaping setback by 6-feet.

2.) Requesting to keep the existing Cedar fence on the northern and eastern property lines where we are neighboring Residential lots. In our belief, we feel the existing fence satisfies the screening criteria as it exceeds 8 feet overall height and in structurally sound condition.

Reasoning:

To correct the current grading and drainage issues and provide the needed off-street parking to support our use of the building, we are proposing a new off-street parking pavement area on the west side of the building. This area is an existing parking lot with lose gravel, has a small concrete pad near the overhead bay and has the dumpster enclosure. Given the actual size of the site and conditions with the existing structures, the proposed paved area would encroach 6 feet within the required landscaping set back. This would leave a 4-foot landscaping area between the LI neighbor which has paved to the property line.

There's an issue with the amount of water draining from the neighboring properties through the Hudgins property. Over the years, the water has washed out the area behind the building and getting close to the building's foundation (see Exhibit A and B). We are planning to regrade the back of the building and construct a concrete flume that would capture the drainage and redirect through the parking lot all the way to the ROW swale (see Exhibit C). With the proposed plan, we are creating a parking area that would have 18 ft deep parking stalls and a 25-foot drive aisle. Thus, this encroachment is needed as to maintain City of Grapevine off-street maneuvering clearances and dimensions.

Our intent is to improve this area and properly capture all water draining from the neighboring property into the ROW swale. We will also utilize the west parking area for employees, and to make this parking available to the community as overflow parking during special events.

Additionally, we have an existing 8-foot cedar fence surrounding the northern and the eastern property lines that is in relatively new, great condition, and structurally sound. We feel the existing fence satisfies the screening criteria between the commercial and residential property lines. Photos can be found below in Exhibit D.

We are requesting the creation of a Planned Development to remedy the current drainage issues affecting the property and to accommodate the parking area and drive aisle. Also, we would like to request the approval to establish a PD to utilize the current 8-foot fence.

EXHIBITS A, B, C, D below.

Exhibit A – back of the building

CC ITEM #4, 21 & 22
PZ ITEM #5, 11 & 12



Exhibit B – Existing drainage ditch

CC ITEM #4, 21 & 22
PZ ITEM #5, 11 & 12



Exhibit D – Existing 8 ft Cedar Fence

CC ITEM #4, 21 & 22
PZ ITEM #5, 11 & 12





CC ITEM #4, 21 & 22
PZ ITEM #5, 11 & 12

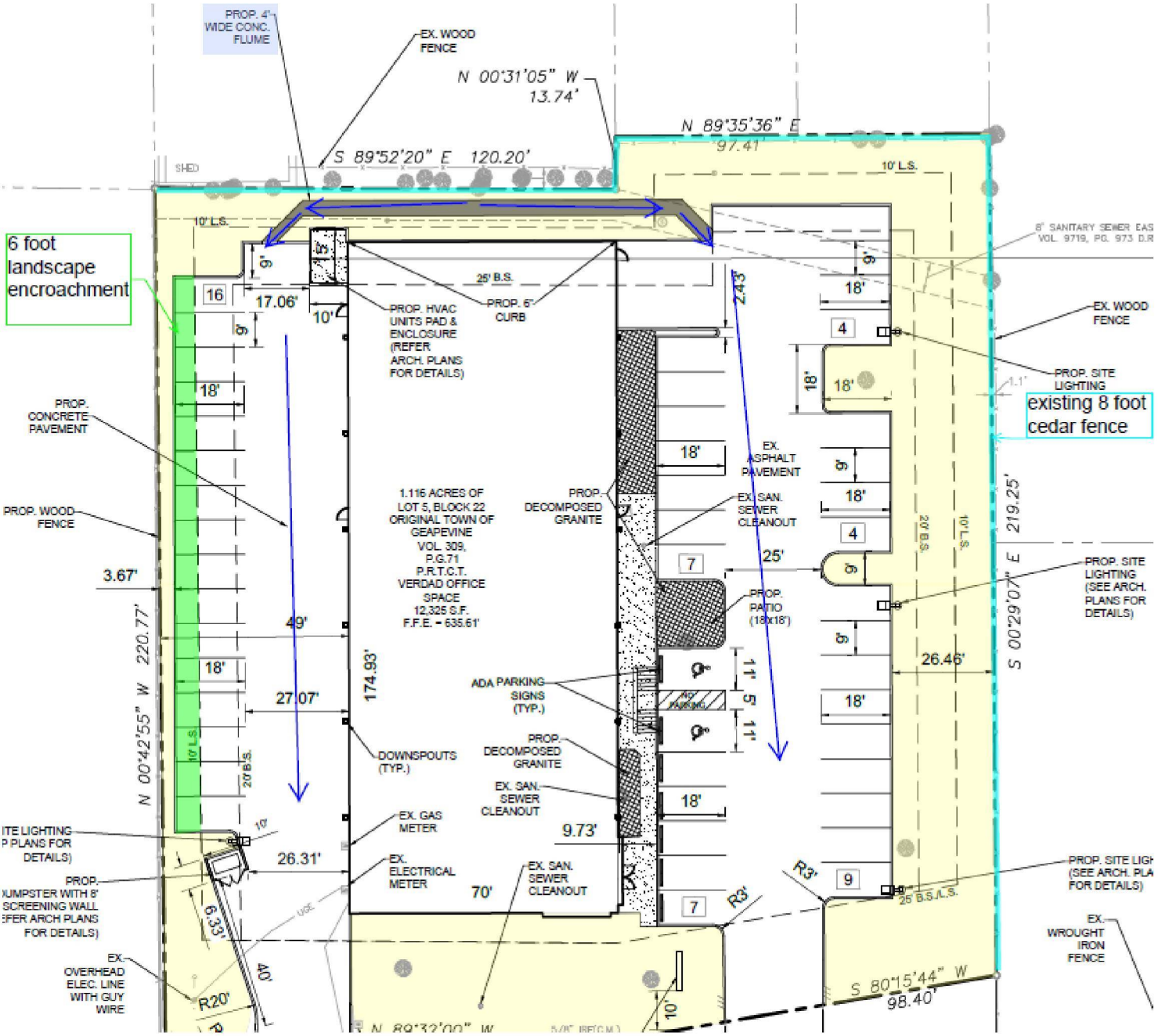






8 ft 4 inch in height

Exhibit C – Site Plan – concrete flume and new pavement area CC ITEM #4, 21 & 22
PZ ITEM #5, 11 & 12



CC ITEM #4, 21 & 22
PZ ITEM #5, 11 & 12

ORDINANCE NO. 2022-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD22-02 TO DEVIATE FROM THE PERIMETER LANDSCAPE AREA REQUIREMENT IN THE LANDSCAPING REGULATIONS AND TO DEVIATE FROM MINIMUM MASONRY MATERIAL REQUIREMENTS FOR BLOCK 22, LOT 5 ORIGINAL TOWN OF GRAPEVINE (351 EAST HUDGINS STREET) 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. PD22-04 to deviate from the perimeter landscape area requirements in Section 53, Landscaping Regulations and deviate from the minimum masonry material requirements in Section 54, Masonry Requirements within the following described property: Block 22, Lot 5 Original Town of Grapevine (351 East Hudgins 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 planned development overlay.

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. That this ordinance shall become effective from and after the date of its final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2022.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CASE NAME: VERDAD OFFICE
CASE NUMBER: PD22-04
LOCATION: 351 E. HUDGINS STREET

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET 1 OF 4

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

DEPARTMENT OF PLANNING SERVICES

METES AND BOUNDS:

ALL THAT CERTAIN 1.116 ACRES TRACT, WHICH IS THE PROPERTY DESCRIBED IN THE DEED TO WRIGHT 430 MAIN LLC, RECORDED IN DOCUMENT NUMBER D219258257 IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), OUT OF LOT 5, BLOCK 22, ORIGINAL TOWN OF GRAPEVINE, RECORDED IN VOLUME 309, PAGE 71 IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), IN THE WILLIAM DOOLEY SURVEY, A-422, CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SAID WRIGHT 430 MAIN LLC TRACT)

BEGINNING AT A 2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF LOT 7R, BLOCK 15, ORIGINAL TOWN OF GRAPEVINE, RECORDED IN CABINET A, SLIDE 569 P.R.T.C.T., IN THE NORTH RIGHT-OF-WAY LINE OF HUDGINS STREET (50' RIGHT-OF-WAY);

THENCE NORTH 00° 42' 55" WEST - 220.77 ALONG THE EAST LINE OF SAID LOT 7R, BLOCK 15, ORIGINAL TOWN OF GRAPEVINE, TO A 1/2" IRON ROD (BENT) FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF THE 0.493 ACRE TRACT, DESCRIBED IN THE DEED TO BARRY L. & LORI R. BUSCHEL, RECORDED IN DOCUMENT NUMBER D211158712 D.R.T.C.T., FORM WHICH A FOUND "X" IN A STONE COLUMN FOR THE NORTHWEST CORNER OF SAID BUSCHEL TRACT BEARS NORTH 00° 42' 55" WEST - 177.10' ;

THENCE SOUTH 89° 52' 20" EAST - 120.20' TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND FOR A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF SAID BUSCHEL TRACT;

THENCE NORTH 00° 31' 05" WEST, PASSING AT A DISTANCE OF 11.50' A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND ON A LINE, CONTINUING FOR A TOTAL DISTANCE OF 13.74' ALONG THE EAST LINE OF SAID BUSCHEL TRACT, TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF THE 0.180 ACRE TRACT, DESCRIBED IN THE DEED TO BOLLINGER INVESTMENT GROUP, LLC, RECORDED IN DOCUMENT NUBER D218085917 D.R.T.C.T., FROM WHICH AN "X" IN CONCRETE FROM FOR THE COMMON NORTH CORNER OF SAID BUSCHEL TRACT AND BOLLINGER INVESTMENT GROUP TRACT BEARS NORTH 00° 31' 05" WEST - 165.00';

THENCE NORTH 89° 35' 36" EAST - 97.41' TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TACT, COMMON TO THE SOUTHEAST CORNER OF A 50' X 165' TRACT, DESCRIBED IN THE DEED TO RUBEN C. DELEON, RECORDED IN DOCUMENT NUMBER D207304170, IN THE WEST LINE OF LOT 2R, BLOCK 22, THE ORIGINAL TOWN OF GRAPEVINE, RECORDED IN DOCUMENT NUMBER D217176670 P.R.T.C.T., FROM WHICH AN "X" IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID DELEON TRACT BEARS NORTH 00° 29' 07" WEST - 165.00',

THENCE SOUTH 80° 15' 44" WEST - 98.40' ALONG THE NORTH LINE OF SAID CITY OF GRAPEVINE TRACT, TO A 5/8" IRON ROD FOUND FOR THE SOUTHERN MOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF SAID HUDGINS STREET, FROM WHICH A PK NAIL FOUND FOR THE NORTHWEST CORNER OF SAID CITY OF GRAPEVINE TRACT, BEARS SOUTH 80° 15' 44" WEST - 133.34';

THENCE NORTH 89° 32' 00" WEST - 119.60' ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HUDGINS STREET, TO THE POINT OF BEGINNING AND CONTAINING 1.116 ACRES OF LAND.

EXISTING LEGEND

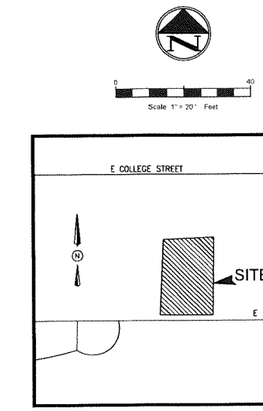
1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGH BANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	WOOD FENCE	GAS MH
CABLE BOX	CHAIN LINK FENCE	UNDERGROUND ELECTRICAL MARKER
ELECTRIC METER	PIPE RAIL FENCE	UNDERGROUND COMMUNICATION MARKER
BRICK COLUMN	COVERED AREA	SIGN
STONE COLUMN	ASPHALT	CURB STOP
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X — X
FIRE LANE	
STRIPING	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	C
SANITARY SEWER DOUBLE CLEANOUT	DC
SANITARY SEWER SAMPLE PORT	S
GREASE TRAP	GT
DOMESTIC WATER METER	W
IRRIGATION METER	I
GAS METER	G
TRANSFORMER	T
LIGHT POLE	
POWER POLE	

SITE DATA SUMMARY TABLE

ZONING:	CC-COMMUNITY COMMERCIAL	
PROPOSED USE:	PROFESSIONAL OFFICE	
	REQUIRED	PROVIDED
BUILDING HEIGHT:	50 FEET	2-STORIES (29'-0")
BUILDING AREA:	29,167 S.F. (60%)	14,798 S.F. (25.35%)
1ST FLOOR NET AREA:	N/A	6,925 S.F.
2ND FLOOR NET AREA:	N/A	2,432 S.F.
NET BUILDING AREA:	N/A	9,357 S.F.
LOT AREA:	30,000 S.F.	48,612 S.F.
TOTAL IMPERVIOUS AREA:	38,890 S.F. (80%)	33,939.86 S.F. (69.82%)
TOTAL OPEN SPACE:	9,722 S.F. (20%)	14,672.14 S.F. (30.18%)
REGULAR PARKING:	N/A	45 SPACES
HANDICAP PARKING:	2 SPACES	2 SPACES
TOTAL PARKING: 5+(1 PER 300 S.F.)	36 SPACES	47 SPACES



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW.
10. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
11. THE MASONRY REQUIREMENTS OF SECTION 54 SHALL BE MET.
12. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
13. ALL EXISTING UTILITY LOCATIONS DEPICTED ON PLAN ARE APPROXIMATE. GC TO FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.

NOTE:
BOARD OF ZONING ADJUSTMENT REQUEST IS A SPECIAL EXCEPTION TO ALLOW AN EXISTING BUILDING TO ENCROACH INTO THE MINIMUM 25-FOOT REAR-YARD SETBACK BY 11.41-FEET (70-FOOT WIDE SECTION). A SPECIAL EXCEPTION TO ALLOW AN EXISTING BUILDING TO EXCEED 25', ONE-STORY WHILE ADJACENT TO RESIDENTIAL DISTRICTS TO THE NORTH AND EAST, AND A SPECIAL EXCEPTION TO KEEP AN EXISTING OPAQUE WOODEN 8' FENCE ALONG THE NORTHERN AND EASTERN PROPERTY LINES, ADJACENT TO RESIDENTIALLY ZONED PROPERTIES INSTEAD OF ADDING A WALL, HEDGE, OR BERM CONSISTENT WITH SECTION 53.H.2.B.

SITE PLAN
FOR
VERDAD OFFICE
351 E. HUDGINS STREET
WILLIAM DOOLEY SURVEY, AB. NO. 442
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.116 ACRES OR 48,612 SQ. FT.
ZONE: CC-COMMUNITY COMMERCIAL
DATE OF PREPARATION: FEBRUARY 22, 2022

811 Know what's **below.** **Call** before you dig.

NO.	DATE	DESCRIPTION	BY
1	01-12-2022	1st SUBMITTAL	KP
2	02-22-2022	2nd SUBMITTAL	EB
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STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
02-22-2022

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	02-22-22	SEE SCALE BAR	117-21	C-3.0

CASE NAME: VERDAD OFFICE
CASE NUMBER: PD23-04
LOCATION: 351 E. HUDGINS STREET

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

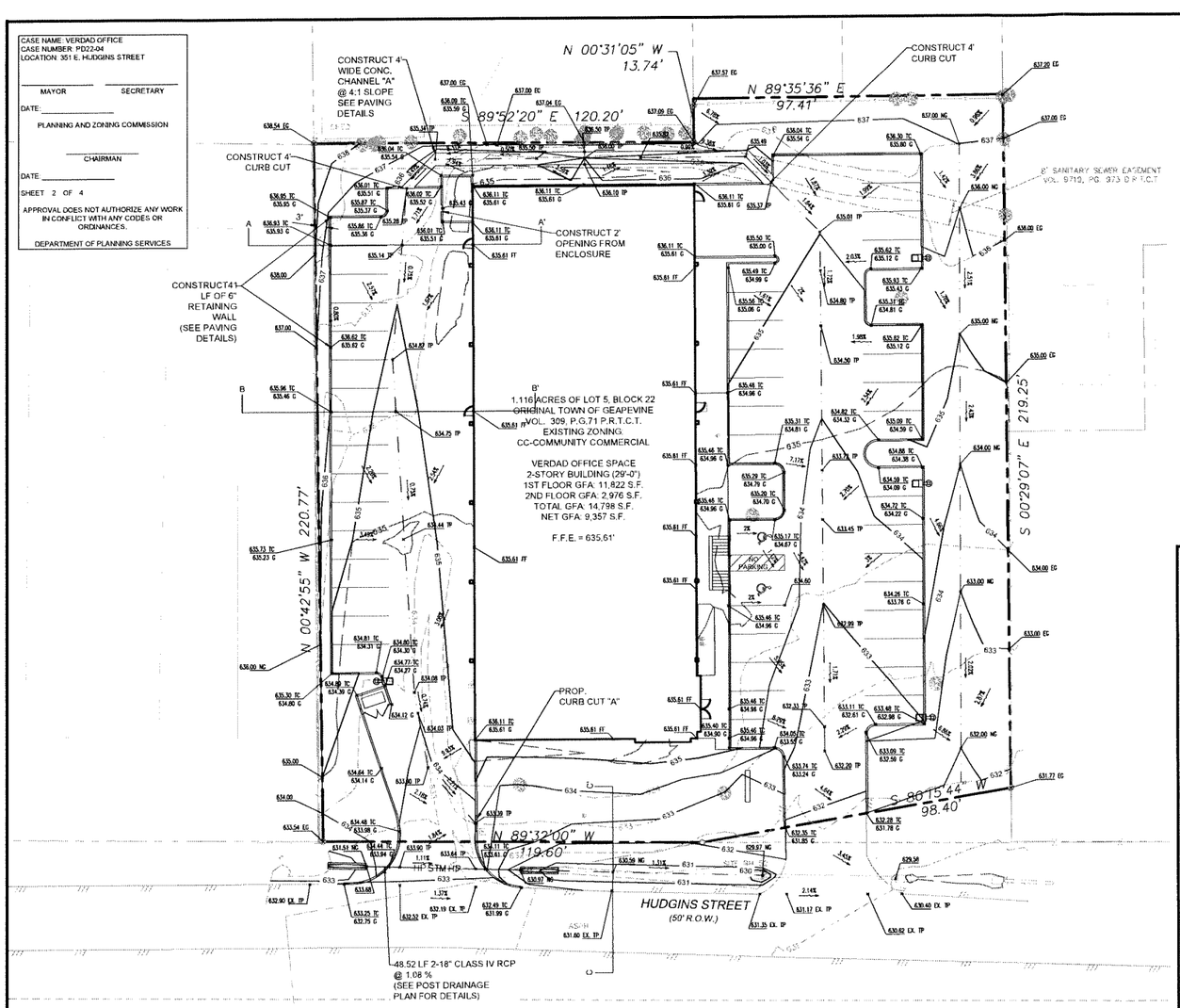
CHAIRMAN

DATE: _____

SHEET 2 OF 4

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

DEPARTMENT OF PLANNING SERVICES

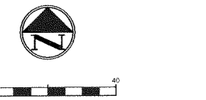


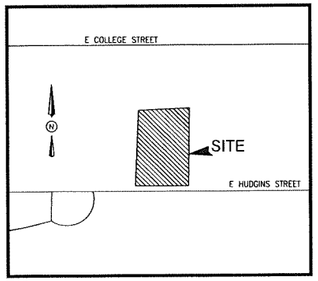
GRADING GENERAL NOTES

1. ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
2. THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.
3. NO SLOPES TO EXCEED 3H:1V WITHOUT SLOPE STABILIZATION.

EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	
TELE. BOX	WOOD FENCE	HANDICAP SPACE
CABLE BOX	CHAIN LINK FENCE	GAS MH.
ELECTRIC METER	PIPE RAIL FENCE	UNDERGROUND ELECTRICAL MARKER
BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	UNDERGROUND COMMUNICATION MARKER
STORM DRAIN MH	FIRE LANE STRIPE	SIGN
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	CURB STOP
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

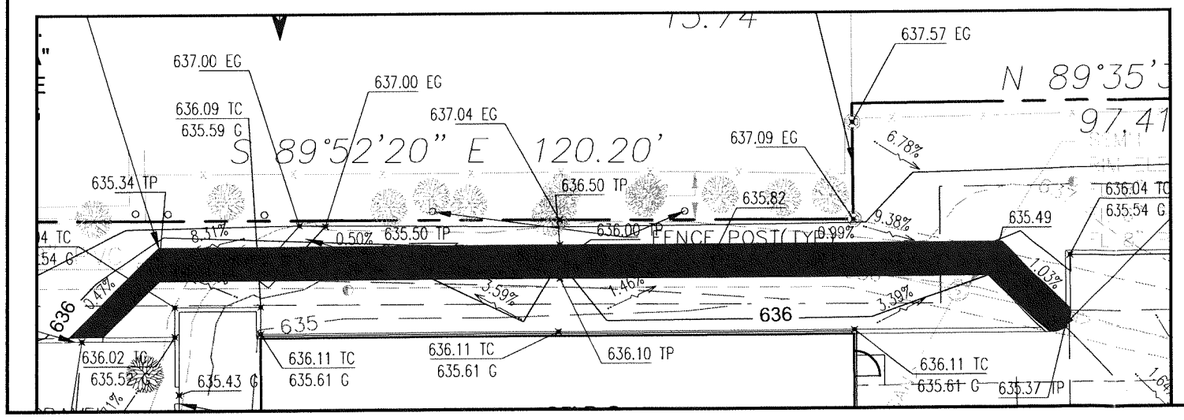




VICINITY MAP
N.T.S.

GRADING LEGEND

EXISTING ELEVATION	
EXISTING MINOR CONTOURS	465
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
SWALE	
HIGH POINT	HP
STORM PIPE	STM->
RETAINING WALL	
RIP RAP	
FINISH FLOOR ELEVATION	467.00 FF
TOP OF CURB ELEVATION	466.00 TC
GUTTER ELEVATION	465.50 G
SIDEWALK ELEVATION	465.00 SW
TOP OF PAVEMENT	464.00 TP
EX. GROUND ELEVATION	463.00 EG
EX. TOP OF CURB	464.00 EX. TC
EX. GUTTER	463.00 EX. G
DRAINAGE FLOW DIRECTION	1%
CURB INLET	CI
STORM MANHOLE	D
STORM CLEANOUT	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	C
SANITARY SEWER DOUBLE CLEANOUT	CC
SANITARY SEWER SAMPLE PORT	S
GREASE TRAP	G T
DOMESTIC WATER METER	W
IRRIGATION METER	I
GAS METER	G
TRANSFORMER	T
LIGHT POLE	
POWER POLE	

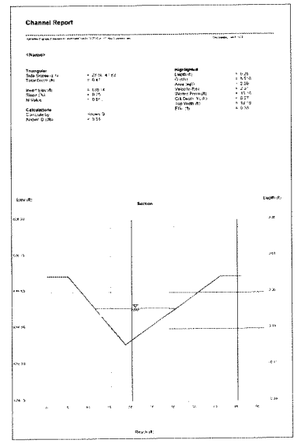


Length of Curb Cut 'A' and Riprap		
Using the formula, $Q_{100} = CLH^{3/2}$ where:		
$Q_{100, 24\text{-}hr} =$	5.514 cfs	Required
$C_W =$	3.3 (weir coefficient)	Length = 4.726045
H =	0.5 ft	
Therefore, the required length of the curb cut equals to 4.73 ft. A 5 ft opening will be used.		

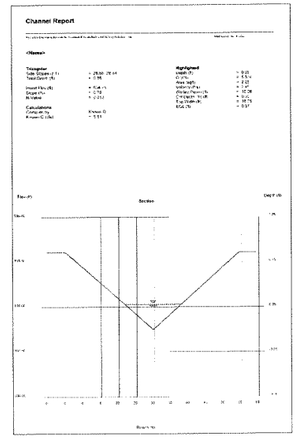
BENCHMARKS

1. PROJECT BENCHMARK #52: 'X' CUT SET ON THE NORTHEAST CORNER OF A HEADWALL LOCATED WEST OF AN ASPHALT DRIVE LOCATED ON THE EAST SIDE OF THE SUBJECT TRACT.
ELEVATION=631.34'

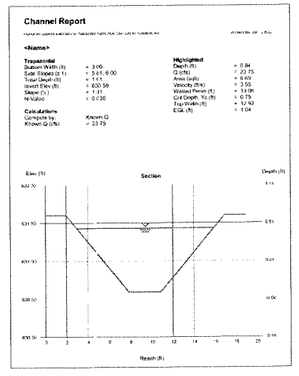
811 Know what's below. Call before you dig.



CROSS SECTION A-A'



CROSS SECTION B-B'



CROSS SECTION C-C'

GRADING PLAN
FOR
VERDAD OFFICE
351 E. HUDGINS STREET
WILLIAM DOOLEY SURVEY, AB. NO. 442
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.116 ACRES OR 48,612 SQ. FT.
ZONE: CC-COMMUNITY COMMERCIAL
DATE OF PREPARATION: FEBRUARY 22, 2022

NO.	DATE	DESCRIPTION	BY
1	01-12-2022	1st SUBMITTAL	KP
2	02-22-2022	2nd SUBMITTAL	EB

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
02-22-2022

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	02-22-22	SEE SCALE BAR	117-21	C-4.0

CASE NAME: VERDAD OFFICE
CASE NUMBER: PD22-04
LOCATION: 351 E. HUDGINS STREET

MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

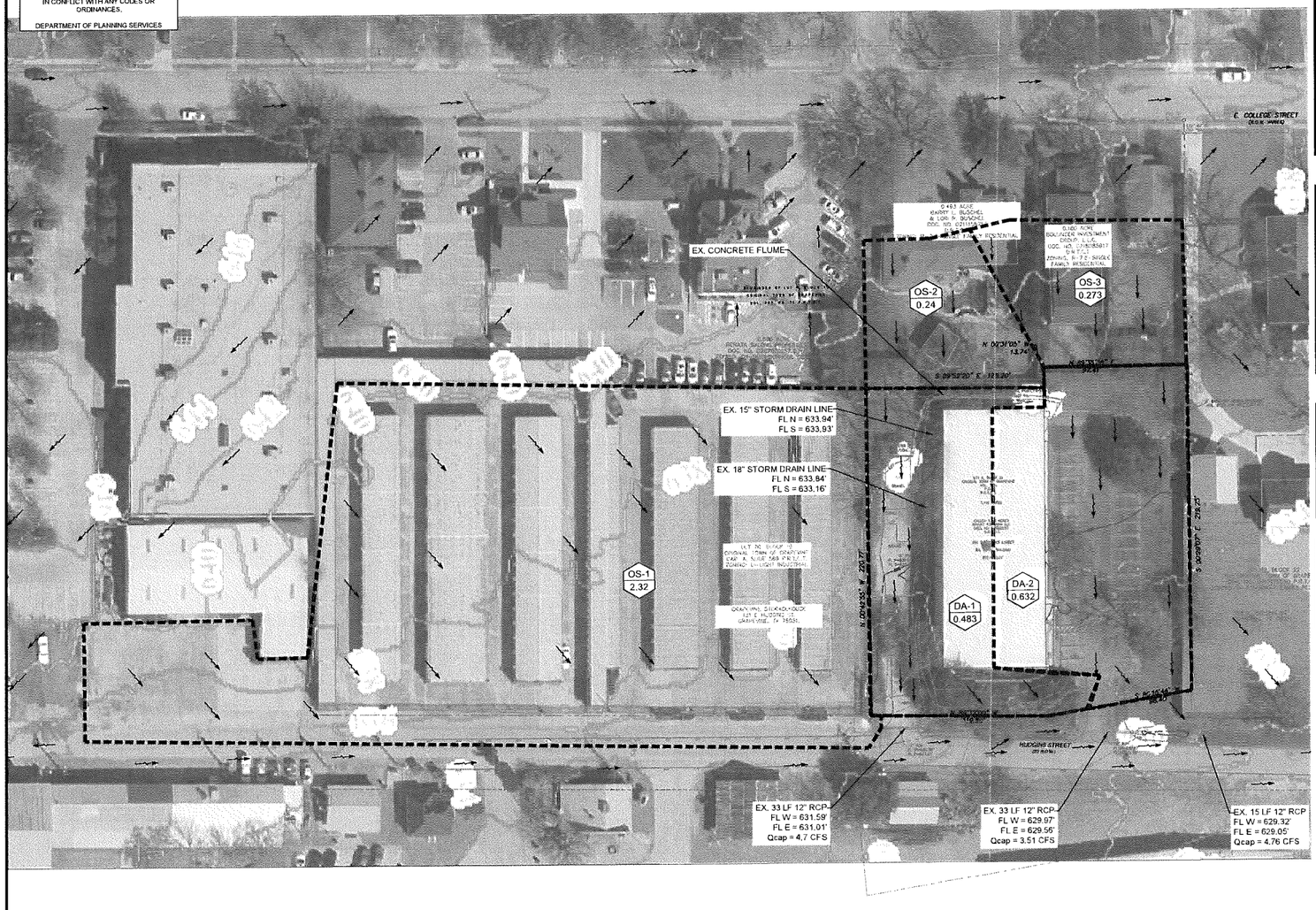
CHAIRMAN

DATE: _____

SHEET 3 OF 4

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

DEPARTMENT OF PLANNING SERVICES



EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	WOOD FENCE	GAS MH.
CABLE BOX	CHAIN LINK FENCE	UNDERGROUND ELECTRICAL MARKER
ELECTRIC METER	PIPE RAIL FENCE	UNDERGROUND COMMUNICATION MARKER
BRICK COLUMN	COVERED AREA	SIGN
STONE COLUMN	ASPHALT	CURB STOP
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

PRE-DRAINAGE LEGEND

EXISTING MINOR CONTOURS
EXISTING MAJOR CONTOURS 465
DRAINAGE DIVIDE
DRAINAGE AREA NO. XDA-X
DRAINAGE AREA ACREAGE X.XX
DRAINAGE FLOW DIRECTION

FLOOD PLAIN NOTE

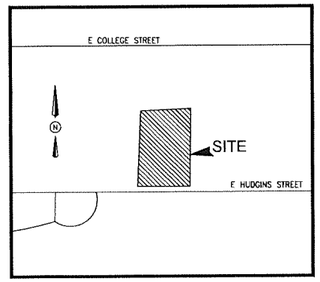
ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48439C0115K, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED: SEPTEMBER 2009, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD.

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1. PROJECT BENCHMARK #52 'X' CUT SET ON THE NORTHEAST CORNER OF A HEADWALL LOCATED WEST OF AN ASPHALT DRIVE LOCATED ON THE EAST SIDE OF THE SUBJECT TRACT.
ELEVATION=631.34'

N

0 80
Scale: 1" = 40' Feet



VICINITY MAP
N.T.S.

PRE DRAINAGE CONDITION

BASIN ID	OVERALL AREA (ac)	Tc (min)	100-YR STORM C	100-YR STORM I (in/hr)	100-YR STORM Q (cfs)	REMARKS
OS-1	2.25	10	0.80	12	21.61	SHEET FLOWS TO EXISTING CULVERT LOCATED BELOW THE WESTERN DRIVEWAY OF PROPERTY
OS-2	0.24	15	0.50	10	1.20	SHEET FLOWS TO PROPOSED OFFICE LOCATION
OS-3	0.27	15	0.50	10	1.37	SHEET FLOWS TO PROPOSED OFFICE LOCATION
DA-1	0.48	10	0.80	12	4.64	SHEET FLOWS TO EXISTING CULVERT LOCATED BELOW THE EASTERN DRIVEWAY OF PROPERTY
DA-2	0.632	10	0.8	12	6.0672	SHEET FLOWS TO CITY'S RIGHT OF WAY
SUM TOTAL	0.72		OS(2&3) + DA(1&2)=		13.27	

PRE-DRAINAGE PLAN

FOR
VERDAD OFFICE
351 E. HUDGINS STREET
WILLIAM DOOLEY SURVEY, AB. NO. 442
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.116 ACRES OR 48,612 SQ. FT.
ZONE: CC-COMMUNITY COMMERCIAL
DATE OF PREPARATION: FEBRUARY 22, 2022

811 Know what's **below.** **Call** before you dig.

NO.	DATE	DESCRIPTION	BY
1	01-12-2022	1st SUBMITTAL	KP
2	02-22-2022	2nd SUBMITTAL	EB
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STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
02-22-2022

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Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	02-22-22	SEE SCALE BAR	117-21	C-5.0

CASE NAME: VERDAD OFFICE
CASE NUMBER: PD22-04
LOCATION: 351 E. HUDGINS STREET

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

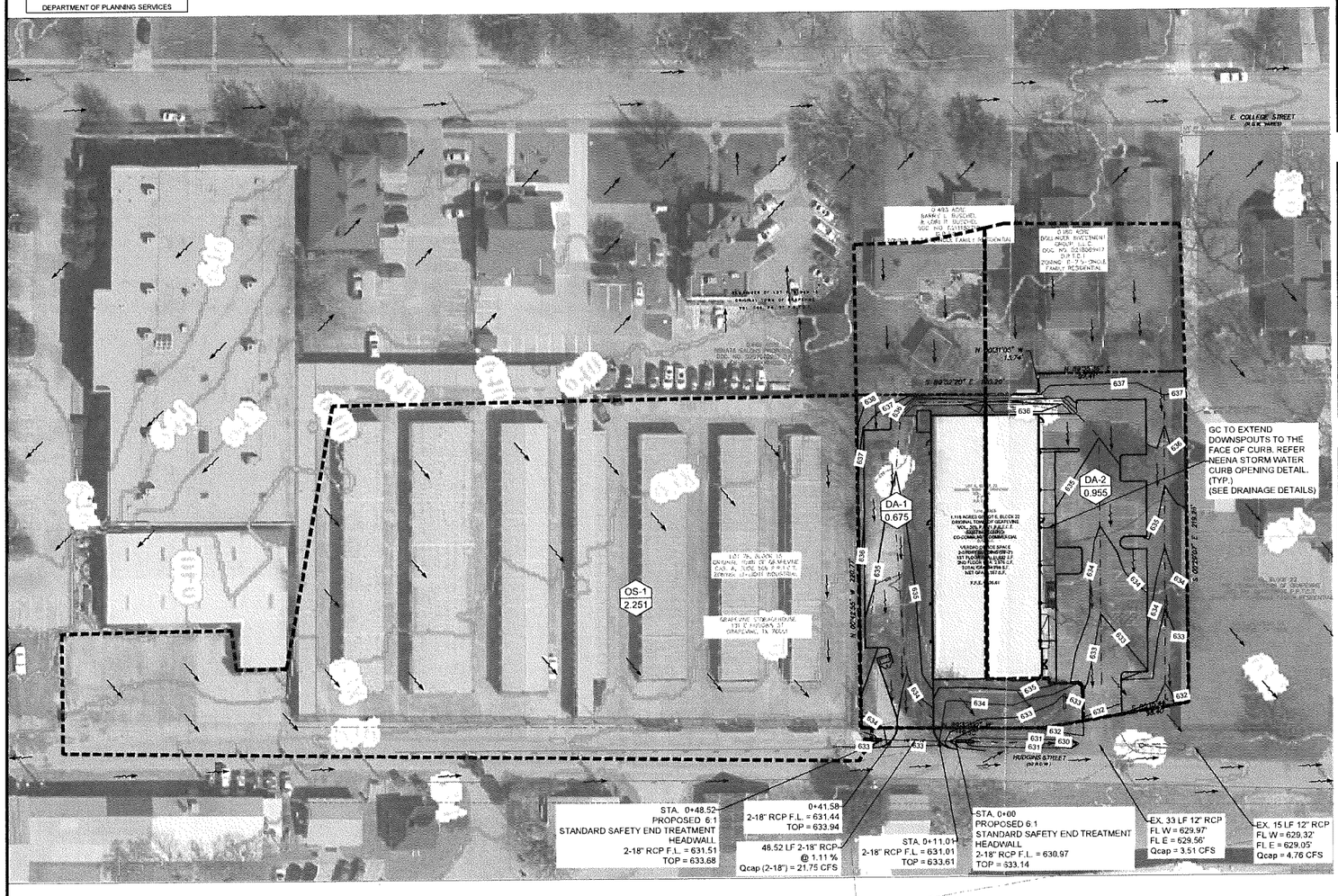
_____
CHAIRMAN

DATE: _____

SHEET 4 OF 4

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DEPARTMENT OF PLANNING SERVICES



EXISTING LEGEND

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1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
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X-SET	TRANS. BOX	BUILDING LINE
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BRICK COLUMN	COVERED AREA	SIGN
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SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

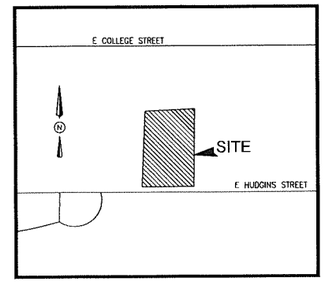
POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS 465
EXISTING MAJOR CONTOURS 465
MINOR CONTOURS 464
MAJOR CONTOURS 465
DRAINAGE DIVIDE
HIGH POINT HP HP HP HP
DRAINAGE AREA NO. DA-X
DRAINAGE AREA ACREAGE X.XX
DRAINAGE FLOW DIRECTION 1%

FLOOD PLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48439C0115K, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED SEPTEMBER 2009, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD.





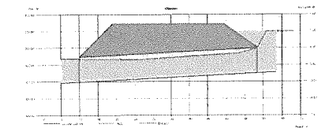
VICINITY MAP
N.T.S.

Culvert Report

HydroFlow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Tuesday, Jan 11 2022

Circular Culvert

Invert Elev Dn (ft)	= 630.97	**Calculations**	
Pipe Length (ft)	= 48.52	Qmin (cfs)	= 21.61
Slope (%)	= 1.11	Qmax (cfs)	= 21.61
Invert Elev Up (ft)	= 631.51	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 18.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 18.0	Qtotal (cfs)	= 21.61
No. Barrels	= 2	Qu-pe (cfs)	= 21.61
n-Value	= 0.012	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 6.35
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 6.80
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 632.35
		HGL Up (ft)	= 632.77
Embankment		Hw Elev (ft)	= 633.89
Top Elevation (ft)	= 634.44	Hw/D (ft)	= 1.66
Top Width (ft)	= 30.57	Flow Regime	= Inlet Control
Crest Width (ft)	= 5.73		



POST DRAINAGE CONDITION

BASIN ID	OVERALL AREA (ac)	Tc (min)	100-YR STORM C	100-YR STORM I (in/hr)	100-YR STORM Q (cfs)	REMARKS
DA-1	0.675				5.514	SHEET FLOWS TO EXISTING CULVERT LOCATED BELOW THE EASTERN DRIVEWAY OF PROPERTY
RESIDENTIAL	0.210	15.000	0.500	10.000	1.050	
BUSINESS	0.465	10.000	0.800	12.000	4.464	
TOTAL AREA = 0.675		TOTAL RUNOFF FROM DA-2 = 5.514				
DA-2	0.955				7.742	SHEET FLOWS TO CITY'S RIGHT OF WAY
RESIDENTIAL	0.310	15.000	0.500	10.000	1.550	
BUSINESS	0.645	10.000	0.800	12.000	6.192	
TOTAL AREA = 0.955		TOTAL RUNOFF FROM DA-2 = 7.742				
OS-1	2.25	10	0.80	12	21.81	SHEET FLOWS TO EXISTING CULVERT LOCATED BELOW THE WESTERN DRIVEWAY OF PROPERTY
TOTAL RUNOFF = DA-1+DA-2 =					13.256	

POST-DRAINAGE PLAN

FOR
VERDAD OFFICE
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WILLIAM DOOLEY SURVEY, AB. NO. 442
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.116 ACRES OR 48,612 SQ. FT.
ZONE: CC-COMMUNITY COMMERCIAL
DATE OF PREPARATION: FEBRUARY 22, 2022

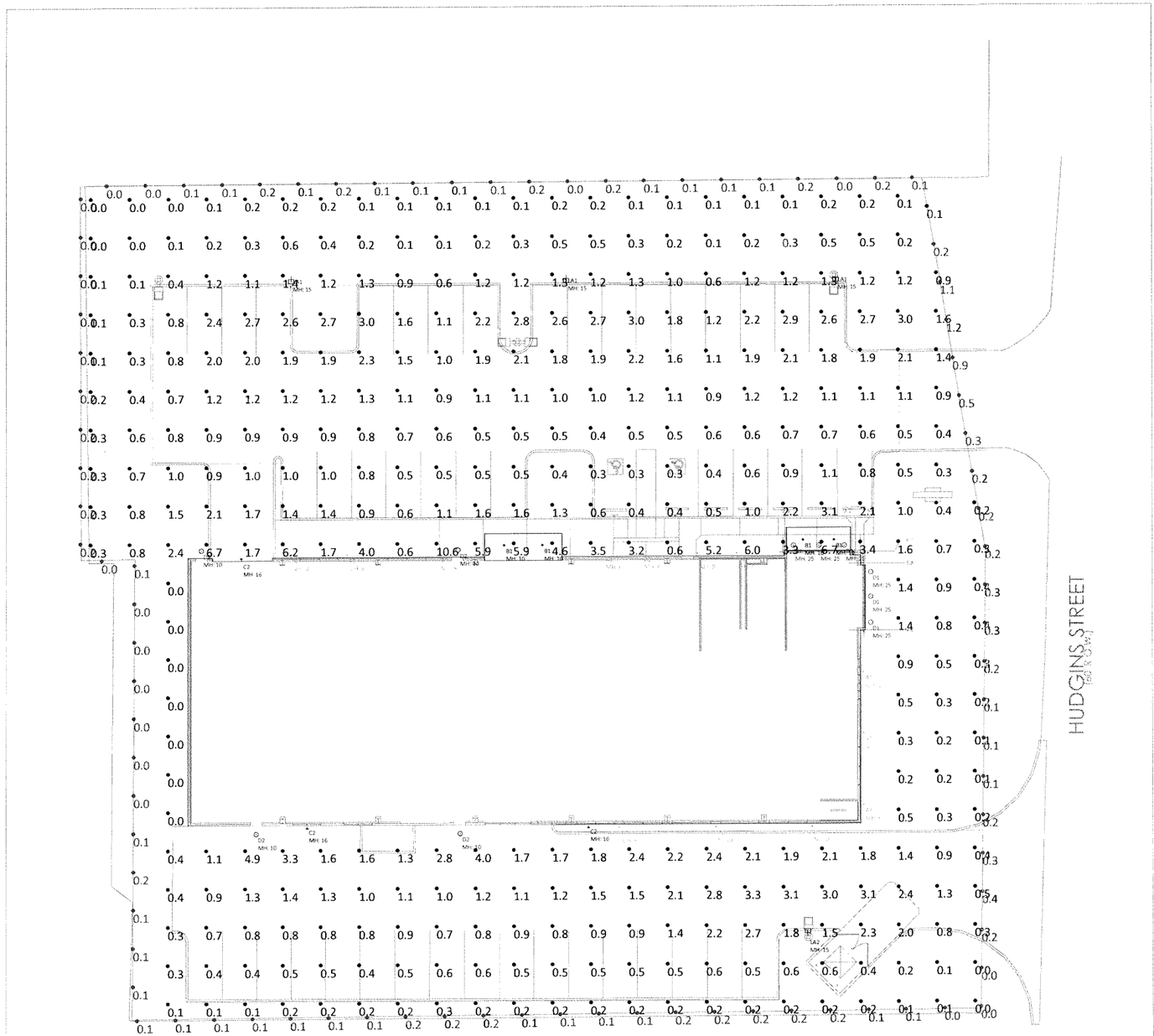
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STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
02-22-2022

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TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	02-22-22	SEE SCALE BAR	117-21	C-6.0



Scale: 1 inch= 16 Ft.

PHOTOMETRICS

FOR

VERDAD OFFICE
351 E. HUDGINS STREET
WILLIAM DOOLEY SURVEY
AB No. 442

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
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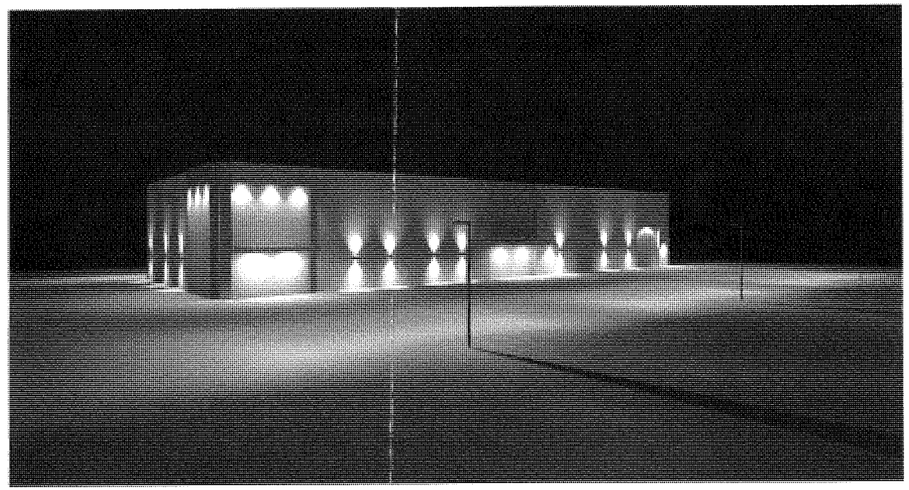
Project Name: Verdad Exterior
Client: Entos
Drawn By: JLednicky, LC
Date:1/5/2022
Version: REV1

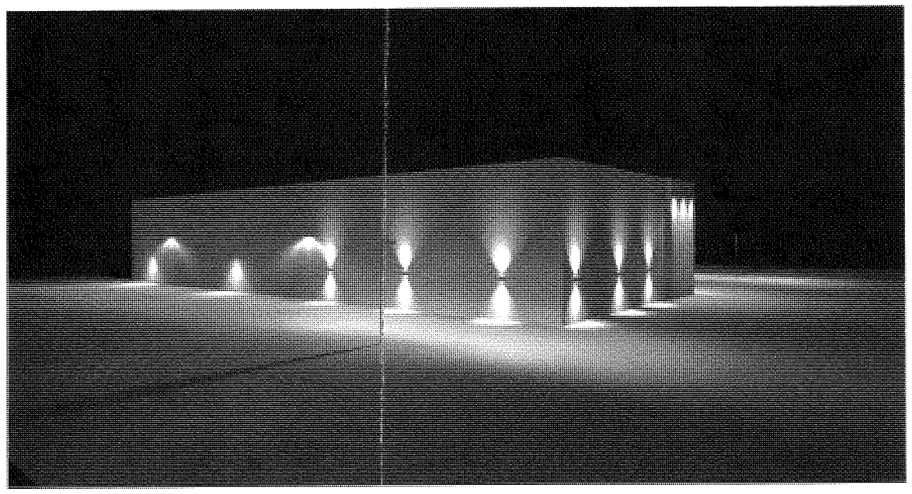
HOSSLEY
LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
	A1	13	GROUP	ALW K3SU-N-1-N-700-83-30-40-NN-700-83-30-40-NN-XX	0.900	N.A.
	B1	4	Single	LITHONIA WF6 LED 27K30K35K 90CRI 3000K [NOT REPRESENTED BY HLPS]	0.900	1208
	C2	3	Single	HUBBELL RWL1-48L-25-3K7-4W-U	0.900	3538
	D1	6	Single	ANP LIGHTING A814M009LDDW30K [file derated from M024]	0.250	2501
	D2	4	Single	ANP LIGHTING A814M010LDDW30K [file derated from M024]	0.370	2501
	LA1	3	Single	HUBBELL RAR1-80L-50-3K7-4W-U	0.900	5870
	LA2	1	Single	HUBBELL RAR1-80L-50-3K7-3-U	0.900	5981

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Property Line	Illuminance	Fc	10	N.A.	0.16	1.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFF
Site	Illuminance	Fc	10	10	1.12	10.6	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Parking - East	Illuminance	Fc			1.28	3.1	0.3	4.27	10.33	
Parking - West	Illuminance	Fc			1.39	4.9	0.2	6.95	24.50	





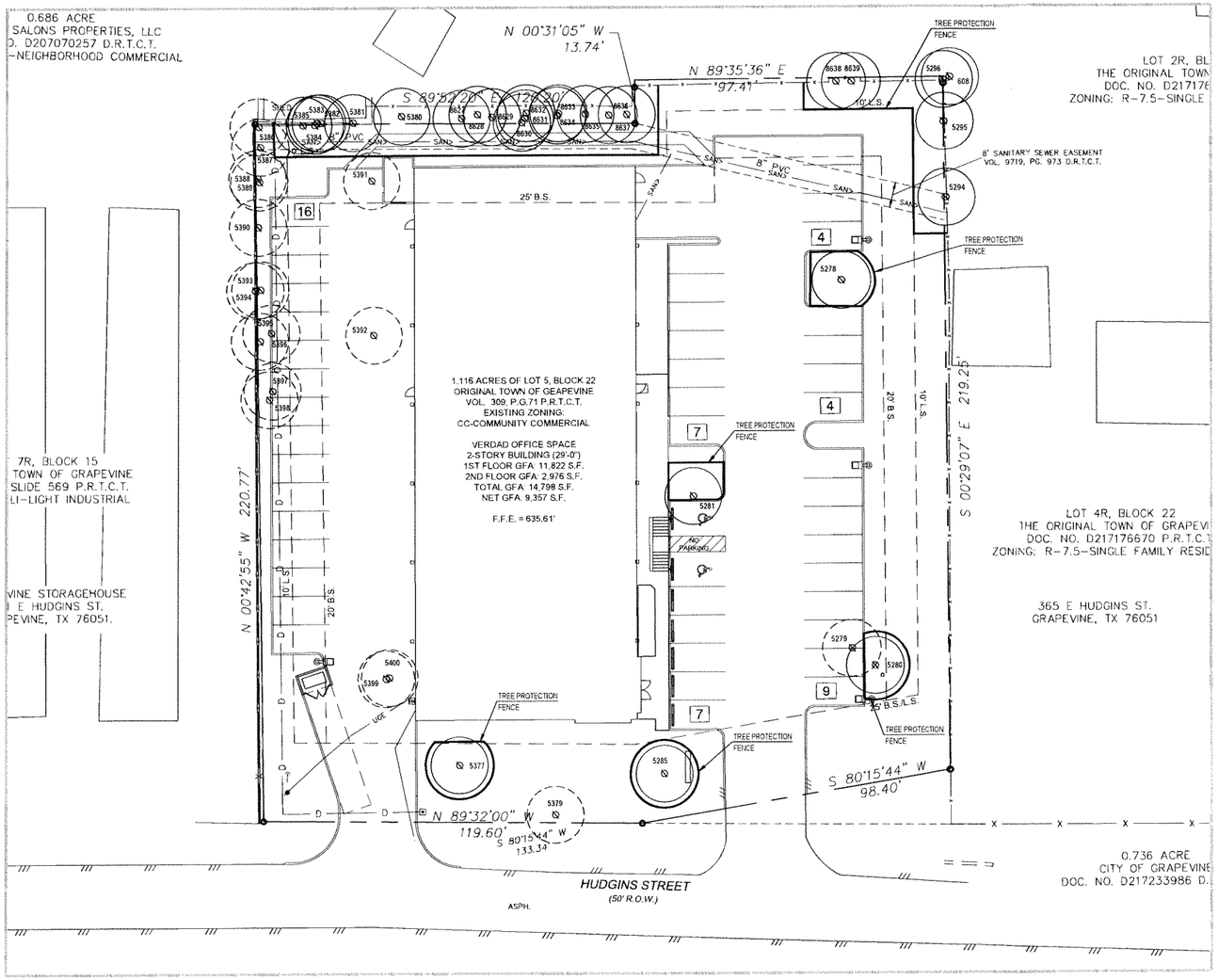
PHOTOMETRICS
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NOTES:
1) Fixture Mounting Heights (MH) are indicated next to each fixture.
2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: Verdad Exterior
Client: Entos
Date:1/5/2022
Drawn By: JLednicky, LC
Version: REV1

HLPS HOSSLEY
LIGHTING AND POWER SOLUTIONS

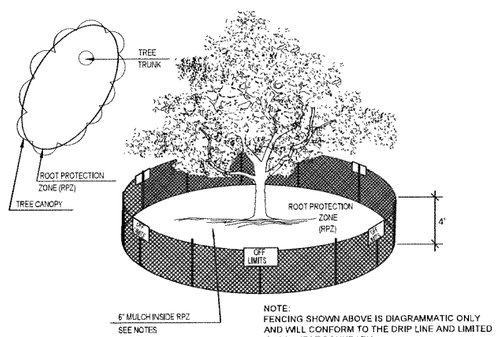
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01 TREE PRESERVATION PLAN

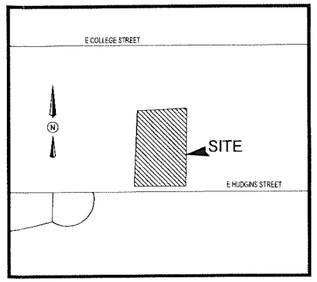
SCALE 1"=20'-0"

0 10 20 40



01 TREE PROTECTION FENCE A

NOT TO SCALE



VICINITY MAP

N.T.S.

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

EXISTING TREE CHART

NUMBER	DESCRIPTION	CLASSIFICATION	STATUS	REQUIRED REPLACEMENT
5281	30" HACKBERRY	NONPROTECTED	PERSERVED	
5278	30" LIVE OAK	PROTECTED	PERSERVED	
5279	24" PECAN	PROTECTED	REMOVED	24 CAL INCHES
5280	BRUSH	NONPROTECTED	PERSERVED	
5281	33" LIVE OAK	PROTECTED	PERSERVED	
5285	27" LIVE OAK	PROTECTED	PERSERVED	
5294	6" PERSIMMON	PROTECTED	PERSERVED	
5295	10" PERSIMMON	PROTECTED	PERSERVED	
5296	28" HACKBERRY	NONPROTECTED	PERSERVED	
5377	30" LIVE OAK	PROTECTED	PERSERVED	
5379	24" LIVE OAK	PROTECTED	REMOVED	24 CAL INCHES
5380	15" HACKBERRY	NONPROTECTED	PERSERVED	
5381	14" HACKBERRY	NONPROTECTED	PERSERVED	
5382	8" HACKBERRY	NONPROTECTED	PERSERVED	
5383	12" HACKBERRY	NONPROTECTED	PERSERVED	
5384	9" HACKBERRY	NONPROTECTED	PERSERVED	
5385	9" HACKBERRY	NONPROTECTED	PERSERVED	
5386	18" HACKBERRY	NONPROTECTED	REMOVED	
5387	8" HACKBERRY	NONPROTECTED	REMOVED	
5388	17" HACKBERRY	NONPROTECTED	REMOVED	
5389	17" HACKBERRY	NONPROTECTED	REMOVED	
5390	13" HACKBERRY	NONPROTECTED	REMOVED	
5391	30" PECAN	PROTECTED	REMOVED	30 CAL INCHES
5392	30" PECAN	PROTECTED	REMOVED	30 CAL INCHES
5393	15" HACKBERRY	NONPROTECTED	REMOVED	
5394	6" HACKBERRY	NONPROTECTED	REMOVED	
5395	9" CHINABERRY	PROTECTED	REMOVED	9 CAL INCHES
5396	7" HACKBERRY	NONPROTECTED	REMOVED	
5397	18" HACKBERRY	NONPROTECTED	REMOVED	
5398	12" HACKBERRY	NONPROTECTED	REMOVED	
5399	14" HACKBERRY	NONPROTECTED	REMOVED	
5400	15" HACKBERRY	NONPROTECTED	REMOVED	
8627	8" HACKBERRY	NONPROTECTED	PERSERVED	
8628	14" HACKBERRY	NONPROTECTED	PERSERVED	
8629	24" HACKBERRY	NONPROTECTED	PERSERVED	
8630	9" HACKBERRY	NONPROTECTED	PERSERVED	
8631	10" HACKBERRY	NONPROTECTED	PERSERVED	
8632	14" HACKBERRY	NONPROTECTED	PERSERVED	
8633	6" HACKBERRY	NONPROTECTED	PERSERVED	
8634	17" HACKBERRY	NONPROTECTED	PERSERVED	
8635	7" ELM	PROTECTED	PERSERVED	
8636	13" HACKBERRY	NONPROTECTED	PERSERVED	
8637	13" HACKBERRY	NONPROTECTED	PERSERVED	
8638	14" HACKBERRY	NONPROTECTED	PERSERVED	
8639	8" HACKBERRY	NONPROTECTED	PERSERVED	

TOTAL INCHES OF PROTECTED TREES REMOVED: 121 CAL. INCHES
TOTAL INCHES OF TREE TO BE REPLANTED: 0 CAL. INCHES
TOTAL FEE TO BE PAID TO TREE REFORESTATION FUND: $0.00

EXISTING TREE NOTES

1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.*
12. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).*
13. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
14. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.*

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 KARTAVYA PATEL, P.E. 214-609-9271	OWNER/DEVELOPER VERDAD REAL ESTATE 1211 S WHITE CHAPEL BLVD SOUTHLAKE, TX. 76092 MOISES CASTRO 817-912-0222
SURVEYOR SPRY SURVEYORS 8241, MID-CITIES BLVD, SUITE 102 NORTH RICHLAND HILLS, TX. 76182 DAVID CARLTON LEWIS, R.P.L.S. 817-776-4049	ARCHITECT ENTOS DESIGN 5400 LBJ FREEWAY, SUITE 125 DALLAS, TX. 75240 ALBERTO J. TORRES-SHANAHAN 972-770-2222

CASE NAME: VERDAD OFFICE
CASE NUMBER: P022-04
LOCATION: 351 E. HUDGINS STREET

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 1 OF 3

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

DEPARTMENT OF PLANNING SERVICES

FOR
VERDAD OFFICE
351 E. HUDGINS STREET
WILLIAM DOOLEY SURVEY, AB. NO. 442
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.116 ACRES OR 48,612 SQ. FT.
ZONE: CC-COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 4, 2022

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
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LICENSED LANDSCAPE ARCHITECT
CHRIS TROYANOVICH
2042
STATE OF TEXAS

03.04.2022

OFFICE BUILDING
351 EAST HUDGINS STREET
GRAPEVINE, TEXAS

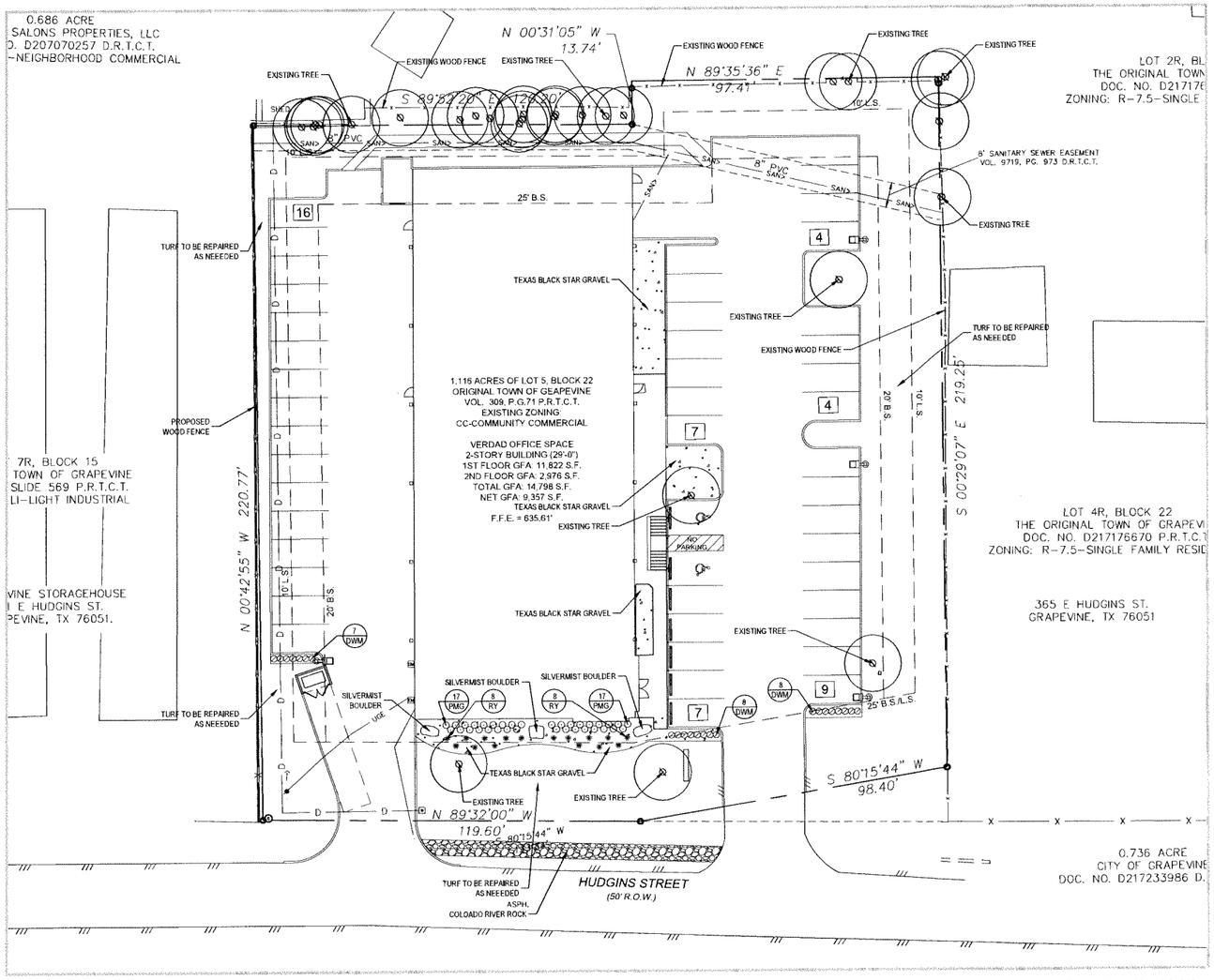
ISSUE:
FOR APPROVAL 01.06.2022
CITY COMMENTS 03.04.2022

DATE:
03.04.2022

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:

L.1



02 LANDSCAPE PLAN
SCALE 1"=20'-0"
0 10 20 40

GENERAL LAWN NOTES

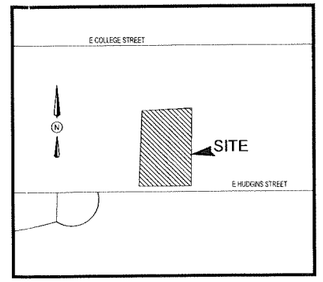
1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL. FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.



VICINITY MAP
N.T.S.

LANDSCAPE TABULATIONS

INTERIOR LANDSCAPING:
REQUIREMENT: A MINIMUM TEN (10) PERCENT OF THE GROSS PARKING AREAS SHALL BE DEVOTED TO LIVING LANDSCAPE
PARKING AREA - 19,199 SF

REQUIRED:	PROVIDED:
1,920 SF (10%)	1,407 SF (7%)

REQUIREMENT: THERE SHALL BE A MINIMUM OF ONE (1) TREE PLANTED FOR EACH FOUR HUNDRED (400) SQUARE FEET OF REQUIRED INTERIOR LANDSCAPE AREA

REQUIRED:	PROVIDED:
5 TREES	0 TREES

REQUIREMENT: PARKING LOT ISLANDS MUST BE LOCATED NO FURTHER APART THAN TWELVE (12) PARKING SPACES AND AT TERMINUS OF ALL ROWS

REQUIRED:	PROVIDED:
9 PARKING LOT ISLANDS	7 PARKING LOT ISLANDS

PERIMETER LANDSCAPING:
REQUIREMENT: ALL PARKING LOTS AND VEHICULAR USE AREAS SHALL BE SCREENED FROM ABUTTING PROPERTIES AND PUBLIC RIGHTS-OF WAY

REQUIRED:	PROVIDED:
PARKING LOT SCREENING	PARKING LOT SCREENING

REQUIREMENT: WHENEVER AN OFF-STREET PARKING OR VEHICULAR USE AREA ABUTS A PUBLIC RIGHT-OF-WAY A FIFTEEN (15) FOOT LANDSCAPE BUFFER SHALL BE PROVIDED

REQUIRED:	PROVIDED:
15' LANDSCAPE BUFFER	15' LANDSCAPE BUFFER

REQUIREMENT: WHENEVER AN OFF-STREET PARKING OR VEHICULAR USE AREA ABUTS AN ADJACENT PROPERTY A PERIMETER LANDSCAPE AREA OF AT LEAST (10) TEN FEET IN DEPTH SHALL BE MAINTAINED

REQUIRED:	PROVIDED:
EAST - 10' LANDSCAPE BUFFER	EAST - YES
NORTH - 10' LANDSCAPE BUFFER	NORTH - YES
WEST - 10' LANDSCAPE BUFFER	WEST - NO

REQUIREMENT: PERIMETER LANDSCAPE AREAS SHALL CONTAIN AT LEAST ONE (1) TREE FOR EACH FIFTY (50) LINEAL FEET

REQUIRED:	PROVIDED:
SOUTH (218 LF) - 4 TREES	0 TREES
EAST (219 LF) - 4 TREES	0 TREES
NORTH (218 LF) - 4 TREES	0 TREES
WEST (221 LF) - 4 TREES	0 TREES

LANDSCAPE IN NON-VEHICULAR OPEN SPACE:
REQUIREMENT: IN ALL NON-RESIDENTIAL ZONING DISTRICTS, A MINIMUM OF (15) FIFTEEN PERCENT OF THE TOTAL SITE SHALL BE DEVOTED OR FEATURE LANDSCAPING
TOTAL LOT AREA (48,613 SF)

REQUIRED:	PROVIDED:
7,292 SF (15%)	12,826 SF (26%)

REQUIREMENT: NO LESS THAN FIFTY (50) PERCENT OF THE REQUIRED AREA SHALL BE IN THE FRONT YARD

REQUIRED:	PROVIDED:
3,646 SF (50%)	4,351 SF (60%)

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SHRUBS					
DWM	23	Dwarf Wax Myrtle	*Myrica cerifera*	5 gal.	container, 36" ht., 24" spread, well rooted
PMG	34	Pink Muhly Grass	*Muhlenbergia capillaris*	5 gal.	container, 36" ht., 24" spread, well rooted
RY	16	Red Yucca	*Hesperaloe parviflora*	5 gal.	container, 36" ht., 24" spread, well rooted
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

PROJECT CONTACT LIST	
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SURVEYOR SPRY SURVEYORS 8241, MID-CITIES BLVD, SUITE 102 NORTH RICHLAND HILLS, TX. 76182 DAVID CARLTON LEWIS, R.P.L.S. 817-776-4049	ARCHITECT ENTOS DESIGN 5400 LBJ FREEWAY, SUITE 125 DALLAS, TX. 75240 ALBERTO J. TORRES-SHANAHAN 972-770-2222

CASE NAME: VERDAD OFFICE
CASE NUMBER: PO22-04
LOCATION: 351 E. HUDGINS STREET

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET 2 OF 3

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

DEPARTMENT OF PLANNING SERVICES

FOR
VERDAD OFFICE
351 E. HUDGINS STREET
WILLIAM DOOLEY SURVEY, AB. NO. 442
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.116 ACRES OR 48,612 SQ. FT.
ZONE: CC-COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 4, 2022

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
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ALLEN, TEXAS 75013
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CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TROMBLEY
2042
STATE OF TEXAS
03.04.2022

OFFICE BUILDING
351 EAST HUDGINS STREET
GRAPEVINE, TEXAS

ISSUE:
FOR APPROVAL 01.06.2022
CITY COMMENT 03.04.2022

DATE:
03.04.2022

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen, 27 October 1960, Edition by American National Standards Institute, Inc. (Z60.1) - plant material

B. American Joint Committee on Horticultural Nomenclature; 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preperation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball; especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3') inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to normal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in its ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.
   Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less then 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 60% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas. Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Mixcopal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertiland, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% Iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

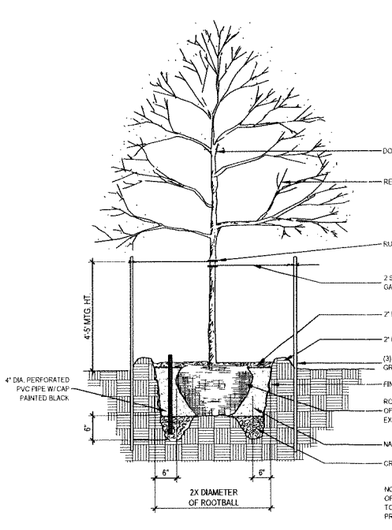
A. Steel Edging: Shall be Ryerson "Eslate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

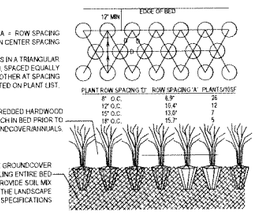
1. Post: Studded T-Post, #1 Armco with anchor plate, 6'-0" length, paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

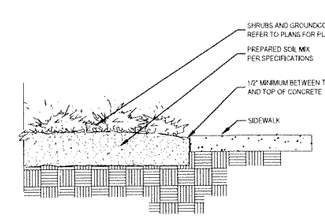
D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftsand Co., (214) 631-5250 or approved equal.



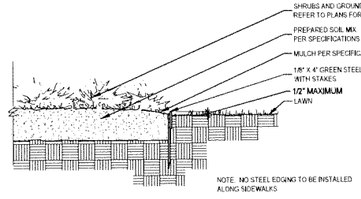
01 TREE PLANTING DETAIL — NOT TO SCALE



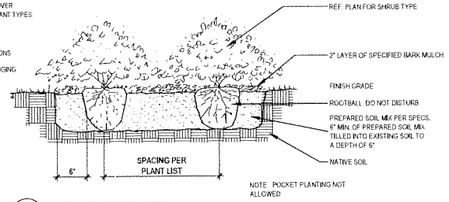
02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks — NOT TO SCALE



04 STEEL EDGING DETAIL — NOT TO SCALE



05 SHRUB PLANTING DETAIL — NOT TO SCALE

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 KARTAVYA PATEL, P.E. 214-609-9271	OWNER/DEVELOPER VERDAD REAL ESTATE 1211 S WHITE CHAPEL BLVD SOUTHLAKE, TX. 76092 MOISES CASTRO 817-912-0222
SURVEYOR SPRY SURVEYORS 8241 MID-CITIES BLVD, SUITE 102 NORTH RICHLAND HILLS, TX. 76182 DAVID CARLTON LEWIS, R.P.L.S. 817-776-4049	ARCHITECT ENTOS DESIGN 5400 LBJ FREEWAY, SUITE 125 DALLAS, TX. 75240 ALBERTO J. TORRES-SHANAHAN 972-770-2222

CASE NAME: VERDAD OFFICE
CASE NUMBER: PD22-04
LOCATION: 351 E. HUDGINS STREET

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 3 OF 3

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

DEPARTMENT OF PLANNING SERVICES

FOR
VERDAD OFFICE
351 E. HUDGINS STREET
WILLIAM DOOLEY SURVEY, AB. NO. 442
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.116 ACRES OR 48,612 SQ. FT.
ZONE: CC-COMMUNITY COMMERCIAL
DATE OF PREPARATION: MARCH 4, 2022

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

CHRIS TRONCHIN 2942 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

03.04.2022

OFFICE BUILDING
351 EAST HUDGINS STREET
GRAPEVINE, TEXAS

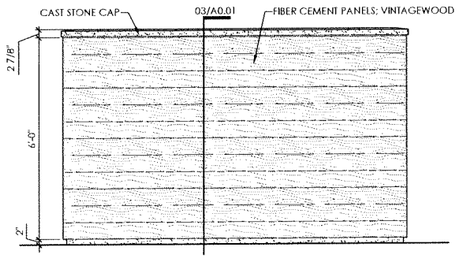
ISSUE:
FOR APPROVAL 01.06.2022
CITY COMMENT 03.04.2022

DATE:
03.04.2022

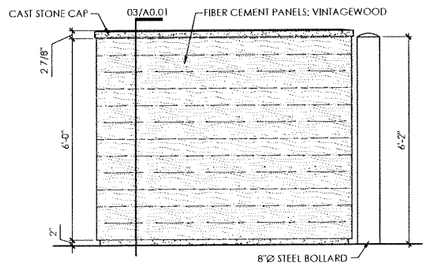
SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L.3

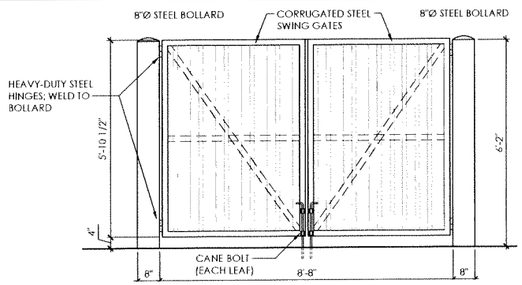
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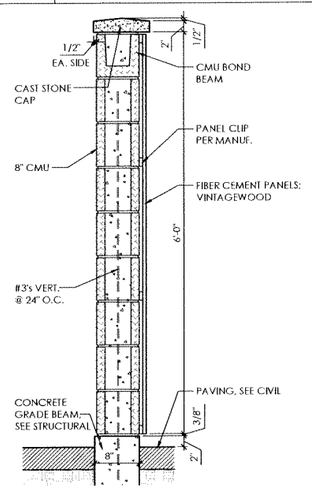
06 Elevation
Scale: 1/2" = 1'-0"



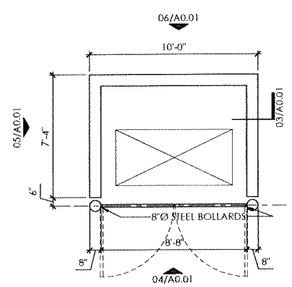
05 Elevation
Scale: 1/2" = 1'-0"



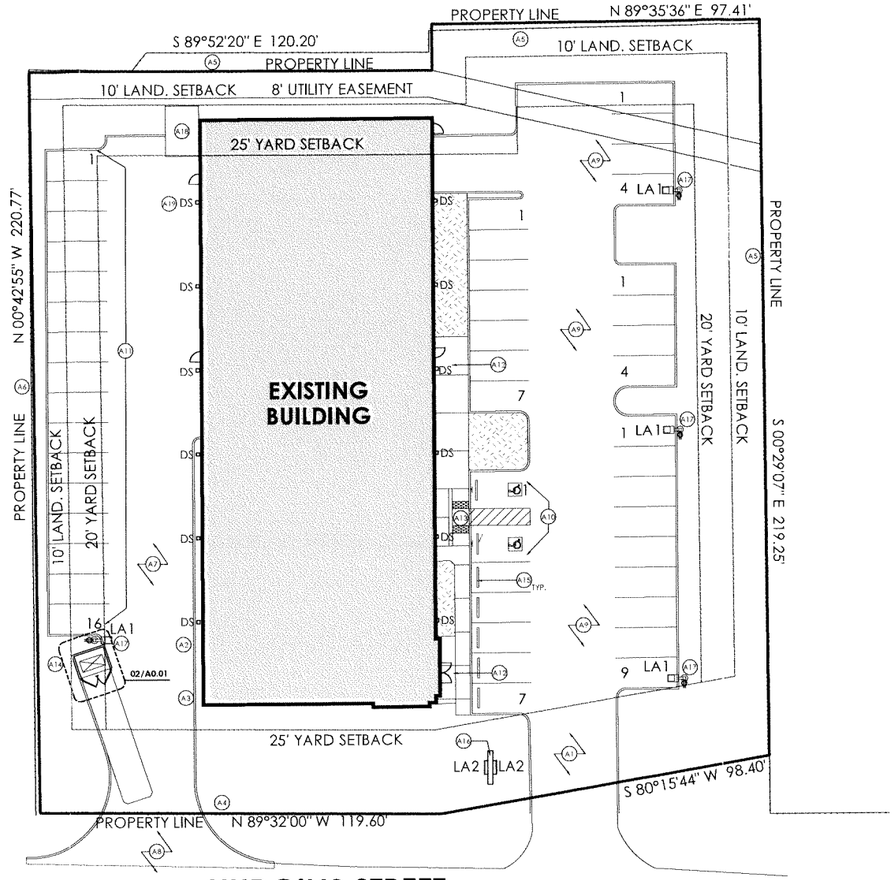
04 Elevation
Scale: 1/2" = 1'-0"



03 Wall Section
Scale: 1" = 1'-0"



02 Enlarged Enclosure Plan
Scale: 1/4" = 1'-0"



01 Architectural Site Plan
Scale: 1" = 20'-0"

NORTH
0 5 10 20

NOTES

GENERAL SITE NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES TO REMAIN.
2. NOT ALL EXISTING CONDITIONS ARE SHOWN ON THIS PLAN. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO CONSTRUCTION AND VERIFYING ARCHITECT/OWNER OF ANY DISCREPANCIES.
3. ARCHITECTURAL SITE PLAN IS FOR ARCHITECTURAL ITEMS. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION, GRADING, PAVING IMPROVEMENTS AND DIMENSION CONTROL.
4. REFER TO LANDSCAPING DRAWINGS FOR LANDSCAPE SCOPE OF WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY.
6. CONTRACTOR SHALL COMPLY WITH ALL THE APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, REGULATIONS, STANDARDS, STATUS AND SPECIFICATIONS.
7. SEE SHEET G3.01 FOR ACCESSIBLE STALL REQUIREMENTS.

PLANNING NOTES

1. SITE AREA: 1.116 ACRES.
2. ZONING DISTRICT: CC- COMMUNITY COMMERCIAL
3. PROPOSED USE: OFFICE
4. EXISTING BUILDING AREA: 12,325 SF
5. FUTURE NEW UPPER LEVEL AREA: 2,976 SF
6. NUMBER OF STORIES: 1
7. EXISTING BUILDING HEIGHT: 27' TO RIDGE. VERIFY (25' MAX. PERMITTED)
8. BUILDING COVERAGE: 25.36%

PARKING NOTES

1. SEE CIVIL DRAWINGS FOR CITY OF GRAPEVINE APPROVED SITE PLAN.

KEY NOTES

A1. EXISTING DRIVEWAY/DRIVE AISLE TO REMAIN.
A2. APPROXIMATE LOCATION OF EXISTING GAS METER FIELD FIELD.
A3. APPROXIMATE LOCATION OF ELECTRIC SERVICE METER/ENTRANCE, FIELD VERIFY.
A4. APPROXIMATE LOCATION OF WATER METER FIELD. VERIFY.
A5. EXISTING PERIMETER WOOD FENCE.
A6. EXISTING METAL FENCE.
A7. NEW PAVING, SEE CIVIL.
A8. NEW DRIVEWAY AND CONC. CURBING , SEE CIVIL.
A9. RE-STRIPE OFF-STREET PARKING STALLS PER CITY OF GRAPEVINE REQUIREMENTS, SEE CIVIL.
A10. RE-STRIPE OFF-STREET ACCESSIBLE PARKING STALLS AND AISLE PER CITY OF GRAPEVINE REQUIREMENTS, PROVIDE ACCESSIBLE PARKING SIGN ON POST PER TAS REQUIREMENTS AS INDICATED IN SHEET G3.01.
A11. NEW OFF-STREET PARKING STALLS PER CITY OF GRAPEVINE REQUIREMENTS, SEE CIVIL.
A12. NEW CONCRETE SIDE WALK, SEE CIVIL.
A13. NEW CONCRETE CURB RAMP PER CITY OF GRAPEVINE AND TAS REQUIREMENTS, SEE CIVIL.
A14. NEW REFUSE CMU ENCLOSURE PER CITY OF GRAPEVINE REQUIREMENTS.
A15. NEW CONCRETE WHEEL STOP.
A16. NEW MONUMENT SIGN SIGN BY OTHER. EXTEND POWER FEED FROM BUILDING FOR FUTURE WALL MOUNT LIGHTING ON EACH FACE OF SIGN, SEE SHEET A3.11 FOR FIXTURE SCHEDULE.
A17. NEW PARKING LOT AREA LIGHT FIXTURE, PROVIDE POLE WITH WP DUPLEX RECEPTACLE ABOVE BASE. SEE SHEET A3.11 FOR FIXTURE SCHEDULE.
A18. FUTURE SCREENED MECHANICAL PATIO FOR NEW CONDENSING UNITS.
A19. DOWNSPOUT LOCATIONS ARE DESIGNATED BY "DS" TYP., FIELD VERIFY EXACT LOCATIONS, SEE BUILDING ELEVATIONS AND ROOF PLAN FOR MORE INFORMATION.

PREPARED BY: SL/AJT CHECKED BY: AJT

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5400 LBJ Freeway, Suite 125 Dallas, Texas 75240
P. 972.770.2222 | www.entosdesign.com

ARCHITECTURAL
SITE PLAN
FOR
VERDAD OFFICE
351 E. HUDGINS STREET
WILLIAM DOOLEY SURVEY
AB No. 442
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.116 ACRES OR 48,612 SQ. FT.
ZONE: CC-COMMUNITY COMMERCIAL
DATE OF PREPARATION: FEBRUARY 22, 2022

No.	Issued	Date
	Site Plan Approval Submission	02/22/2022
	Site Plan Approval Submission	01/10/2022

Verdad RE & C Exterior Improvements

351 E Hudgins
351 East Hudgins Street
Grapevine, Texas 76051

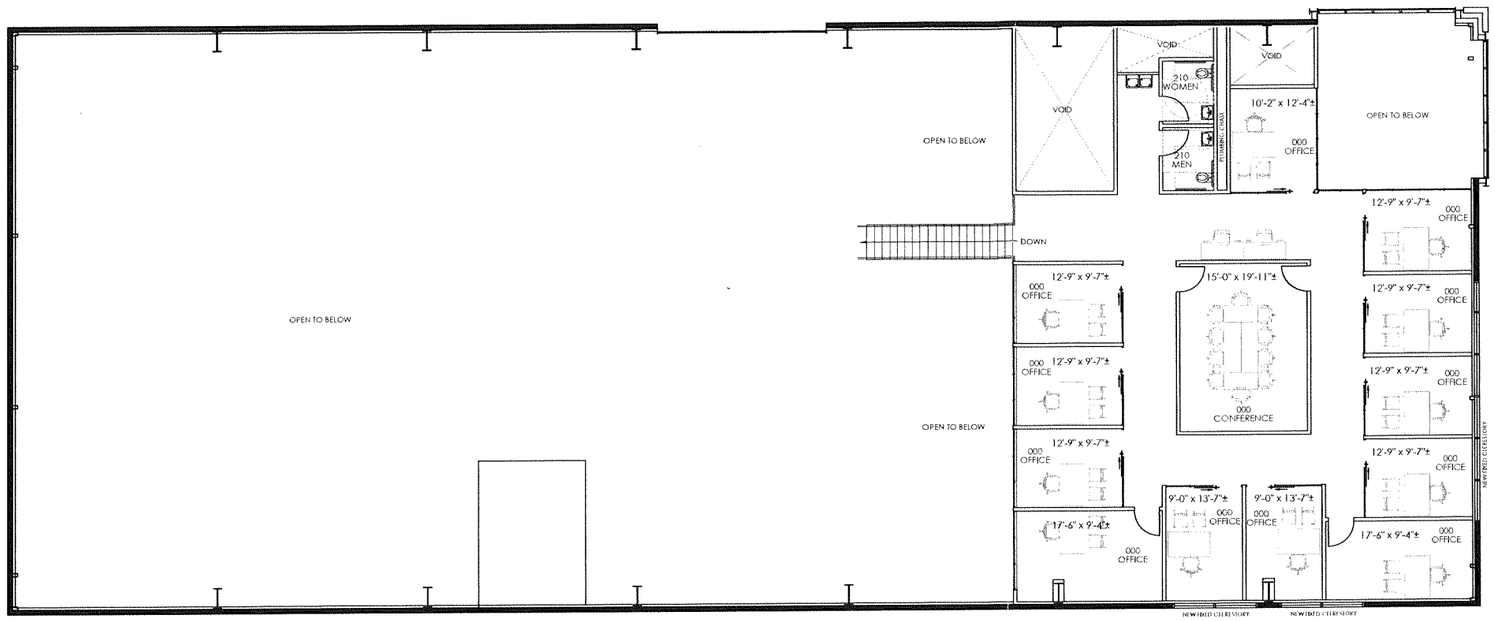
Project ID: 21-1127-L001

Sheet Title
Architectural Site Plan

Sheet Number
A0.01

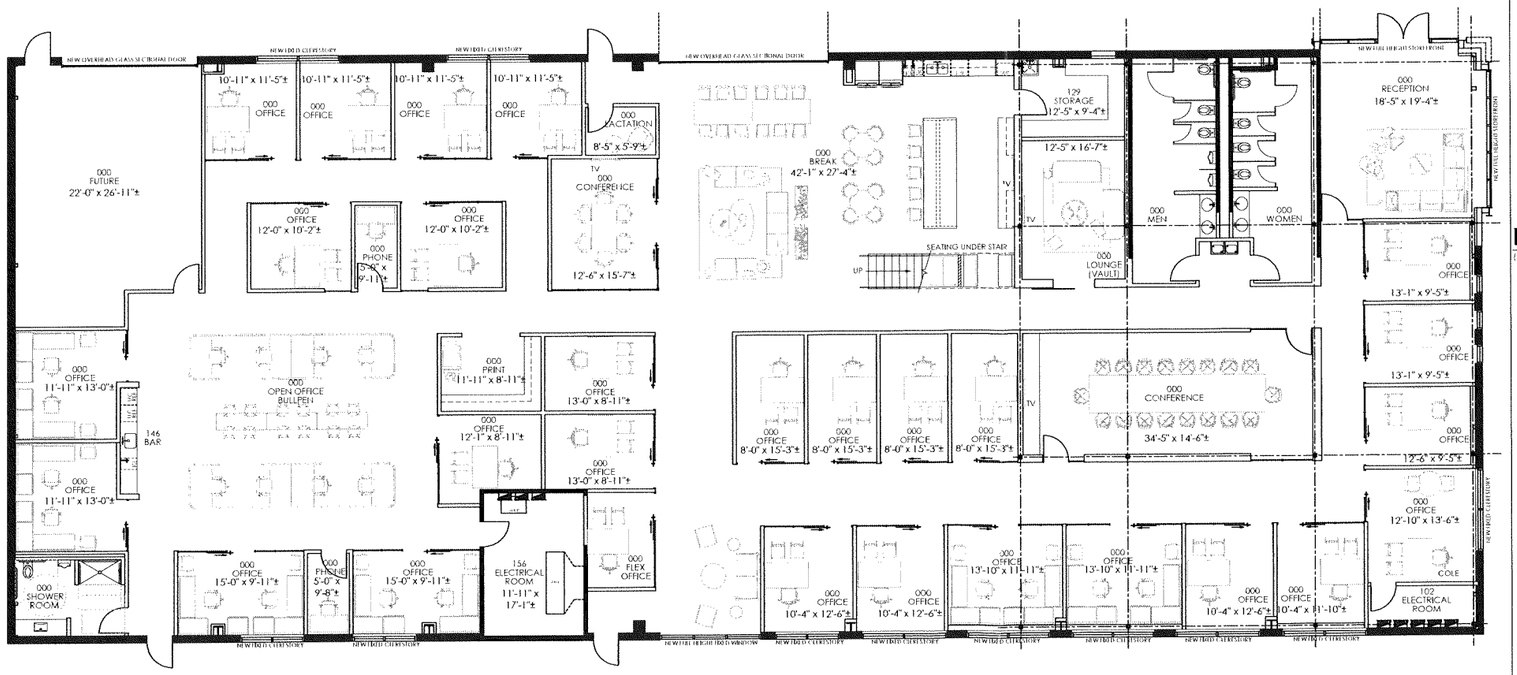
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02 Second Level Preliminary Plan
Scale: 1/8" = 1'-0"

NORTH
0 2 4 8



01 First Level Preliminary Plan
Scale: 1/8" = 1'-0"

NORTH
0 2 4 8

CODE INFORMATION

CODE COMPLIANCE

BUILDING	- 2006 IBC WITH CITY OF GRAPEVINE AMENDMENTS
FIRE SAFETY	- 2015 IFC
MECHANICAL	- 2006 IMC WITH CITY OF GRAPEVINE AMENDMENTS
PLUMBING	- 2006 IPC WITH CITY OF GRAPEVINE AMENDMENTS
ELECTRICAL	- 2005 NEC WITH CITY OF GRAPEVINE AMENDMENTS
ENERGY	- 2015 IECC
ACCESSIBILITY	- 2012 TAS

OTHER

FULLY FIRE SPRINKLERED	- NO
BUILDING CONSTRUCTION TYPE	- TYPE IIB
OCCUPANCY GROUP	- BUSINESS

LEGEND

(ALL SYMBOLS MAY NOT APPLY)

GENERAL

- 0000 ROOM NUMBER / OFFICE ROOM NAME
- PHONE BOARD
- WATER LINE WITH SHUT-OFF VALVE
- FEC FIRE EXTINGUISHER W/ CABINET
- FIRE EXTINGUISHER ON HOOK
- EXISTING PARTITION
- NEW PARTITION
- DEMISING PARTITION W/ SOUND INSULATION
- PARTITION WITH SOUND INSULATION
- ONE HOUR PARTITION W/ SOUND INSULATION
- TWO HOUR PARTITION W/ SOUND INSULATION
- SIDELIGHT/WINDOW

ROOM SIZES ARE APPROXIMATE ONLY AND ARE NOT TO BE USED FOR FINAL DETERMINATION OF FURNITURE SIZES OR PLACEMENT.

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PRELIMINARY PLANS
FOR
VERDAD OFFICE
351 E. HUDGINS STREET
WILLIAM DOOLEY SURVEY
AB No. 442
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.116 ACRES OR 48,612 SQ. FT.
ZONE: CC-COMMUNITY COMMERCIAL
DATE OF PREPARATION: FEBRUARY 22, 2022

No.	Issued	Date
	Site Plan Approval Submission	02/22/2022
	Site Plan Approval Submission	01/10/2022

Verdad RE & C Interior Improvements

351 E Hudgins

351 East Hudgins Street
Grapevine, Texas 76051

FIRST LEVEL = 11,822 SF
SECOND LEVEL = 2,976 SF

Project ID: 21-1127-L001

Sheet Title

Preliminary Plan

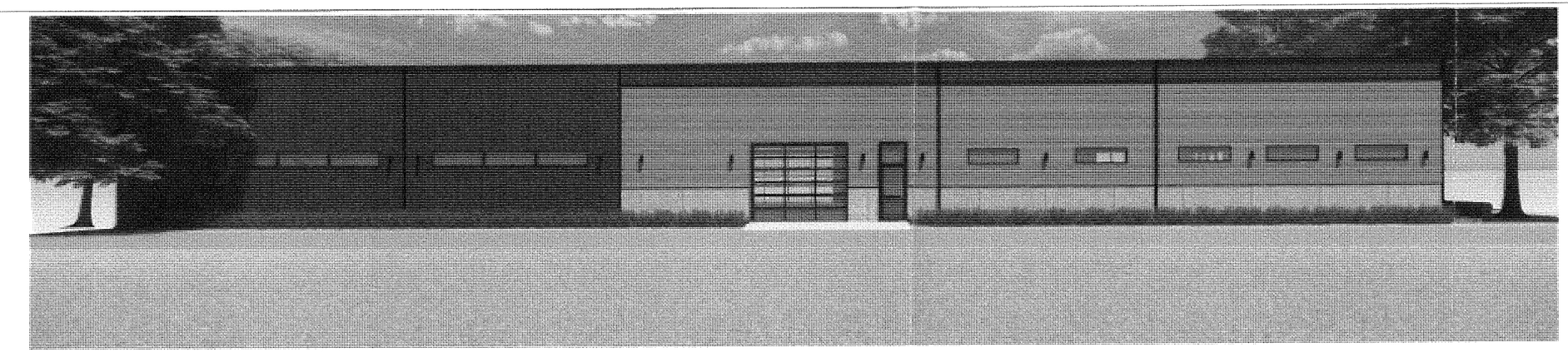
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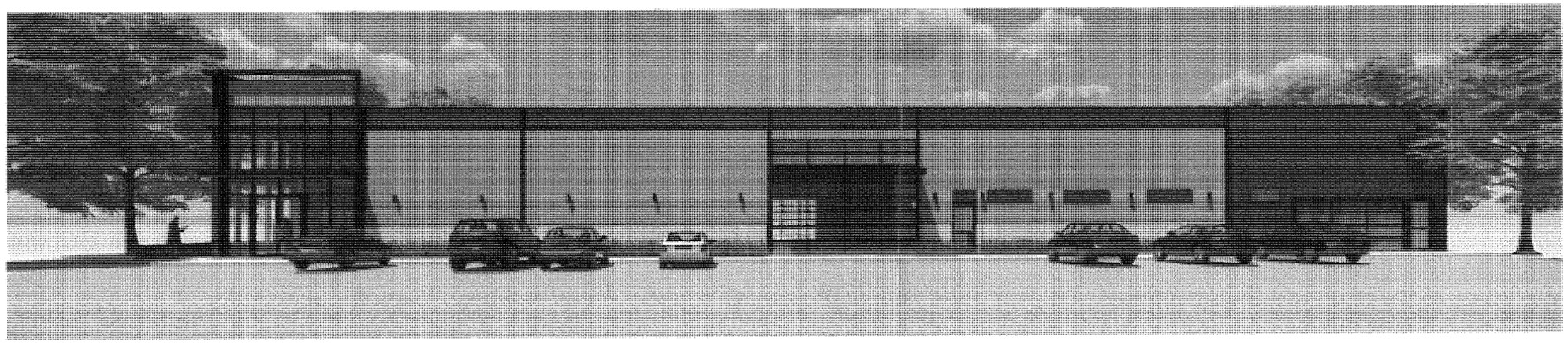
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04 Conceptual West Elevation View
Scale: N.T.S.



02 Conceptual East Elevation View
Scale: N.T.S.



01 Concpetual Perspective View
Scale: N.T.S.

PREPARED BY: SL/AJT CHECKED BY: AJT

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P. 972.770.2222 | www.entosdesign.com

CONCEPTUAL RENDERINGS
FOR
VERDAD OFFICE
351 E. HUDGINS STREET
WILLIAM DOOLEY SURVEY
AB No. 442
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.116 ACRES OR 48,612 SQ. FT.
ZONE: CC-COMMUNITY COMMERCIAL
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Verdad RE & C Exterior Improvements

351 E Hudgins
351 East Hudgins Street
Grapevine, Texas 76051

Project ID: 21-1127-L001

Sheet Title
Conceptual Renderings

Sheet Number
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A5.00

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EXTERIOR MATERIALS LEGEND

NEW FIBER CEMENT SIDING: (CEMENT SIDING 1)
MFR: NICHIHA
SERIES: VINTAGEWOOD
COLOR: REDWOOD

EXISTING METAL SIDING:
MFR: EXISTING
SERIES: EXISTING
COLOR: SHERWIN WILLIAMS SW6258 "TRICORN BLACK"

NEW FIBER CEMENT SIDING: (CEMENT SIDING 2)
MFR: NICHIHA
SERIES: EMPIREBLOCK
COLOR: GRAY

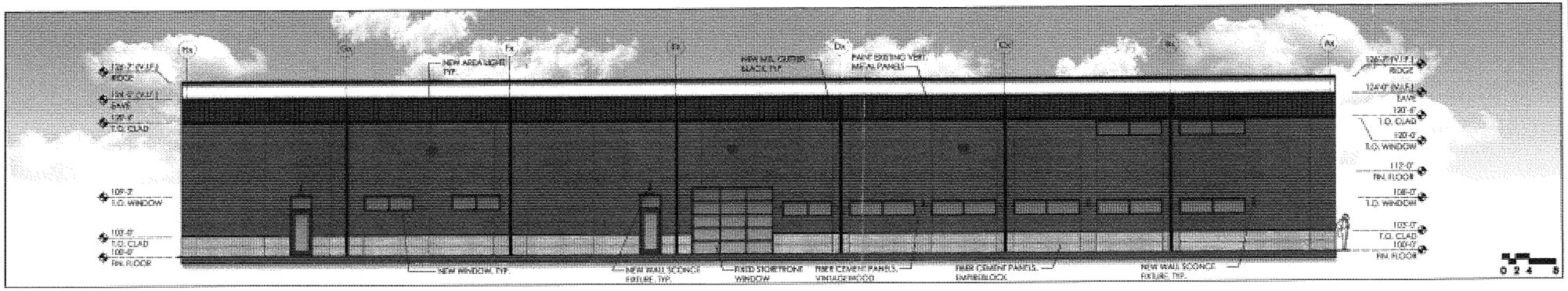
NEW STEEL/ALUMINUM FEATURES AND TRIM:
MFR: VARIES
SERIES: VARIES
COLOR: SHERWIN WILLIAMS SW6991 "BLACK MAGIC"

	WEST ELEVATION		EAST ELEVATION		SOUTH ELEVATION		NORTH ELEVATION	
MATERIAL	SQ. FT.	PERCENTAGE	SQ. FT.	PERCENTAGE	SQ. FT.	PERCENTAGE	SQ. FT.	PERCENTAGE
BRICK	0	0.0%	0	0.0%	0	0.0%	0	0.0%
EIFS	0	0.0%	0	0.0%	0	0.0%	0	0.0%
GLASS/GLAZING	410	9.9%	826	19.6%	419	23.5%	0	0.0%
METAL	556	13.3%	1,040	24.7%	338	18.9%	1,132	64.8%
CEMENT SIDING 1	2,708	65.0%	2,012	47.7%	892	50.0%	520	29.8%
CEMENT SIDING 2	494	11.8%	337	8.0%	136	7.6%	95	5.4%
TOTAL:	4,168	100.0%	4,215	100.0%	1,785	100.0%	1,747	100.0%

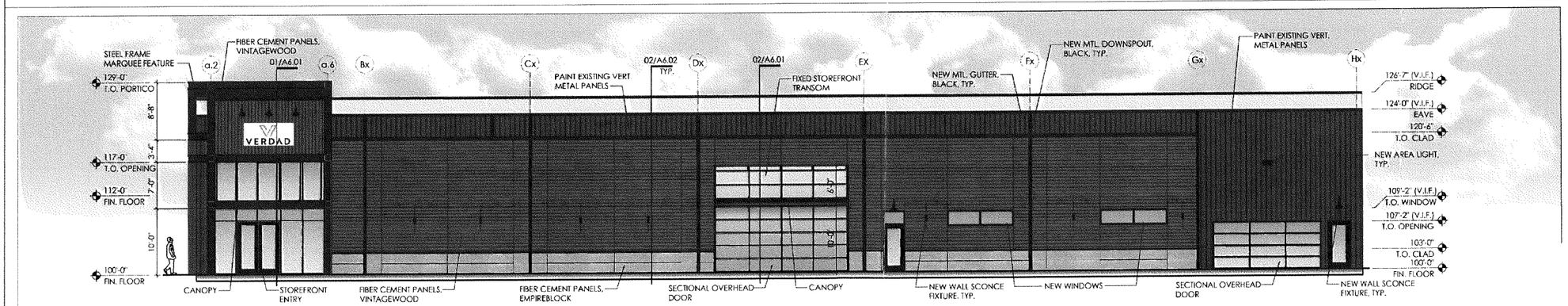
ENVELOPE CLADDING REQUIREMENTS

PER CITY OF GRAPEVINE ENERGY CONSERVATION CODE (2015 IECC)
1. TOTAL EXTERIOR ENVELOPE AREA: 11,778 SF
2. TOTAL PROPOSED VERTICAL FENESTRATION: 1,622 SF
3. PERCENT FENESTRATION PROPOSED: 14%
4. MAX. PERCENT FENESTRATION PERMITTED: 30%

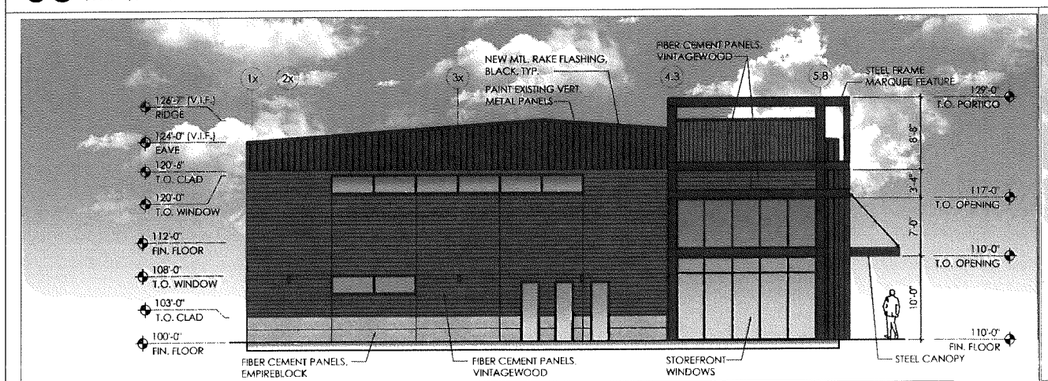
PER SECTION 25.M.5 AND SECTION 54 OF CITY OF GRAPEVINE:
1. TOTAL EXTERIOR SOLID ENVELOPE: 10,156 SF
2. TOTAL FIBER CEMENT CLAD PROPOSED: 7,194 SF
3. PERCENT FIBER CEMENT CLAD PROPOSED: 70.8%
4. MIN. PERCENT FIBER CEMENT CLAD REQUIRED: 70% (7,109 SF)



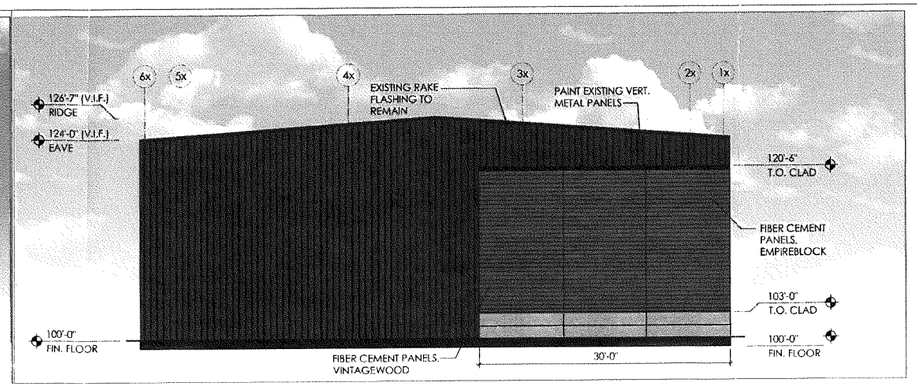
04 West Elevation
Scale: 1/8" = 1'-0"



03 East Elevation (Main Facade)
Scale: 1/8" = 1'-0"



02 South Elevation
Scale: 1/8" = 1'-0"



01 Existing North Elevation
Scale: 1/8" = 1'-0"

PREPARED BY: SL/AJT CHECKED BY: AJT

entos design
5400 LBJ Freeway, Suite 125 Dallas, Texas 75240
P. 972.770.2222 | www.entosdesign.com

BUILDING ELEVATIONS
FOR
VERDAD OFFICE
351 E. HUDGINS STREET
WILLIAM DOOLEY SURVEY
AB No. 442
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.116 ACRES OR 48,612 SQ. FT.
ZONE: CC-COMMUNITY COMMERCIAL
DATE OF PREPARATION: FEBRUARY 22, 2022

No.	Issued	Date
	Site Plan Approval Submission	02/22/2022
	Site Plan Approval Submission	01/10/2022

Verdad RE & C Exterior Improvements

351 E Hudgins

351 East Hudgins Street
Grapevine, Texas 76051

Project ID: 21-1127-L001

Sheet Title
Building Elevations

Sheet Number
A5.01

© 2021

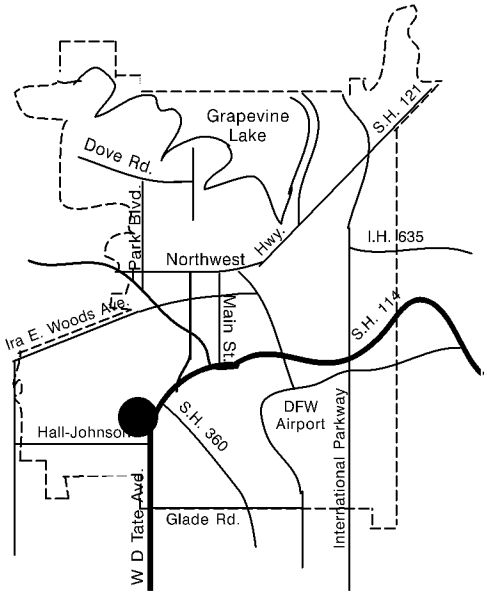
CC ITEM #5 & 23
PZ ITEM #6 & 13

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR
ERICA MAROHNIC, PLANNING SERVICES DIRECTOR

MEETING DATE: MARCH 15, 2022

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF SPECIAL USE APPLICATION SU22-01, WORLD HEALING CENTER CHURCH



APPLICANT: World Healing Center Church, Inc., S. Brown

PROPERTY LOCATION AND SIZE:

The subject property is located at 3400 William D. Tate Avenue and platted as Lot 1, Block 1, Grapevine III Addition. The property contains approximately 6.93 acres and has approximately 742 feet of frontage along the southbound William D. Tate Avenue service road, and approximately 675 feet along Western Oaks Drive.

REQUESTED SPECIAL USE AND COMMENTS:

The applicant is requesting a Special Use Permit to allow for a church in the "CC" Community Commercial District.

The applicant intends to construct a 599-seat sanctuary within a 21,949 square foot suite space, of an existing professional office building located at 3400 William D. Tate Avenue. The building will have three tenants, including World Healing Center Church's administrative offices, the proposed church's sanctuary and associated uses, and the Novus School. The existing office building is 53,803 square feet and the suites are divided accordingly:

Suite Number	Name	Total Suite Area
1000	Novus Academy	17,700 sq. ft.
2000	World Health Center Church Office	13,875 sq. ft.
3000	World Center Health Church Sanctuary	21,949 sq. ft.

There are 200 parking spaces required for a 599-seat sanctuary and 213 spaces are existing onsite; 192 uncovered and 21 covered surface spaces. The applicant has provided a letter as an attachment to the agenda memo explaining in detail the AM and PM peak hour demand differences between the proposed church use, the existing church office use, and the existing private school use which share the building and its associated parking. No other changes are proposed at this time to existing landscaping and signage. Minor changes for exiting purposes are proposed to the building elevations in the form of additional doors as the suite space's occupancy has changed from office to an assembly use per the 2006 International Building Code.

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District and is developed as a professional office building.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the property to the north were rezoned from "R-1" Single Family Dwelling District to "CC" Community Commercial District during the 1984 City-wide rezoning and the property to the west was rezoned from "R-1" Single Family Dwelling District to "R-MF-2" Multifamily District.

- On May 5, 1989, City Council approved conditional use request CU98-13 (Ord. No. 1998-054) to allow outside storage in conjunction with a mini-warehouse storage facility (U-Haul) on the property to the east.
- On December 16, 2008, City Council approved conditional use request CU08-03 (Ord. No. 2008-75) for outside storage and a 20-foot pole sign in conjunction with a garden and pet supply store on property to the east.
- On September 18, 2012, City Council approved special use request SU12-02 (Ord. No. 2012-053) to establish a church on the property to the north.
- On March 19, 2019, City Council approved conditional use request CU19-01 (Ord. No. 2019-013) to allow for a private school within a suite space of the existing professional office building onsite. This request stated the private school would purchase the property and construct a new gymnasium addition. Neither the purchase or the addition have occurred to date.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CC" Community Commercial District and "R-7.5" Single Family

District – professional office uses, single family development, and Western Oaks Estates

SOUTH: "R-20" Single Family District – vacant property and Memorial Baptist Church

EAST: "PID" Planned Industrial Development District – William D. Tate Avenue and U-Haul

WEST: "R-20" Single Family District – Multifamily District and vacant property

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

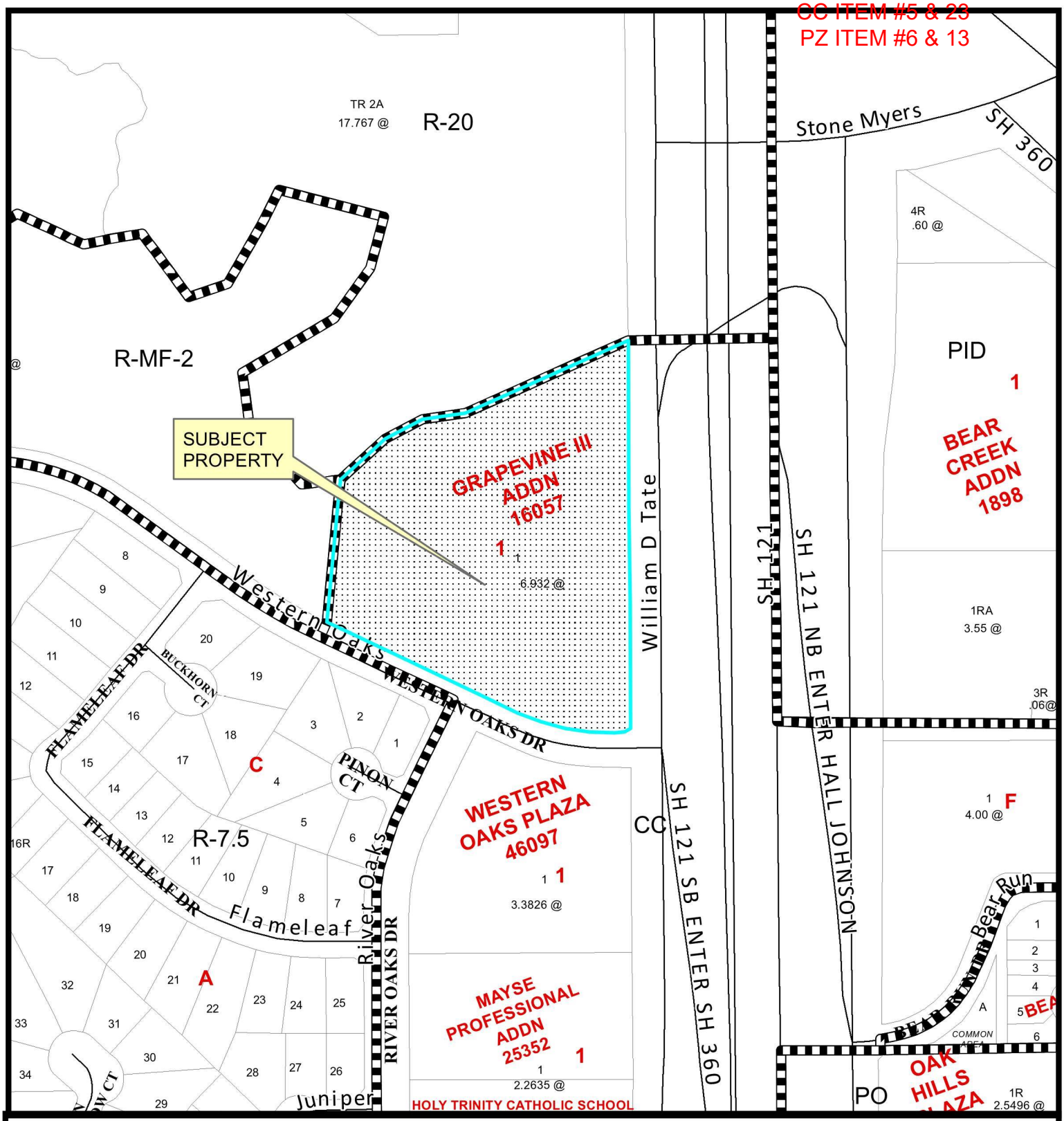
The Master Plan designates the subject property as a Commercial land use. The applicant's request is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Neither Western Oaks Drive or the southbound William D. Tate Avenue service road are designated thoroughfares as shown on the City's Thoroughfare Plan.

/em

CC ITEM #5 & 23
PZ ITEM #6 & 13



0 125 250 375 500 Feet

SU22-01
World Healing Center Church, Inc.

Date Prepared: 3/2/2022

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.

S422-0409

CC ITEM #5 & 23
PZ ITEM #6 & 13

S422-01

RECEIVED
FEB 07 2022
By

CITY OF GRAPEVINE
SPECIAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
World Healing Center Church, Inc.

Street address of applicant / agent:
3400 William D. Tate Avenue

City / State / Zip Code of applicant / agent:
Grapevine, TX 76051

Telephone number of applicant / agent:
817-703-2992

Fax number of applicant / agent:

Email address of applicant / agent
[redacted]

Mobile phone number of applicant / agent
817-703-2992

Applicant's interest in subject property:
tenant

PART 2. PROPERTY INFORMATION

Street address of subject property
3400 WILLIAM D. TATE AVE

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 1 *Block* 1 *Addition* GRAPEVINE III

Size of subject property
6.93 *Acres* 301,981 *Square footage*

Present zoning classification:
CC

Proposed use of the property:
CHURCH

Minimum / maximum district size for special use request:
MIN 5 AC

Zoning ordinance provision requiring a special use:
SECT 49

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
CM-Tex Acquisition VI, LLC

Street address of property owner:
2140 Hall Johnson Road, Suite 102-349

City / State / Zip Code of property owner:
Grapevine, TX 76051

Telephone number of property owner:
817-722-1300

Fax number of property owner:

CC ITEM #5 & 23
PZ ITEM #6 & 13

- ☐ *Submit a letter describing the proposed special use and note the request on the site plan document*
- ☐ *In the same letter, describe or show on the site plan, and special requirements or conditions imposed upon the particular special use by applicable district regulations (example: buffer yards, distance between users)*
- ☐ *In the same letter, describe whether the proposed special 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 special 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 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 special 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 special use permit and acknowledge that all requirements of this application have been met at the time of submittal.*

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

Kimberly Kirk
Print Applicant's Name:

Applicant's Signature:

SHERYL J BROWN
Notary ID #126597823
My Commission Expires
August 7, 2024

The State Of TEXAS
County Of TARRANT
Before Me Sheryl J. Brown *(notary)* *on this day personally appeared* Kimberly Kirk *(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 7th *day of* February, *A.D.* 2022.

Notary In And For State Of Texas

Donald B. Price
Print Property Owners Name:

Property Owner's Signature:

SHERYL J BROWN
Notary ID #126597823
My Commission Expires
August 7, 2024

The State Of TEXAS
County Of TARRANT
Before Me Sheryl J. Brown *(notary)* *on this day personally appeared* Donald B. Price *(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 7th *day of* February, *A.D.* 2022.

Notary In And For State Of Texas

SU22-01

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FEB 07 2022
By

CC ITEM #5 & 23
PZ ITEM #6 & 13

CITY OF GRAPEVINE
SITE PLAN APPLICATION
Form "B"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:
World Healing Center Church, Inc.

Street address of applicant / agent:
3400 William D. Tate Avenue

City / State / Zip Code of applicant / agent:
Grapevine, TX 76051

Telephone number of applicant / agent:
817-703-2992

Fax number of applicant / agent:

Email address of applicant / agent
[redacted]

Mobile phone number of applicant / agent
817-703-2992

Applicant's interest in subject property:
Tenant

PART 2. PROPERTY INFORMATION

Street address of subject property
3400 WILLIAM D. TATE AVE

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

Size of subject property
6.93 Acres 301,981 Square footage

Present zoning classification:
CC

Proposed use of the property:
CHURCH

Give a general description of the proposed use or uses for the proposed development:
MIN 5 AC

Zoning ordinance provision requiring a special use:
SECT 49

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
Cal-Tex Acquisition V, LLC

Street address of property owner:
2140 Hall Johnson Road, Suite 102-349

City / State / Zip Code of property owner:
Grapevine, TX 76051

Telephone number of property owner:
817-722-1300

Fax number of property owner:

SU22-01

RECEIVED
FEB 07 2022
By

- ☐ *Attach a final plat, or replat, of the approved subdivision by city council showing property boundary lines, dimensions, easements, roadways, rail lines, and public rights-of way crossing and adjacent to the tract (1 blueline copy)*
- ☐ *If a master development plan is required, attach a statement showing the proposed use substantially conforms to the master development plan.*
- ☐ *Submit a site plan showing all information required by Section 47.E., Site Plan review requirements (see attached requirements).*
- ☐ *Provide all required information demonstrating compliance with all conditions imposed on any conditional use, site plan zoning, or special use zoning.*
- ☐ *All site plans must conform to the approved concept plan. Any changes to a site plan, approved with a conditional use or a special use, can only be approved by city council through the public hearing process.*

PART 4. SIGNATURE TO AUTHORIZE FILING OF A FINAL SITE PLAN

Kimberly Kirk
Print Applicant's Name:

Applicant's Signature:

SHERYL J BROWN
Notary ID #126597823
My Commission Expires
August 7, 2024

The State Of TEXAS
County Of TARRANT
Before Me Sheryl J. Brown *(notary)* *on this day personally appeared* Kimberly Kirk *(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 7th *day of* February *, A.D.* 2022.

Notary In And For State Of Texas

Donald B. Price
Print Property Owners Name

Property Owner's Signature

SHERYL J BROWN
Notary ID #126597823
My Commission Expires
August 7, 2024

The State Of TEXAS
County Of TARRANT
Before Me Sheryl J. Brown *(notary)* *on this day personally appeared* Donald B. Price *(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 7th *day of* February *, A.D.* 2022.

Notary In And For State Of Texas

SU22-01

RECEIVED
FEB 07 2022
By

CC ITEM #5 & 23
PZ ITEM #6 & 13

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: 2/7/2022

Signature of Owner _____

Date: 2/7/2022

SU22-01

RECEIVED
FEB 07 2022
By

CC ITEM #5 & 23
PZ ITEM #6 & 13

ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process. Applications will not be accepted without this requirement.

I hereby acknowledge that an illumination plan has been included as a part of this submittal.

Applicant Signature _____

Date: 2/7/2022

Property Owner Signature _____

Date: 2/7/2022

SU22-01

RECEIVED
FEB 07 2022
By_____

CC ITEM #5 & 23
PZ ITEM #6 & 13

PLATTING VERIFICATION

This verification statement must be signed prior
To the submittal of this special use application

_____ It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

__X__ It has been determined that the property described below is **currently platted** or **does not require platting** or **replatting** at this time.

Address of subject property 3400 William D Tate

Legal description of subject property Lot 1, Block 1, Grapevine III

Public Works Department

2-7-22
Date

This form must be signed by the public works department and submitted along with a completed application to the planning and zoning department

SU22-01

RECEIVED
FEB 07 2022
By_____

WORLD HEALING CENTER CHURCH

City Of Grapevine

RE: Special Permit-Special Events and Parking SU22-01.1

WHCC is a traveling church. Our primary focus is to bring the Gospel around the Globe. The Special events in this space are for planning and development of Partners.

WHCC will use parking attendants for all special events. Parking on the side streets will not be allowed. To help prevent any instance of street parking we will require acknowledgement of the parking rules during the registration process and have security and attendants monitor during arrivals and departures. All events will require registration and parking pass for attendance and parking.

The ministry will typically host meetings with Pastors and Partners that are residents in the Dallas/Fort Worth to assist with church development and growth in personal relationships.

There are no plans to use the spaces between 8-6 daily, special events are planned for nights and weekends between the hours of 6pm-9pm.

Suite 1000
AM hours-The Novus Academy use of parking on average is 25-30 parking spaces from 6am-6pm. There have been no parking overlaps or conflicts with vehicle drop-offs for students.

Suite 2000
AM Hours-WHCC office use parking on average is 10-15 parking spaces from 8am-6pm, Monday-Thursday. Suite 2000 is not in use Fridays, Saturdays, or Sundays. There have been no conflicts with parking overlaps.

Suite 3000
AM Hours-WHCC does not have any intention to use the space during regular business hours. Upon SUP approval, space will not be used as for special events use during hours of 8am – 6pm M-F.
Special events will ONLY be held after 6pm.

PM-Not currently in use; however, upon SUP approval, would be used for meetings and gatherings for planned special events and would need about 80 spaces on average and use over flow parking with Church of the Cross with an agreement in place prior to any planned events.

All events taking place in the sanctuaries indicated on plans, are special events only that occur only after business hours; in evenings or on weekends. No events will take place during business hours, which includes all times The Novus Academy is open. The Novus Academy closes at 4pm daily, and is not open on weekends. There will be no parking overlaps, or conflicts with vehicle drop-offs for students.

All events taking place in the sanctuaries indicated on plans require pre-registration for all guests. Should number of pre-registered guests exceed after hours parking capacity, Benny Hinn Ministries has an agreement with Church at the Cross at 3000 William D Tate Avenue, Grapevine, TX 76051 for offsite parking. Should offsite parking be needed, an Offsite Parking Agreement will be executed, and shuttle service will be provided to attendees of the event.

CC ITEM #5 & 23
PZ ITEM #6 & 13

ORDINANCE NO. 2022-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING SPECIAL USE PERMIT SU22-01 TO ALLOW FOR A CHURCH FOR LOT 1, BLOCK 1, GRAPEVINE III ADDITION (3400 WILLIAM D. TATE AVENUE) IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL 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 SPECIAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made requesting issuance of a special 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 special 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 special 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 49 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 special 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 special 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 special 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 special use permit for the particular piece of property is needed, is called for, an 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 special use permit in accordance with Section 49 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 Special Use Permit No. SU22-01 to allow for a church (World Healing Center Church, Inc.) in a district zoned “CC” Community Commercial District within the following described property: Lot 1, Block 1, Grapevine III Addition (3400 William D. Tate 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 special 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 15th day of March, 2022.

APPROVED:

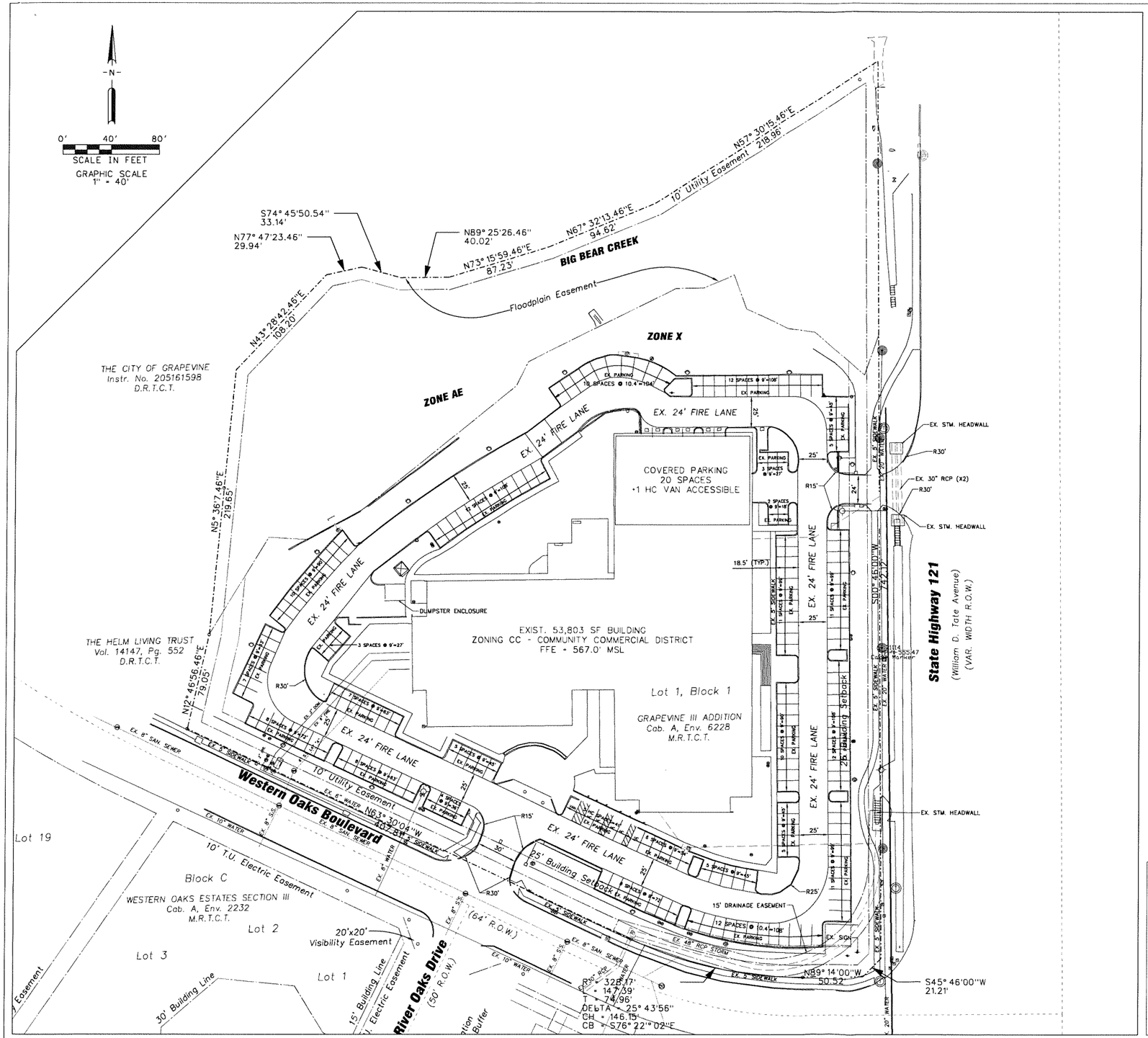
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney



SITE PLAN LEGEND

EX. PROPERTY LINE	
EX. EASEMENT	
EX. ROADWAY CENTERLINE	
EX. WATER VALVE	EX. COMM. MANHOLE
EX. FIRE HYDRANT	EX. STORM MANHOLE
EX. ELECTRIC BOX	EX. WASTEWATER CLEANOUT
EX. LIGHT POLE	EX. WASTEWATER MANHOLE
EX. POWER POLE	EX. SIGN

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
3. THE MASONRY REQUIREMENTS OF SECTION 54 SHALL BE MET.
4. SPECIAL USE PERMIT REQUIESTING RELEIF THROUGH SUBSECTION 56.D OF THE ZONING ORDINANCE.

SITE PARKING TABLE

REQUIRED PARKING: 200 SPACES FOR 599 SEATS
(1 SPACE/3 SEATS IN SANCTUARY)

PROVIDED PARKING: 213 SPACES FOR 599 SEATS
(INCLUDING HC PARKING)
(192 UNCOVERED SPACES & 21 COVERED SPACES)

HANDICAP PARKING: 7 SPACES (2 VAN ACCESSIBLE)

SITE AREA CALCULATION TABLE

TOTAL SITE AREA REQUIRED: 30,000 SF
TOTAL SITE AREA PROVIDED: 301,981 SF (6.93 AC.)

IMPERVIOUS AREA REQUIRED: 60% MAX.-181,189 SF (4.16 AC.)
IMPERVIOUS AREA PROVIDED: 48%-142,433 (3.27 AC.)

OPEN SPACE REQUIRED: 40% MIN.-120,792 SF (2.77 AC.)
OPEN SPACE PROVIDED: 41%-123,122 SF (2.83 AC.)

BUILDING CALCULATION TABLE

BUILDING HEIGHT REQUIRED: 50 MAX.
BUILDING HEIGHT PROVIDED: 1-STORY 22.125 FT.

BUILDING COVERAGE REQUIRED: 60%
BUILDING COVERAGE PROVIDED: 18% 53,625 SF

NOTE

SPECIAL USE PERMIT REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR A PLANNED COMMERCIAL CENTER TO ALLOW A 599-SEAT CHRUCH IN A "CC" COMMUNITY COMMERCIAL DISTRICT.

MAR 09 2022

Site Plan

for

World Healing Center Church

Lot 1, Block 1, Grapevine III Addition

Ab. No. 1466

City of Grapevine, Tarrant County, Texas

6.93 acres

Zone: "CC" Community Commercial District

Date of Preparation: January 19, 2022

CASE NAME: World Healing Center Church
CASE NUMBER: SU22-01
LOCATION: 3400 WILLIAM D. TATE AVE.

MAYOR SECRETARY

CHAIRMAN

DATE

SHEET 1 OF 7

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

DEPARTMENT OF PLANNING SERVICES

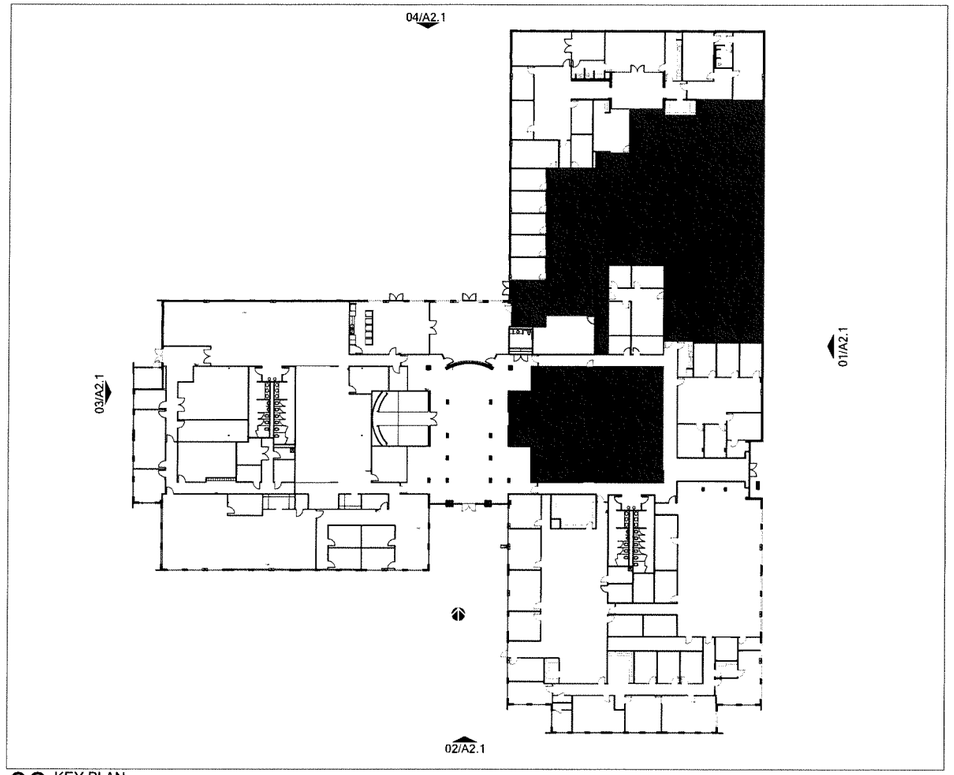
APPLICANT:
WORLD HEALING CENTER CHURCH
3400 WILLIAM D. TATE AVE.
GRAPEVINE, TX, 76051
TEL: 817-703-2992
CONTACT: KIMBERLY KIRK

OWNER:
CAL-TEX ACQUISITION V, LLC
2140 HALL JOHNSON RD., SUITE 102-349
GRAPEVINE, TX 76051
TEL: 817-722-1300
CONTACT: DONALD B. PRICE

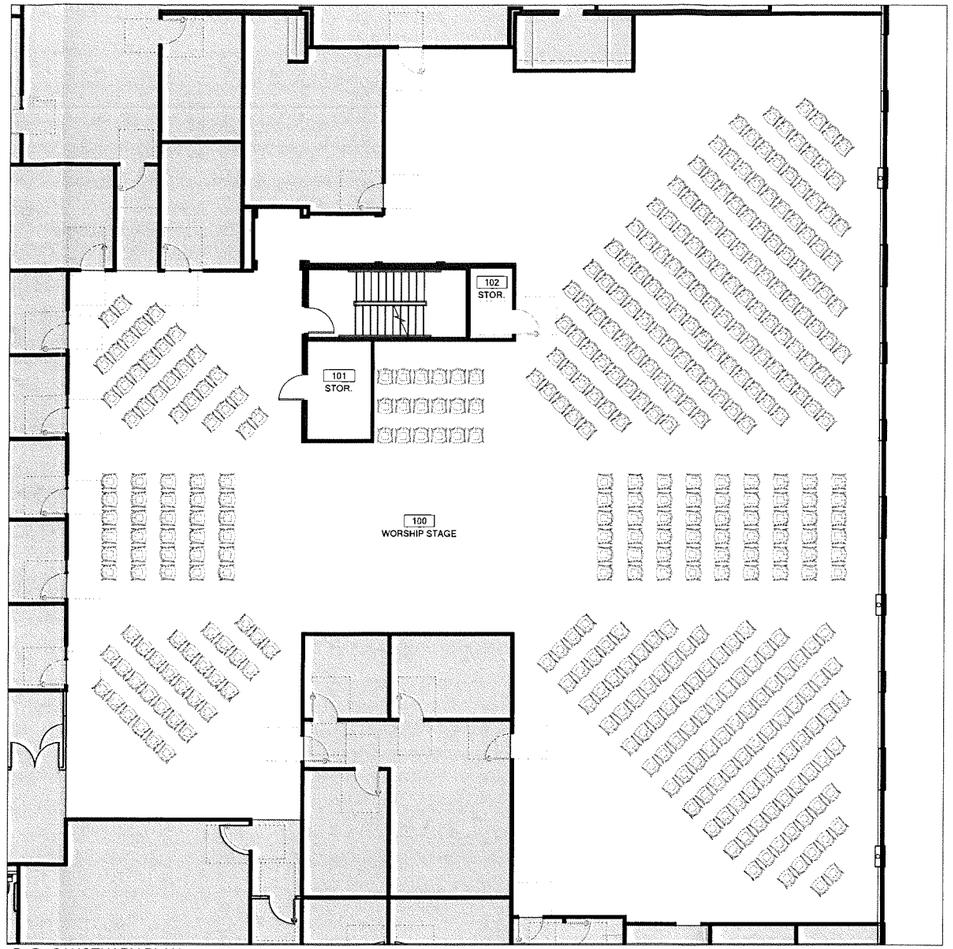
STATE OF TEXAS
DANNY LIU
91884
LICENSED
PROFESSIONAL ENGINEER
2/24/2022

ARS ENGINEERS, INC.

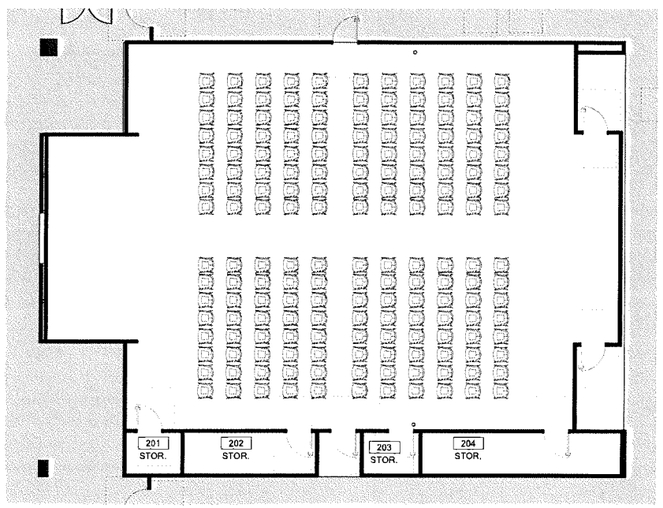
3400 WILLIAM D. TATE LOT 1, BLOCK 1, GRAPEVINE III ADDITION				SITE PLAN	C1.0
DRAWN: CJB	DATE: 02/24/2022	APPROVED: DL	SCALE: 1"=40'	PROJECT NO.	



08 KEY PLAN
1" = 30'-0"



02 SANCTUARY PLAN
1/8" = 1'-0"



04 SANCTUARY PLAN
1/8" = 1'-0"

CASE NAME: WORLD HEALING CENTER CHURCH
CASE NUMBER: SU22-01
LOCATION: 3400 WILLIAM D. TATE AVE.

MAYOR _____ SECRETARY _____

CHAIRMAN _____

DATE _____

SHEET 2 OF 7

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

DEPARTMENT OF PLANNING SERVICES

- Case Name: World Healing Center Church
- Case Number: SU22-01
- Sheet 2 of 7
- Correct Department of Development Services to "Department of Planning Services"

SANCTUARY LAYOUT

for

World Healing Center Church
Lot 1, Block 1, Grapevine III Addition
Ab. No. 1466
City of Grapevine, Tarrant County, Texas
6.93 acres
Zone: "CC" Community Commercial District
Date of Preparation: January 19, 2022

DLRGROUP
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WORLD HEALING CHURCH

BENNY HINN MINISTRIES

3400 WILLIAM D TATE AVE
GRAPEVINE, TX 76051

SUITE 3000 △1

21,949 USF

ISSUE LOG:

No.	Date	Revision Name	Initials
1	02.25.2022	CITY COMMENTS	CRB
2	03.07.2022	CITY COMMENTS	CRB

EB/ CRB DRAWN

REGISTERED ARCHITECT STEPHEN J. ROY 28233 STATE OF TEXAS
03/07/2022

SR/SL CHECKED

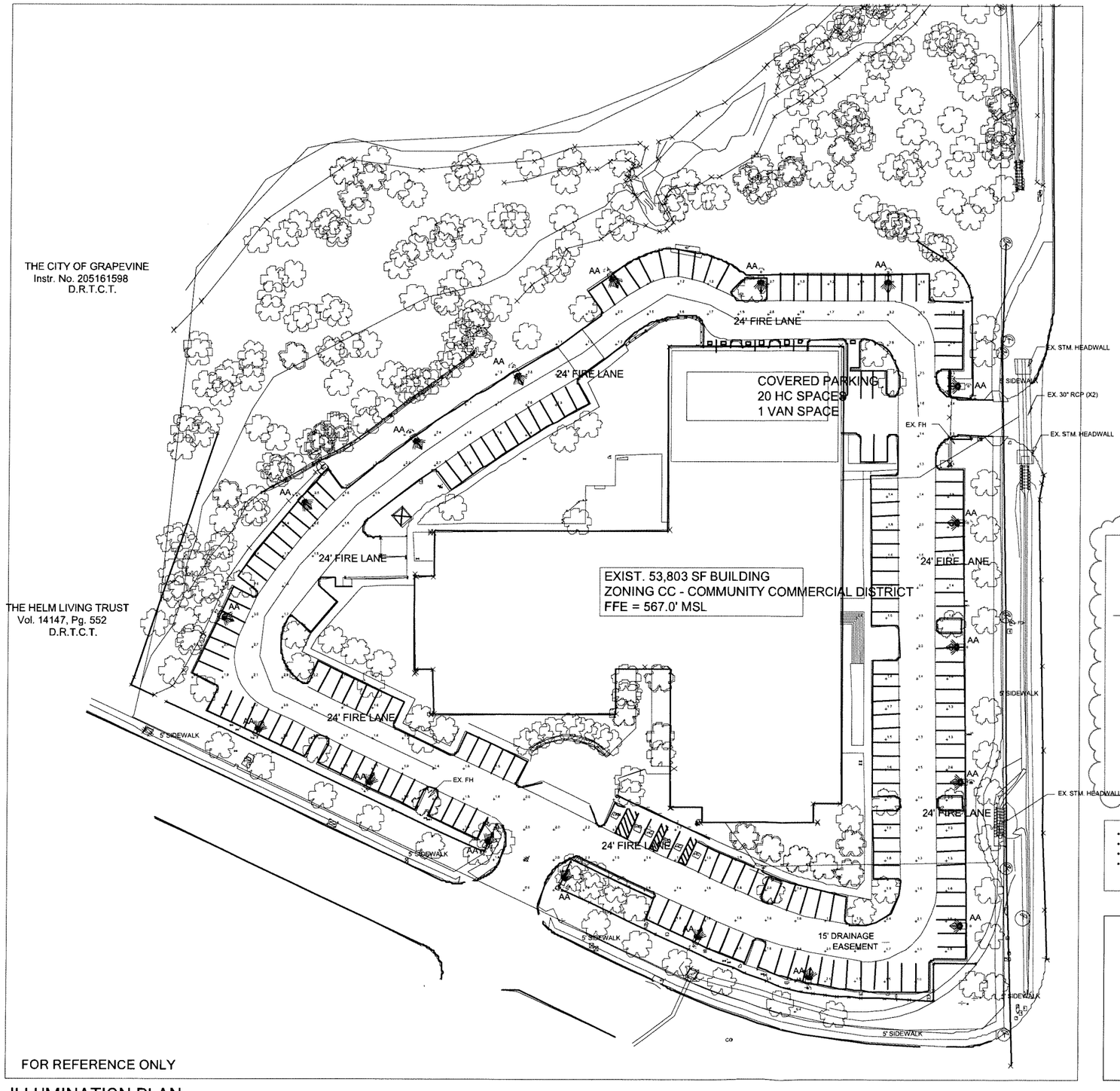
SANCTUARY LAYOUT

PROJECT NO.: 39-22413-01
ISSUE DATE: 02.04.2022

A1.1

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FOR REFERENCE ONLY

ILLUMINATION PLAN

CASE NAME: WORLD HEALING CENTER CHURCH
CASE NUMBER: SU22-01
LOCATION: 3400 WILLIAM D. TATE AVE.

MAYOR _____ SECRETARY _____

CHAIRMAN _____

DATE _____

SHEET 3 OF 7

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

DEPARTMENT OF PLANNING SERVICES

- Case Name: World Healing Center Church
- Case Number: SU22-01
- Sheet 3 of 7
- Correct Department of Development Services to "Department of Planning Services"

ILLUMINIATION PLAN

for

World Healing Center Church

Lot 1, Block 1, Grapevine III Addition

Ab. No. 1466

City of Grapevine, Tarrant County, Texas

6.93 acres

Zone: "CC" Community Commercial District

Date of Preparation: January 19, 2022

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WORLD HEALING CHURCH

BENNY HINN MINISTRIES

3400 WILLIAM D TATE AVE
GRAPEVINE, TX 76051

SUITE 3000 ⚠

21,949 USF

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2	03.07.2022	CITY COMMENTS	CRB

EB/ CRB DRAWN



SR/SL CHECKED

ILLUMINATION PLAN

PROJECT NO.: 39-22413-01
ISSUE DATE: 02.04.2022

A1.2

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3/7/2022 3:52:03 PM
Model Manager: ??UserName??

SCHEDULE

Symbol Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss	Wattage	Plot
AA		18	KIM LIGHTING	AR4/400PMH-ED28/HS	ARCHETYPE FULL CUTOFF LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH HIGH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS AND HOUSESIDE SHIELD	1	40000	0.82	400	Max: 19964cd

STATISTICS

Description	Symbol	Avg	MAX	MIN	MAX/MIN	AVG/MIN
Calc Zone #1		1.8 fc	3.3 fc	0.4 fc	8.3:1	4.5:1

Luminaire Locations

No.	Ref.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
4	1	AA	2397961.00	7014275.00	27.50	27.50	116.00	0.00	2397963.00	7014275.00	0.00
8	2	AA	2398220.00	7014501.00	27.50	27.50	149.49	0.00	2398221.00	7014500.00	0.00
16	3	AA	2398354.00	7014028.00	27.50	27.50	9.46	0.00	2398354.00	7014030.00	0.00
18	4	AA	2398462.00	7014164.00	27.50	27.50	270.00	0.00	2398460.00	7014164.00	0.00
19	5	AA	2398459.00	7014335.00	27.50	27.50	270.00	0.00	2398457.00	7014335.00	0.00
20	6	AA	2398459.00	7014425.00	27.50	27.50	270.00	0.00	2398457.00	7014425.00	0.00
21	7	AA	2398406.00	7014500.00	27.50	27.50	180.00	0.00	2398406.00	7014499.00	0.00
22	8	AA	2398321.00	7014500.00	27.50	27.50	180.00	0.00	2398321.00	7014499.00	0.00
23	9	AA	2398157.00	7014437.00	27.50	27.50	150.07	0.00	2398158.00	7014436.00	0.00
24	10	AA	2398090.00	7014394.00	27.50	27.50	146.49	0.00	2398091.00	7014393.00	0.00
25	11	AA	2398015.00	7014352.00	27.50	27.50	131.91	0.00	2398016.00	7014351.00	0.00
27	12	AA	2398061.00	7014157.00	27.50	27.50	26.57	0.00	2398062.00	7014159.00	0.00
29	13	AA	2398278.00	7014055.00	27.50	27.50	25.11	0.00	2398279.00	7014057.00	0.00
30	14	AA	2398462.00	7014069.00	27.50	27.50	270.00	0.00	2398460.00	7014069.00	0.00
32	15	AA	2397987.00	7014192.00	27.50	27.50	28.18	0.00	2397988.00	7014194.00	0.00
33	16	AA	2398190.00	7014094.00	27.50	27.50	27.76	0.00	2398191.00	7014096.00	0.00
34	17	AA	2398139.00	7014118.00	27.50	27.50	29.05	0.00	2398140.00	7014120.00	0.00
35	18	AA	2398459.00	7014253.00	27.50	27.50	270.00	0.00	2398457.00	7014253.00	0.00

ILLUMINATION SCHEDULES

CASE NAME: WORLD HEALING CENTER CHURCH
CASE NUMBER: SU22-01
LOCATION: 3400 WILLIAM D. TATE AVE.

MAYOR _____ SECRETARY _____

CHAIRMAN _____

DATE _____

SHEET 4 OF 7

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

DEPARTMENT OF PLANNING SERVICES

2

- Case Name: World Healing Center Church
- Case Number: SU22-01
- Sheet 4 of 7
- Correct Department of Development Services to "Department of Planning Services"

ILLUMIN. PLAN SCHED.

for

World Healing Center Church
Lot 1, Block 1, Grapevine III Addition
Ab. No. 1466
City of Grapevine, Tarrant County, Texas
6.93 acres
Zone: "CC" Community Commercial District
Date of Preparation: January 19, 2022

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WORLD HEALING CHURCH

BENNY HINN MINISTRIES

3400 WILLIAM D TATE AVE
GRAPEVINE, TX 76051

SUITE 3000

21,949 USF

ISSUE LOG:

No.	Date	Revision Name	Initials
1	02.25.2022	CITY COMMENTS	CRB
2	03.07.2022	CITY COMMENTS	CRB

EB/ CRB DRAWN

REGISTERED ARCHITECT STEPHEN J. HOLT 23034 STATE OF TEXAS 03/07/2022

SR/SL CHECKED

1

ILLUMINATION PLAN SCHEDULES

PROJECT NO.: 39-22413-01

ISSUE DATE: 02.24.2022

A1.3

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CASE NAME: WORLD HEALING CENTER CHURCH
CASE NUMBER: SU22-01
LOCATION: 3400 WILLIAM D. TATE AVE.

MAYOR _____ SECRETARY _____

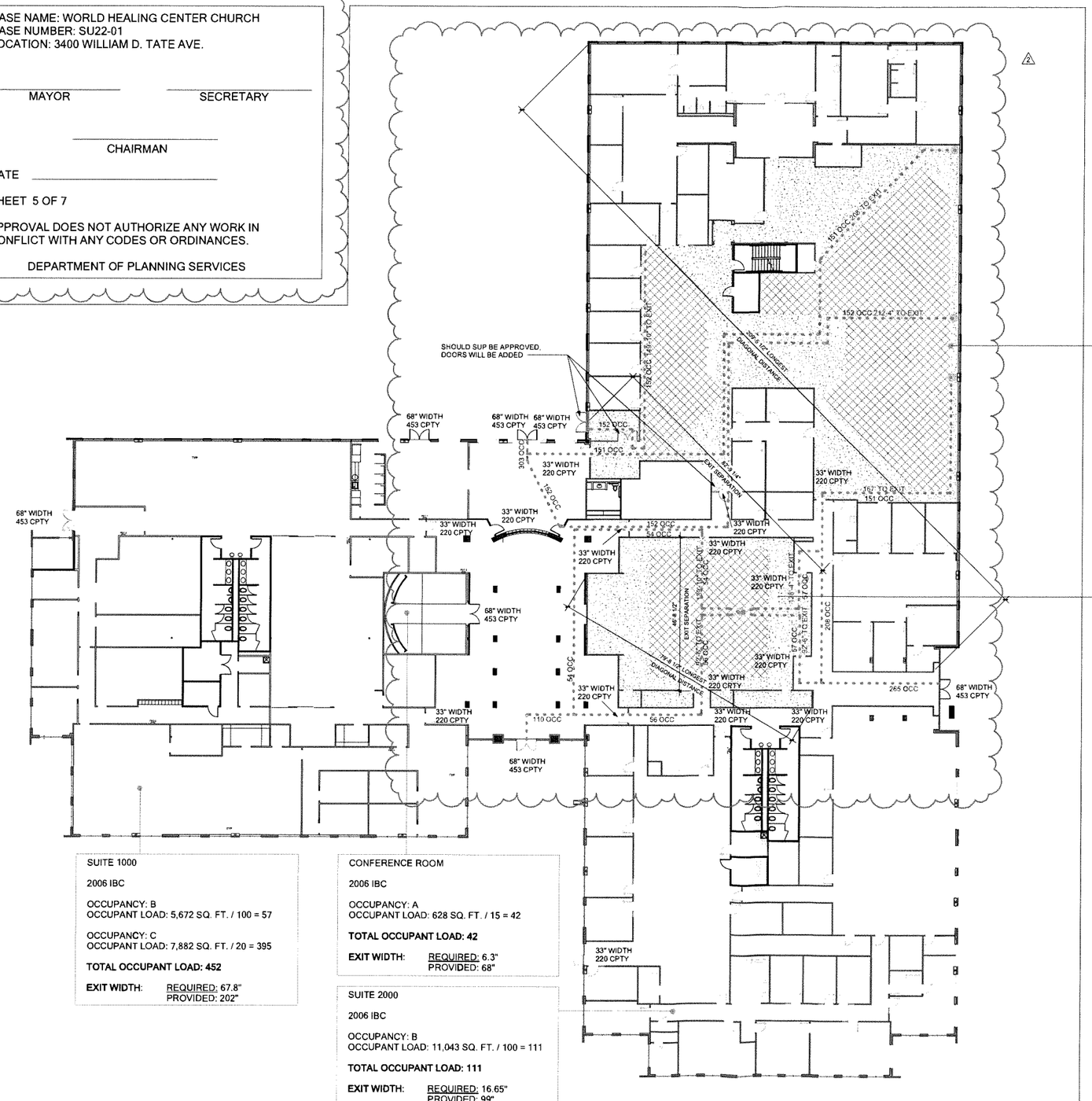
CHAIRMAN _____

DATE _____

SHEET 5 OF 7

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

DEPARTMENT OF PLANNING SERVICES



SUITE 1000

2006 IBC

OCCUPANCY: B
OCCUPANT LOAD: 5,672 SQ. FT. / 100 = 57

OCCUPANCY: C
OCCUPANT LOAD: 7,882 SQ. FT. / 20 = 395

TOTAL OCCUPANT LOAD: 452

EXIT WIDTH: REQUIRED: 67.8"
PROVIDED: 202"

CONFERENCE ROOM

2006 IBC

OCCUPANCY: A
OCCUPANT LOAD: 628 SQ. FT. / 15 = 42

TOTAL OCCUPANT LOAD: 42

EXIT WIDTH: REQUIRED: 6.3"
PROVIDED: 68"

SUITE 2000

2006 IBC

OCCUPANCY: B
OCCUPANT LOAD: 11,043 SQ. FT. / 100 = 111

TOTAL OCCUPANT LOAD: 111

EXIT WIDTH: REQUIRED: 16.65"
PROVIDED: 99"

04 LIFE SAFETY PLAN
1/16" = 1'-0"

OCCUPANCY	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVATORIES MALE	LAVATORIES FEMALE
A-3 (CONFERENCE)	.168	.323	.105	.105
A-3 (WORSHIP)	2.707	5.413	2.03	2.03
B	4.58	4.58	3.24	3.24
E	3.95	3.95	3.95	3.95
TOTAL	11.405 (12)	14.266 (15)	9.325 (10)	9.325 (10)
PROVIDED	11	14	7	8

NOTE: ADDITIONAL FIXTURES TO BE PROVIDED UPON SUP APPROVAL UNDER SEPARATE PERMIT.

PLUMBING FIXTURE COUNT

SUITE 1000 = 452 OL
SUITE 2000 = 111 OL
CONFRENCE ROOM = 42 OL
SANCTUARY 04/A1.1 = 778 OL
SANCTUARY 02/A1.1 = 224

TOTAL OCCUPANT LOAD: 1,605

EXIT WIDTH: REQUIRED: 240"
PROVIDED: 406"

TOTAL OCCUPANCY LOAD

04/ A1.1 -SANCTUARY CALCULATIONS

2006 IBC

OCCUPANCY: A-3 (ASSEMBLY WITH OUT FIXED SEATING)
OCCUPANT LOAD: 4,241 NET SQ. FT. / 7 = 606

OCCUPANCY: B
OCCUPANT LOAD: 3,707 SQ. FT. / 100 = 38

OCCUPANCY: B (EXISTING TO REMAIN)
OCCUPANT LOAD: 13,312 SQ. FT. / 100 = 134

TOTAL OCCUPANT LOAD: 778

SEATS PROVIDED: 423

EXIT WIDTH: REQUIRED: 116.7"
PROVIDED: 167"

OCCUPANCY CALCULATIONS

02/ A1.1 -SANCTUARY CALCULATIONS

2006 IBC

OCCUPANCY: A-3 (ASSEMBLY WITH OUT FIXED SEATING)
OCCUPANT LOAD: 1,436 NET SQ. FT. / 7 = 206

OCCUPANCY: B
OCCUPANT LOAD: 1,721 SQ. FT. / 100 = 18

TOTAL OCCUPANT LOAD: 224

SEATS PROVIDED: 176

EXIT WIDTH: REQUIRED: 33.6"
PROVIDED: 132"

OCCUPANCY CALCULATIONS

ASSEMBLY OCCUPANCY
EXISTING TO REMAIN
BUSINESS OCCUPANCY

*NOTE: PANIC HARDWARE WILL BE ADDED UPON APPROVAL OF THE SUP

OCCUPANCY LEGEND

- Case Name: World Healing Center Church
- Case Number: SU22-01
- Sheet 5 of 7
- Correct Department of Development Services to "Department of Planning Services"

LIFE SAFETY PLAN

for

World Healing Center Church
Lot 1, Block 1, Grapevine III Addition
Ab. No. 1466
City of Grapevine, Tarrant County, Texas
6.93 acres
Zone: "CC" Community Commercial District
Date of Preparation: January 19, 2022

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WORLD HEALING CHURCH

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SUITE 3000 ⚠1

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EB/ CRB DRAWN

REGISTERED ARCHITECT STEPHEN J. RUSSELL 23234 STATE OF TEXAS
03/07/2022

SR/SL CHECKED

LIFE SAFETY PLAN

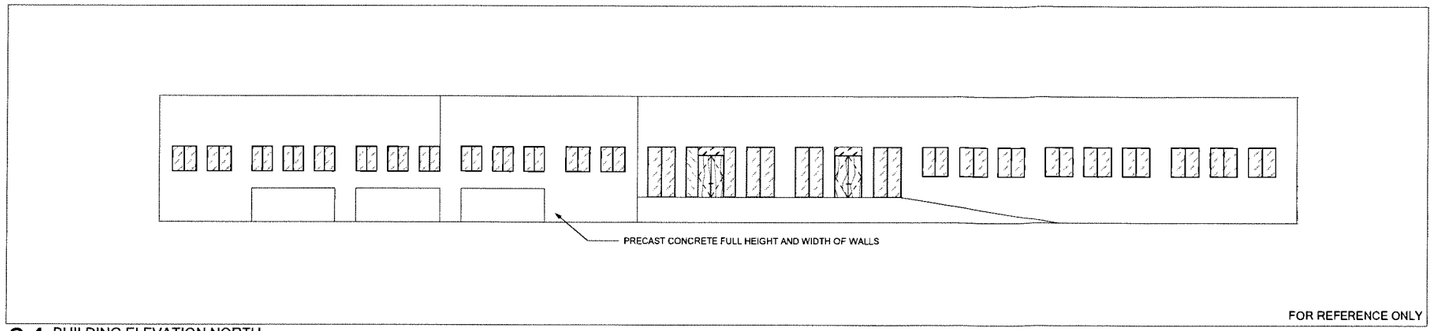
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PROJECT NO.: 39-22413-01
ISSUE DATE: 02.24.2022

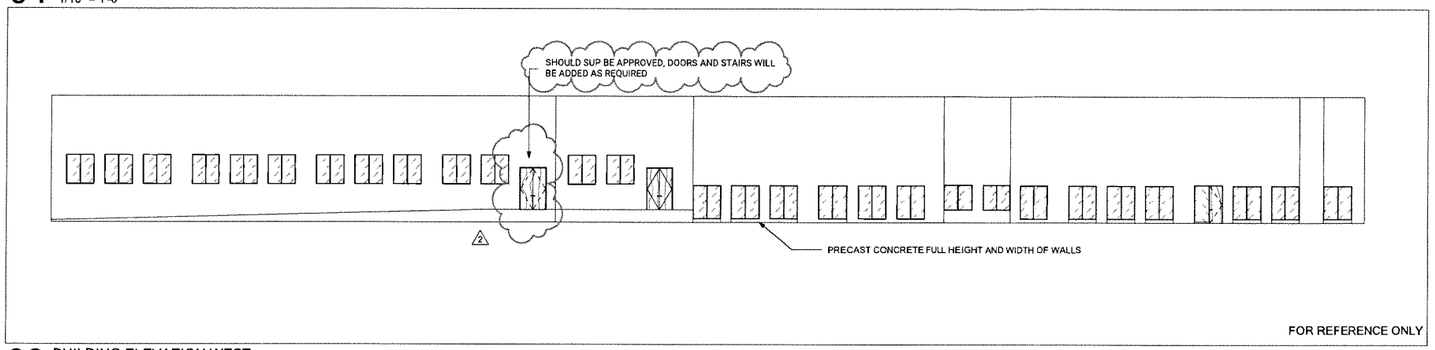
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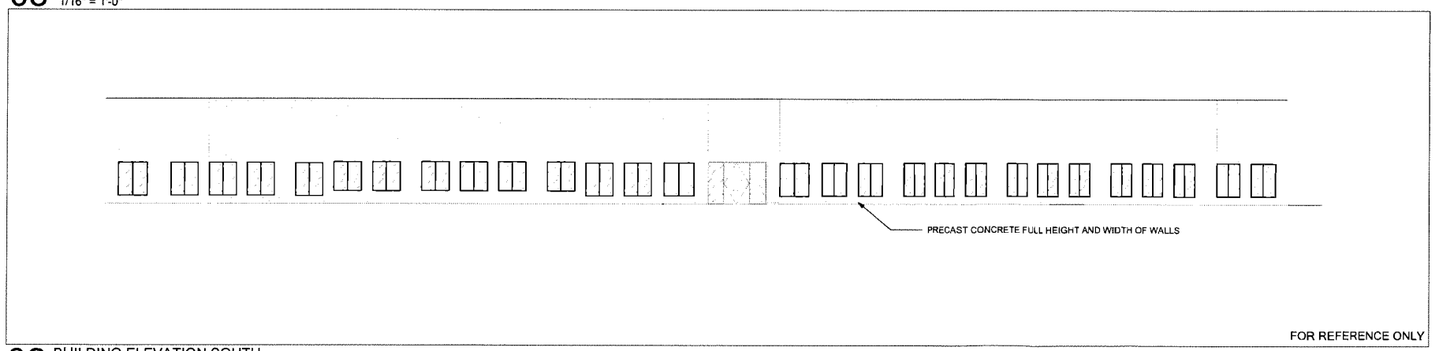
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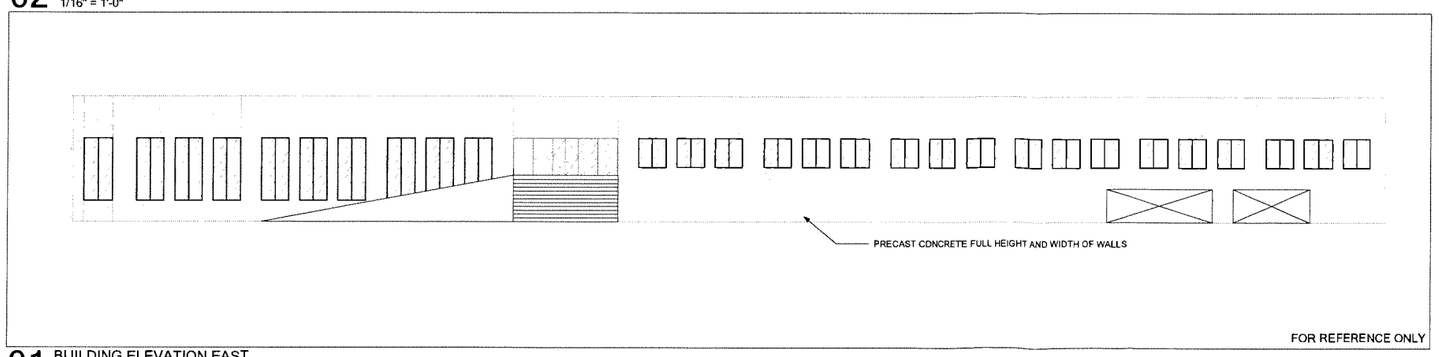
04 BUILDING ELEVATION NORTH
1/16" = 1'-0"



03 BUILDING ELEVATION WEST
1/16" = 1'-0"



02 BUILDING ELEVATION SOUTH
1/16" = 1'-0"



01 BUILDING ELEVATION EAST
1/16" = 1'-0"

ELEVATION EAST

GROSS AREA= 9,421 SQ. FT.
PRECAST CONCRETE= 7,079 SQ. FT.

75% PRECAST CONCRETE

ELEVATION SOUTH

GROSS AREA= 7,057 SQ. FT.
PRECAST CONCRETE= 5,599 SQ. FT.

79% PRECAST CONCRETE

ELEVATION WEST

GROSS AREA= 9,425 SQ. FT.
PRECAST CONCRETE= 7,775 SQ. FT.

85% PRECAST CONCRETE

ELEVATION NORTH

GROSS AREA= 8,166 SQ. FT.
PRECAST CONCRETE= 6,308 SQ. FT.

77% PRECAST CONCRETE

BUILDING MATERIALS CALC.

CASE NAME: WORLD HEALING CENTER CHURCH
CASE NUMBER: SU22-01
LOCATION: 3400 WILLIAM D. TATE AVE.

MAYOR _____ SECRETARY _____

CHAIRMAN _____

DATE _____

SHEET 6 OF 7

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

DEPARTMENT OF PLANNING SERVICES

- Case Name: World Healing Center Church
- Case Number: SU22-01
- Sheet 6 of 7
- Correct Department of Development Services to "Department of Planning Services"

BUILDING ELEVATIONS

for

World Healing Center Church
Lot 1, Block 1, Grapevine III Addition
Ab. No. 1466
City of Grapevine, Tarrant County, Texas
6.93 acres
Zone: "CC" Community Commercial District
Date of Preparation: January 19, 2022

DLR GROUP
© DLR Group
2525 McKinnon Suite 800 Dallas, TX 75201 T:214.747.2511 F:214.855.5316 www.dlrgroup.com

WORLD HEALING CHURCH

BENNY HINN MINISTRIES

3400 WILLIAM D TATE AVE
GRAPEVINE, TX 76051

SUITE 3000

21,949 USF

ISSUE LOG:

No.	Date	Revision Name	Initials
1	02.25.2022	CITY COMMENTS	CRB
2	03.07.2022	CITY COMMENTS	CRB

EB/ CRB DRAWN

SR/SL CHECKED

REGISTERED ARCHITECT STEPHEN J. RODGERS 28235 STATE OF TEXAS
05/07/2022

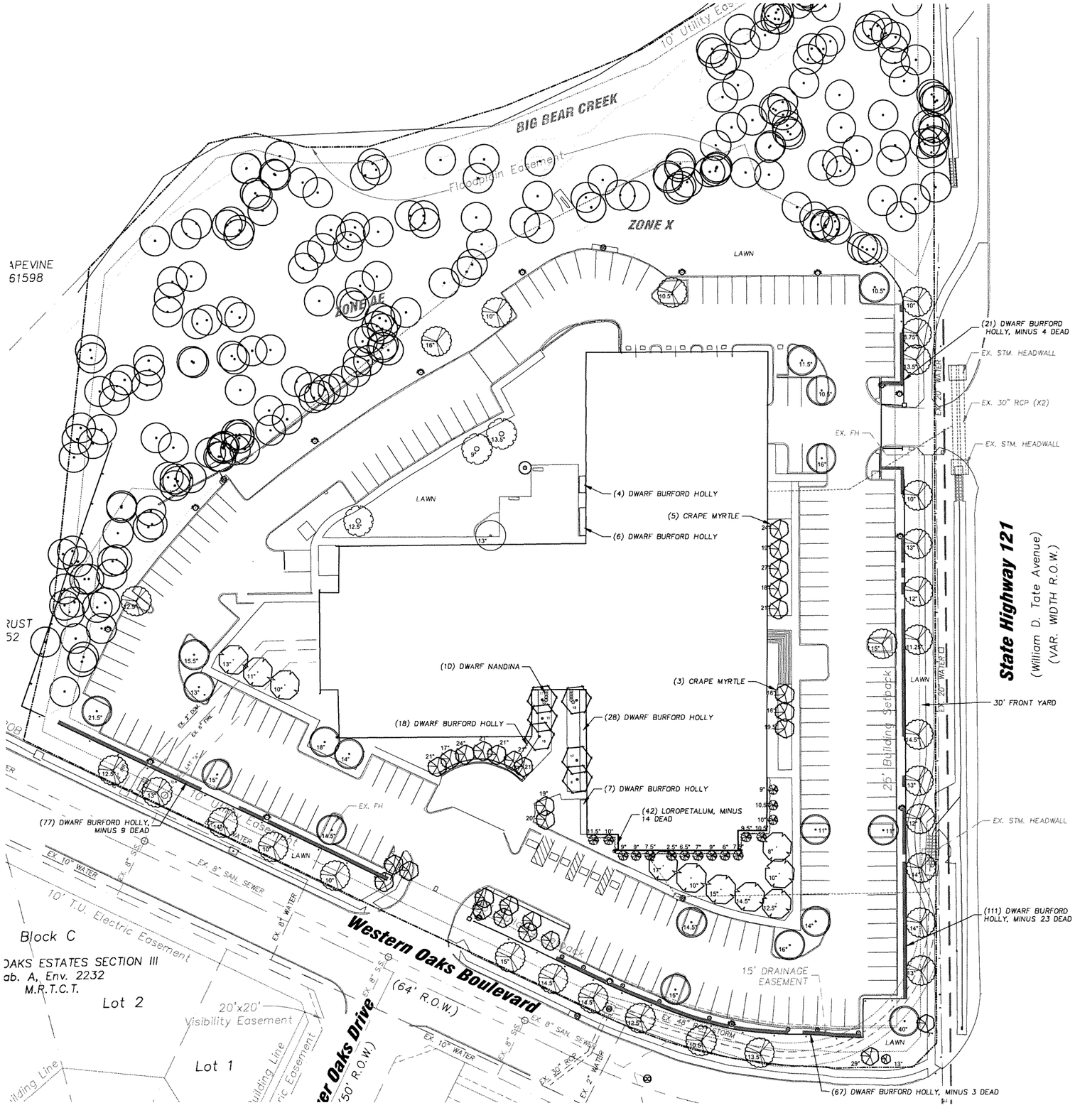
BUILDING ELEVATIONS

PROJECT NO.: 39-22413-01
ISSUE DATE: 02.04.2022

A2.1

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Central File Path: ??Central File Path??
File: \\dlrgroup\data\Projects\DALLTD\413 - 3400 William D Tate (825)\Projects\39-22413-01 Special Use Permit*BIM\Revit\Model\Benny Hinn Ministries_City Comments 2_v20.rvt
3/7/2022 3:56:44 PM
Model Manager: ??UserName??



LANDSCAPE REQUIREMENTS TABLE

ZONING - CC		
SITE DATA		
PROJECT SITE AREA (SF)		301,981 SF (6.93 AC)
PARKING SURFACE AREA (SF)		48%, 77,306 (1.77 AC)
BUILDING ENVELOPE AREA (SF)		18% 53,625 SF
SITE OPEN SPACE (SF) (PERIMETER + INTERIOR)		123,122 SF (2.83 AC)
PERIMETER LANDSCAPE AREA (LF) - STATE HWY 121/WESTERN OAKS BLVD		1,094 LF
PERIMETER LANDSCAPE (SF) - (15' FT DEPTH) - STATE HWY 121/WESTERN OAKS BLVD		39,930 SF
INTERIOR LANDSCAPE AREA (SF) - (10% OF GROSS PARKING 82,576 SQ FT)		8,258 SF
NON - VEHICULAR SPACE LANDSCAPE AREA (SF) - (MIN. 15% OF TOTAL SITE AREA)		123,122 SF
INTERIOR LANDSCAPE	REQUIRED	PROVIDED
AREA (SF) TO EQUAL AT LEAST 10% OF TOTAL PARKING SURFACE AREA	7,731 SF	8,258 SF
SHADE TREES TO EQUAL 1 PER 400 SF OF MIN. INTERIOR LANDSCAPE	21	35
PERIMETER LANDSCAPE	REQUIRED	PROVIDED
SHADE TREES TO EQUAL 1 PER 50 LF OF PERIMETER LANDSCAPE AREA (1,094 LF)	22	25
NON-VEHICULAR OPEN SPACE	REQUIRED	PROVIDED
AREA (SF) TO EQUAL AT LEAST 15% OF TOTAL LANDSCAPE (48,188 SF X 15%)	7,228 SF	48,188 SF
MIN. % OF SITE DEVOTED TO NON - VECHICULAR OPEN SPACE	120,792 SF (40%)	123,122 SF (41%)
SHADE TREES TO EQUAL 1 PER 2,500 SF (IF LESS THAN 35% OF NON-VEHIC.)	40 SHADE TREES	67 SHADE TREES

EXISTING PLANT MATERIAL SCHEDULE

	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	COMMENTS
		CANOPY TREES		
18		LIVE OAK Quercus Virginiana	AS SHOWN	N/A
29		CEDAR ELM Ulmus Crassifolia	AS SHOWN	N/A
10		CHINESE PISTACHE Pistacia chinensis	AS SHOWN	N/A
6		RIVER BIRCH Betula Nigra	AS SHOWN	N/A
3		RED OAK Quercus rubrum	AS SHOWN	N/A
1		CHINA BERRY Melia azedarach	AS SHOWN	N/A
		ORNAMENTAL TREES		
27		CRAPE MYRTLE Lagerstroemia Indica	AS SHOWN	CALIPER MEASUREMENTS ARE SUM OF MULTIPLE TRUNKS
16		YAUPON HOLLY Ilex vomitoria	AS SHOWN	CALIPER MEASUREMENTS ARE SUM OF MULTIPLE TRUNKS
		SHRUBS		
10		NANDINA 'HARBOR DWARF' Nandina domestica 'Harbor Dwarf'	AS SHOWN	
276		DWARF BURFORD HOLLY PERIMETER HEDGE Ilex cornuta	36" O.C.	36" HT
63		DWARF BURFORD HOLLY FOUNDATION HEDGE Ilex cornuta	36" O.C.	36" HT
42		Loropetalum sp. Loropetalum chinese	36" O.C.	3' HT

CASE NAME: WORLD HEALING CENTER CHURCH
CASE NUMBER: SU 22-01
LOCATION: 3400 WILLIAM D. TATE AVE.

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE

SHEET 7 OF 7

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

DEPARTMENT OF PLANNING SERVICES

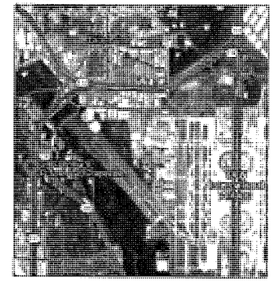
Landscape Plan
for
World Healing Center Church
Lot 1, Block 1, GRAPEVINE III ADDITION
Cab. A, Env. 6228 M.R.T.C.T.
City of Grapevine, Tarrant County, Texas
6.93 acres or 301,981 sq. ft.
Zone: "CC" Community Commercial District,
Date of Preparation: January 17, 2022 (Revised 25 February 2022)

SPECIAL USE PERMIT REQUEST TO AMEND THE PREVIOUSLY APROVED SITE PLAN FOR A PLANNED COMMERCIAL CENTER TO ALLOW A 599-SEAT CHURCH IN A "CC" COMMUNITY COMMERCIAL DISTRICT.

NORTH SCALE: 1" = 30'-0" (0, 15, 30, 60)

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

KEY MAP



Project Name

3400 Willam D. Tate

Grapevine, Texas
Project No: 21263

Issue Title

Existing Landscape Plan
Issue Date: 02.25.2022

Seal



02.25.2022

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Issue / Addenda / Revisions

	Date	Description
	02.25.2022	City Comments

Drawing Title

Existing Landscape

Drawn: J.S. Date: 01.17.2022
Checked: K.B. Date: 01.17.2022

Sheet No.

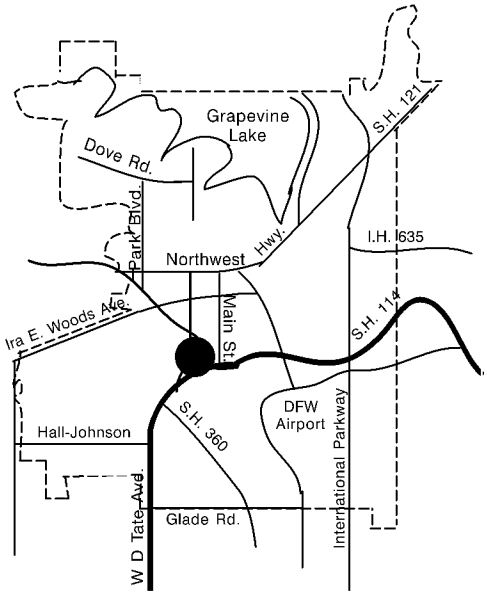
L1.01

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES

MEETING DATE: MARCH 15, 2022

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU22-11, SON OF A BUTCHER



APPLICANT: Claymoore Engineering

PROPERTY LOCATION AND SIZE:

The subject property is located at 440 West State Highway 114 and proposed to be platted as Lot 2, Block 1R, Payton Wright Addition. The addition contains approximately 7.0 acres and has approximately 945 feet of frontage along west State Highway 114.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow within a planned commercial center, a restaurant with the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), drive-through service, outdoor dining, outdoor speakers, and one, 40-foot pylon sign.

This is the third restaurant requested in conjunction with the establishment of the planned commercial center including the Rock and Brews (CU21-12) and Velvet Taco (CU21-13) on the seven-acre site that was the former home of the Payton-Wright Ford automotive dealership.

With this request, the applicant intends to develop a single-story Son of A Butcher restaurant that's 2,389 square feet in size, along with a 1,393 square foot patio area on a

0.87 acre (38,042 square feet) pad site with drive-through service in the middle of the planned commercial center. A total of 107 seats will be available to patrons of the restaurant with 39 seats being located indoors and 68 seats in an outdoor patio area along the southern elevation adjacent to the State Highway 114 service road. Required parking for the restaurant is 53 spaces and the applicant has provided 53 spaces. Eight outdoor speakers are proposed in the outdoor patio area. Relative to signage, the applicant proposes one, 40-foot pole sign, and 241 square feet in size. Access to the site will be provided by two new driveways on the West State Highway 114 service road and a cross access adjacent to the west property line.

PRESENT ZONING AND USE:

The property is currently zoned "HC" Highway Commercial District and was previously developed as the Payton-Wright Ford automotive dealership. It was most recently utilized by Northgate Constructors as their offices during the State Highway 114/121 realignment and widening project.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned from "C-2" Community Business District to "HC" Highway Commercial District in the 1984 Citywide Rezoning.

- The Board of Zoning Adjustment approved BZA92-27 to allow variances to the minimum open space requirements, maximum impervious area, front yard setback requirement, landscaping requirements, and nonconforming uses.
- Variance request BZA94-12 was approved allowing variances to the required minimum open space requirement, maximum impervious area, front yard setback requirement, and allowing a special exception to allow an existing nonconforming use to expand.
- Variance request BZA96-08 was approved allowing the remodeling or enlargement of a nonconforming use.
- On July 18, 1995 City Council approved conditional use request CU95-16 (Ord. 95-55) to allow automotive sales and service of new and used cars and trucks on the western side of this property.
- On April 16, 1996 City Council approved conditional use request CU96-06 (Ord. 98-24) allowing automotive sales and service to new and used cars and trucks.
- On May 5, 1998 City Council approved special use request SU98-03 (Ord. 98-52) to allow for cellular equipment.
- On May 5, 1998 City Council approved conditional use request CU98-16 (Ord. 98-51) for the relocation of an 88-foot flag pole.
- Zone change request Z01-17 to rezone the property from "HC" Highway Commercial District to "CC" Community Commercial District and a conditional use request CU01-67 to allow for temporary used car sales for Nissan automobile new and used car dealership were withdrawn by the applicant.
- On May 18, 2004 City Council approved conditional use request CU04-17 (Ord. 04-35) for a 30-foot pole sign.

- On October 17, 2006 City Council approved conditional use request CU06-40 (Ord. 06-75) for the expansion of the dealership, plus a pre-owned vehicle sales building.
- On January 16, 2007 City Council approved conditional use request CU06-64 (Ord. 07-03) which eliminated the previously approved pre-owned sales building.
- On October 15, 2013 the City Council denied a conditional use request CU13-23 for a new automotive dealership.
- On July 20, 2021; City Council approved conditional use request, CU21-12 (Ord. No. 21-33) for establishment of a planned commercial center and to allow the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed-beverages), outdoor dining, outdoor speakers and a 40-foot pole sign in conjunction with a restaurant.
- On July 20, 2021; City Council approved conditional use request, CU21-13 (Ord. No. 21-34) for establishment of a planned commercial center and to allow the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed-beverages), outdoor dining, outdoor speakers and a 40-foot pole sign in conjunction with a restaurant.
- The property to the west was rezoned from "I-1" Light Industrial District and "R-1" Single Family District to "HC" Highway Commercial District in the 1984 Citywide Rezoning. The property has developed as the Haley Addition Planned Commercial Center.
- On March 16, 2010 City Council approved conditional use request CU10-03 (Ord. 10-10) west of the subject site, for a new Pappadeaux's Seafood Kitchen.
- The property to the east was rezoned from "C-1" Community Business to "PO" Professional Office District in the 1984 Citywide Rezoning.
- On November 21, 1995 City Council approved zone change request Z95-16 (Ord. 95-89) to the property to "HC" Highway Commercial District from "PO" Professional Office District.
- The property to the north was rezoned from "R-1" Single Family District to "R-7.5" Single Family District in the 1984 Citywide Rezoning. It is currently developed as the Bellaire Addition.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"R-7.5" Single Family Residential—Bellaire Addition
SOUTH:	"CC" Community Commercial District—Flips Patio Grill, Crush It Sports, Olive Garden, Boomer Jack's
EAST:	"HC" Highway Commercial District—Wells Fargo Bank
WEST:	"HC" Highway Commercial—Hayley Addition, Pappadeaux restaurant

AIRPORT IMPACT:

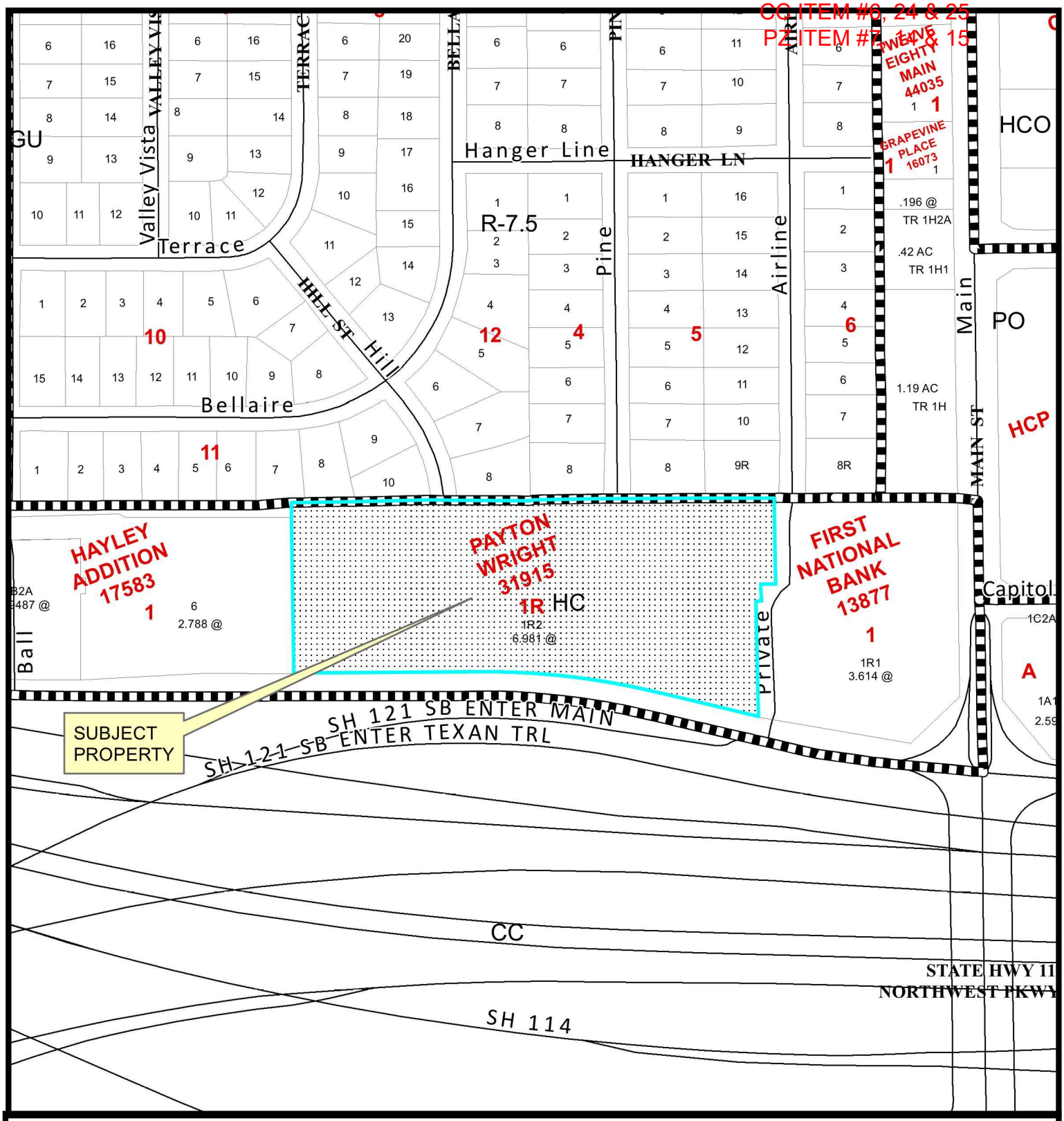
The subject tract is located within "Zone A" zone of minimal effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. Few activities will be affected by aircraft sounds in Zone A, except for sound sensitive activities such as auditoriums, churches, schools,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

THOROUGHFARE PLAN APPLICATION:

West State Highway 114 is not a designated thoroughfare as shown on the City of Grapevine's Thoroughfare Plan.



0 125 250 375 500 Feet

CU22-11
Son of a Butcher

Date Prepared: 3/2/2022

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.

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact

Clay Cristy

Street address of applicant / agent:

1903 Central Drive, Suite 406

City / State / Zip Code of applicant / agent:

Bedford, TX, 76021

Telephone number of applicant / agent:	*Fax number of applicant/agent*
817-281-0572	
Email address of applicant/agent [redacted]	*Mobile phone number of applicant/agent*

PART 2. PROPERTY INFORMATION

Street address of subject property

440 TX-114

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

Lot 1R2 *Block* 1R *Addition* Peyton-Wright

Size of subject property

7.00 *Acres* 305,076 *Square footage*

Present zoning classification:	*Proposed use of the property:*
CC	Planned Commerical Center

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:

Tradecor Pebblecreek Lot 5 LLC

Street address of property owner:

4455 E Camelback Rd, Suite E-180

City / State / Zip Code of property owner:

Phoenix, AZ 85018

Telephone number of property owner:	*Fax number of property owner:*
214-415-2378	

- ❑ *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

Clay Cristy, PE _____ _____

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

The State of _____

County Of _____

Before Me _____ *on this day personally appeared* _____
(notary) *(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 _____ *day of* _____, *A.D.* _____.

_____
Notary In And For State Of Texas

Brett Anz _____

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

The State Of Texas

County Of Tarrant

Before Me Colleen McDermott *on this day personally appeared* Brett Anz
(notary) *(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 3rd *day of* January, *A.D.* 2022.

COLLEEN McDERMOTT
NOTARY PUBLIC - STATE OF TEXAS
ID# 12957899-1
COMM. EXP. 04-11-2023

Colleen McDermott
Notary In And For State Of Texas

CITY OF GRAPEVINE
SITE PLAN APPLICATION
Form "B"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact

Clay Cristy, PE

Street address of applicant / agent:

1903 Central Drive, Suite 406

City / State / Zip Code of applicant / agent:

Bedford, TX 76021

Telephone number of applicant / agent:	*Fax number of applicant / agent:*
817-281-0572	
Email address of applicant/agent [redacted]	*Mobile phone number of applicant/agent*

Applicant's interest in subject property:

Engineer

PART 2. PROPERTY INFORMATION

Street address of subject property

440 TX-114

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

Lot 1R2 *Block* 1R *Addition* Peyton-Wright

Size of subject property

7.00 *Acres* 305,076 *Square footage*

Present zoning classification:	*Proposed use of the property:*
CC	Planned Commercial Center

Give a general description of the proposed use or uses for the proposed development:

Zoning ordinance provision requiring a conditional use:

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Tradecor Pebblecreek Lot 5 LLC

Street address of property owner:

4455 E Camelback Rd., Suite E-180

City / State / Zip Code of property owner:

Phoenix, AZ 85018

Telephone number of property owner:	*Fax number of property owner:*
214-415-2378	

- ❑ *Attach a final plat, or replat, of the approved subdivision by city council showing property boundary lines, dimensions, easements, roadways, rail lines, and public rights-of way crossing and adjacent to the tract (1 blueline copy)*
- ❑ *If a master development plan is required, attach a statement showing the proposed use substantially conforms to the master development plan.*
- ❑ *Submit a site plan showing all information required by Section 47.E., Site Plan review requirements (see attached requirements).*
- ❑ *Provide all required information demonstrating compliance with all conditions imposed on any conditional use, site plan zoning, or conditional use zoning.*
- ❑ *All site plans must conform to the approved concept plan. Any changes to a site plan, approved with a conditional use or a conditional use, can only be approved by city council through the public hearing process.*

PART 4. SIGNATURE TO AUTHORIZE FILING OF A FINAL SITE PLAN

Clay Cristy, PE _____ _____

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

The State Of _____

County Of _____

Before Me _____ *on this day personally appeared* _____
(notary) *(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 _____ *day of* _____, *A.D.* _____.

_____
Notary In And For State Of Texas

Brett Anz _____ _____

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

The State Of Texas

County Of Tarrant

Before Me Colleen McDermott *on this day personally appeared* Brett Anz
(notary) *(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 3rd *day of* January, *A.D.* 2022

COLLEEN McDERMOTT
NOTARY PUBLIC - STATE OF TEXAS
ID# 12957899-1
COMM. EXP. 04-11-2023

Colleen McDermott
Notary In And For State Of Texas

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: _____

Signature of Owner _____

Date: Jan. 3, 2022

ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process. Applications will not be accepted without this requirement.

I hereby acknowledge that an illumination plan has been included as a part of this submittal.

Applicant Signature _____

Date: _____

Property Owner Signature _____

Date: 1/3/2022

PLATTING VERIFICATION

This verification statement must be signed prior
To the submittal of this conditional use application

✓ It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

_____ It has been determined that the property described below is **currently platted** or **does not require platting** or **replatting** at this time.

Address of subject property 440 TX-114

Legal description of subject property Peyton-Wright Addition Block 1R Lot 1R2

_____ _____
Public Works Department Date

This form must be signed by the public works department and submitted along with a completed application to the planning and zoning department

ORDINANCE NO. 2022-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU22-11 TO ALLOW WITHIN A PLANNED COMMERCIAL CENTER, A RESTAURANT WITH THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) OUTDOOR DINING, OUTDOOR SPEAKERS, AND ONE, 40-FOOT POLE SIGN IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT FOR LOT 2, BLOCK 1R, PEYTON WRIGHT ADDITION (440 WEST STATE HIGHWAY 114) 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 CU22-11 to allow within a planned commercial center, a restaurant with the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers, and one, 40-foot pole sign in a district zoned “CC” Community Commercial District within the following described property: Lot 2, Block 1R, Peyton Wright Addition (440 West State Highway 114) 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. That 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. That 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. That 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. 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 15th day of March 15, 2022.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C. G. Boyle
City Attorney

CC ITEM #6, 24 & 25
PZ ITEM #7, 14 & 15

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE MARCH 15, 2022

SUBJECT: FINAL PLAT APPLICATION
LOTS 1R4, 2R, 3R & 4, BLOCK 1R, PAYTON-WRIGHT ADDITION (BEING A REPLAT OF LOTS 1R3, 2 & 3, BLOCK 1R, PAYTON-WRIGHT ADDITION)

PLAT APPLICATION FILING DATE..... March 8, 2022

APPLICANT ..... Clay Cristy, Claymoore Engineering

REASON FOR APPLICATION .....Platting property for proposed restaurants

PROPERTY LOCATION .....440 West State Highway 114

ACREAGE..... 7.0

ZONING .....Existing HC: Highway Commercial District

NUMBER OF LOTS 4

PREVIOUS PLATTING .....July, 2021

CONCEPT PLAN CU22-11

SITE PLAN.....No

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1R4, 2R, 3R & 4, BLOCK 1R, PAYTON-WRIGHT ADDITION

I. GENERAL:

- The applicant, Clay Cristy is final platting 7.00 acres into four (4) lots. The property is located at 440 West State Highway 114.

II. STREET SYSTEM:

- The development has access to State Highway 114 West Bound Frontage Road
- 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:

III. STORM DRAINAGE SYSTEM:

- The site currently drains west into an existing storm drainage system in SH114 right-of-way.
- 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 1R4, 2R, 3R & 4, Block 1R, Payton-Wright Addition

☐	Single Family Residential	($ 2,388/ Lot)
☐	Multifamily	($ 1,049/ Unit)
☐	Hotel	($ 43,606/ Acre)
☐	Corporate Office	($ 20,572/ Acre)
☐	Government	($ 4,426/ Acre)
☒	Commercial / Industrial	($ 5,670/ Acre)

☒ Open Space Fees are not required for: Lots 1R4, 2R, 3R & 4, Block 1R, Payton-Wright Addition

☐ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:

☐	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 three feet (3') 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.

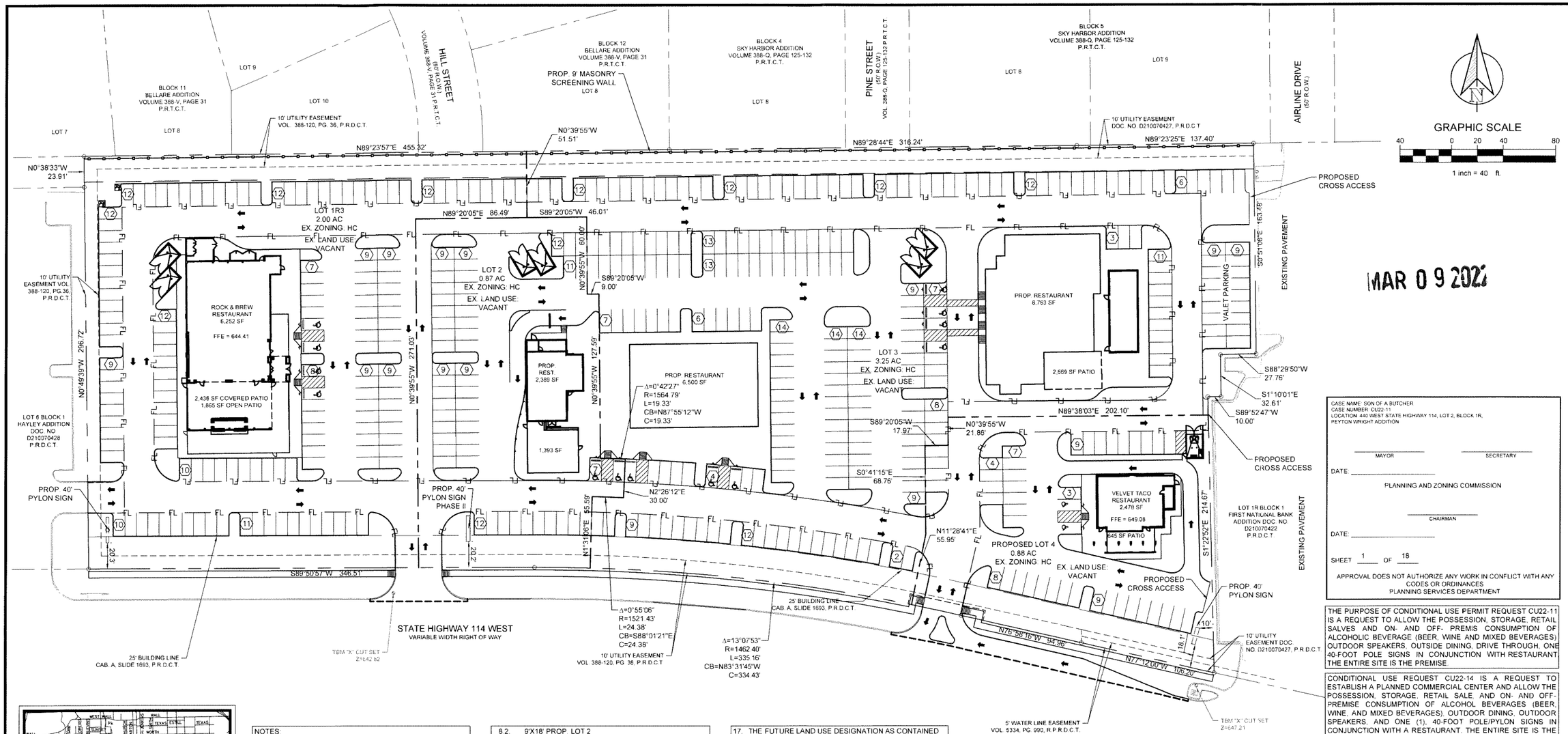
☒ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

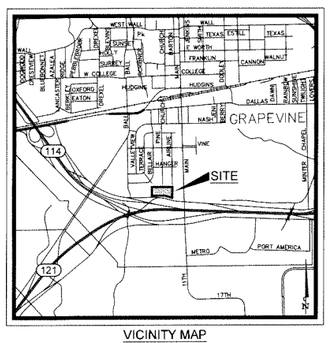
☐ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

☒ 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 Final Plat of Lots 1R4, 2R, 3R & 4, Block 1R, Payton-Wright Addition.”





VICINITY MAP
N.T.S.

NOTES:
1. THE CURRENT ZONING OF LOTS 1R2, BLOCK 1, PEYTON-WRIGHT ADDITION IS "HC" HIGHWAY COMMERCIAL DISTRICT.
2. PARKING AND DRIVE AREAS TO BE PAVED WITH THE MINIMUM 5" CONCRETE PAVING.
3. REFER TO ARCH. PLANS FOR BUILDING ELEVATIONS AND SIGN DETAILS.
4. REFER TO LANDSCAPE PLAN FOR LANDSCAPE BUFFERS AND OTHER ON-SITE LANDSCAPE IMPROVEMENTS.
5. SOIL EROSION CONTROL TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE AND SEDIMENTATION ORDINANCE (SECTION 47.E.1.b.18)
6. ALL OF THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
7. DISABLED PARKING TO BE DESIGNATED IN ACCORDANCE WITH CHAPTER 23, SECTION 23-69 THROUGH 26-64 OF THE CODE OF ORDINANCES.
8. TYPICAL PARKING SPACES AS FOLLOWS:
   8.1. 9'x18' LOT 1R3
   8.2. 9'X18' PROP. LOT 2
   8.3. 9'X18' PROP. LOT 3
9. SIGNAGE WILL BE IN ACCORDANCE WITH SECTION 60 OF THE SIGN REGULATIONS.
10. CU22-13 - APPROVED WITH THE CONDITION THAT THE POLE SIGN SHALL BE APPROVED BY THE SITE PLAN REVIEW COMMITTEE.
11. SIGNS WITHOUT ELEVATIONS WERE NOT CONSIDERED WITH THIS REQUEST.
12. ALL ON-SITE ELECTRICAL CONDUCTOR'S ASSOCIATED WITH NEW CONSTRUCTIONS SHALL BE LOCATED UNDERGROUND.
13. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.
14. ALL REFUSE STORAGE AREAS (DUMPSTER ENCLOSURES BEHIND BUILDINGS) SHALL BE SCREENED IN ACCORDANCE WITH SECTION 50.b.3 (SECTION 47.e.1.b.22) DUMPSTER SCREENING TO BE CONCRETE PANELS PAINTED TO MATCH BUILDINGS.
15. ALL REQUIREMENTS OF SECTION 25, "HC" HIGHWAY COMMERCIAL DISTRICT SHALL BE MET.
16. ALL REQUIREMENTS OF SECTION 53, LANDSCAPING REGULATIONS SHALL BE MET.
17. THE FUTURE LAND USE DESIGNATION AS CONTAINED IN THE COMPREHENSIVE MASTER PLAN IS "CO" COMMERCIAL.
18. PROPOSED PROPERTY LINE CHANGES OF CU22-14/ROCK & BREW AND CU22-13/VELVET TACO REQUIRES NEW CONDITIONAL USE APPLICATIONS
19. **THE SITE PLAN REVIEW COMMITTEE ON SEPTEMBER 8, 2021 APPROVED THE WEEKLY TACO FEATURE OF VELVET TACO SIGN WITH THE FOLLOWING CONDITIONS.**
    19.1. **ALL COLORS SHALL BE THE SAME.**
    19.2. **THE LIGHTING SHALL BE UNIFORM THROUGHOUT THE SIGN.**
20. **SIGNS WITHOUT ELEVATIONS WERE NOT CONSIDERED WITH THIS REQUEST**

SITE DATA SUMMARY

LOT DESCRIPTION	LAND AREA ACRES	LAND AREA SF	BUILDING AREA (SF)	PATIO AREA (SF)	OCCUPANCY	PARKING REQUIRED RATIO	PARKING REQUIRED SPACES	PARKING PROVIDED SPACES	PARKING PROVIDED RATIO	BUILDING COVERAGE	LANDSCAPE AREA	PERVIOUS SURFACE	IMPERVIOUS SUFACE
LOT 1R3	2.00	87,193	6,252	4,301	RESTAURANT	14 PER 1000 SF BUILDING AREA	148	151	14.3 / 1000	7.17%	29.38%	25,613	61,580
LOT 2	0.87	38,042	2,389	1,393	RESTAURANT W/ DRIVE THRU	14 PER 1000 SF BUILDING AREA	53	53	14 / 1000	6.28%	22.07%	8,395	29,647
LOT 3	3.25	141,388	6,500	0	RESTAURANT	14 PER 1000 SF BUILDING AREA	91	91	14 / 1000	4.60%	26.99%	38,162	103,227
LOT 3	3.25	141,388	8,763	2669	RESTAURANT	14 PER 1000 SF BUILDING AREA	160	160	14 / 1000	6.20%	26.99%	38,162	103,227
LOT 4	0.88	38,453	2,478	645	RESTAURANT W/ DRIVE THRU	14 PER 1000 SF BUILDING AREA	44	44	14.1 / 1000	6.44%	30.92%	11,889	26,564
TOTAL	7.00	305,077	26,382	9,008			496	499		6.65%	27.55%	84,059	221,018

CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R, PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 1 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

THE PURPOSE OF CONDITIONAL USE PERMIT REQUEST CU22-11 IS A REQUEST TO ALLOW THE POSSESSION, STORAGE, RETAIL SALVES AND ON- AND OFF- PREMIS CONSUMPTION OF ALCOHOLIC BEVERAGE (BEER, WINE AND MIXED BEVERAGES) OUTDOOR SPEAKERS, OUTSIDE DINING, DRIVE THROUGH, ONE 40-FOOT POLE SIGNS IN CONJUNCTION WITH RESTAURANT. THE ENTIRE SITE IS THE PREMISE.

CONDITIONAL USE REQUEST CU22-14 IS A REQUEST TO ESTABLISH A PLANNED COMMERCIAL CENTER AND ALLOW THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOL BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTDOOR DINING, OUTDOOR SPEAKERS, AND ONE (1), 40-FOOT POLE/PYLON SIGNS IN CONJUNCTION WITH A RESTAURANT. THE ENTIRE SITE IS THE PREMISE.

CONDITIONAL USE REQUEST CU22-13 IS A REQUEST TO ESTABLISH A PLANNED COMMERCIAL CENTER AND ALLOW THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOL BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTDOOR DINING, OUTDOOR SPEAKERS, AND ONE (1), 40-FOOT POLE/PYLON SIGNS IN CONJUNCTION WITH A RESTAURANT. THE ENTIRE SITE IS THE PREMISE.

OWNER:
TRADECOR PEBBLECREEK LOT 5 LLC
4455 E CAMELBACK RD., SUITE E-180
PHOENIX, AZ 85018
PH: 214.415.2378 CONTACT NAME: BRETT ANZ

APPLICANT/ENGINEER:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: CLAY CRISTY

ARCHITECT:
O'BRIEN ARCHITECTS
5310 HARVEST HILL RD., STE 136
DALLAS, TX 75230
PH: 972.788.1010 CONTACT NAME: STEFAN HAESSIG

SURVEYOR:
EAGLE SURVEYING
210 S ELM ST., SUITE #104
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION:
PEYTON-WRIGHT ADDITION BLOCK 1R LOT 1R2

CITY:	STATE:	
GRAPEVINE	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	WILLIAM BRADFORD	131

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TEXAS 76021
PHONE: 817.281.0572
WWW.CLAYMOORECE.COM

STATE OF TEXAS
CLAY CRISTY
109500
LICENSED
PROFESSIONAL ENGINEER
3/4/2022

MAR 09 2022

SON OF A BUTCHER
LOT 2 BLOCK 1R
PAYTON-WRIGHT ADDITION
GRAPEVINE, TX 76051

No.	DATE	REVISION	BY

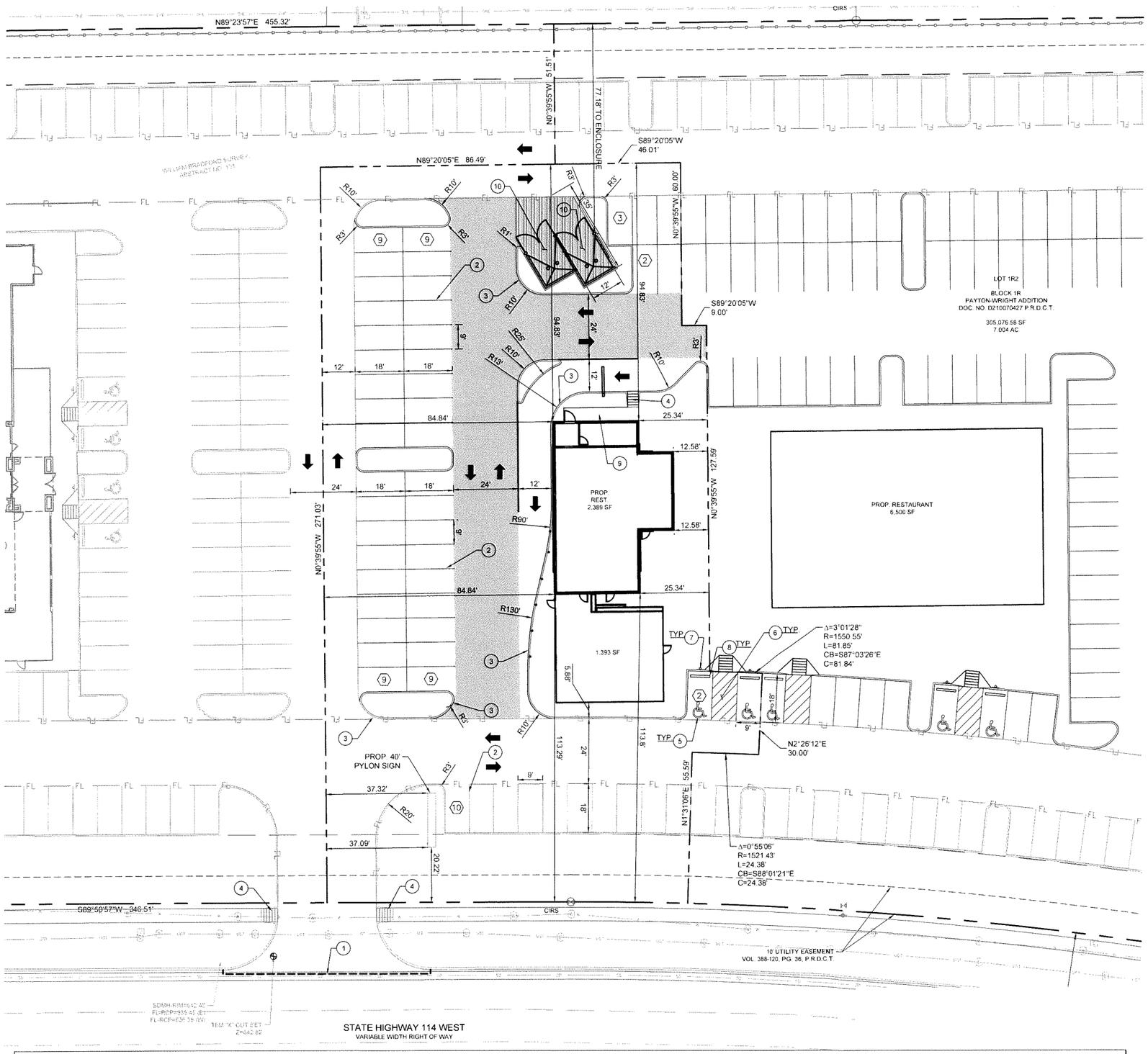
MASTER SITE PLAN

DESIGN:	CWP
DRAWN:	SD
CHECKED	CLC
DATE:	03/04/2022

SHEET
SP-1

File No. 2021-162

PLOTTED BY: CURTIS PETERS
PLOT DATE: 3/4/2022 9:59 AM
LOCATION: J:\PROJECTS\2021-162 ROCK & BREW GRAPEVINE\CADD\SHEETS\SP-1 MASTER SITE PLAN - SOB.DWG
LAST SAVED: 3/4/2022 9:57 AM



CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R, PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 2 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

LEGEND	
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
(X)	PARKING COUNT
	FULL-DEPTH SAWCUT
— FL —	PROPOSED FIRE LANE STRIPPING

CONSTRUCTION SCHEDULE	
(1)	SAW CUT FULL DEPTH EXISTING PAVEMENT
(2)	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
(3)	CURB & GUTTER
(4)	PROPOSED PEDESTRIAN RAMP
(5)	HANDICAP SYMBOL
(6)	PAVEMENT STRIPING
(7)	HANDICAP SIGN
(8)	CURB STOP PER DETAIL
(9)	PROPOSED SIDEWALK
(10)	PROPOSED DUMPSTER AND ENCLOSURE

CONDITIONAL USE REQUEST NOTES:
THE PURPOSE OF CONDITIONAL USE PERMIT REQUEST CU22-11 IS A REQUEST TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) OUTDOOR SPEAKERS, OUTSIDE DINING, DRIVE THROUGH, ONE 40-FOOT PILE SIGN IN CONJUNCTION WITH RESTAURANT.

THE ENTIRE SITE IS THE PREMISE.

SITE DATA SUMMARY												
LOT DESCRIPTION	LAND AREA		BUILDING AREA (SF)	PATIO AREA (SF)	OCCUPANCY	PARKING REQUIRED		PARKING PROVIDED		BUILDING COVERAGE	LANDSCAPE AREA	PERVIOUS SURFACE	IMPERVIOUS SUFACE
	ACRES	SF				RATIO	SPACES	SPACES	RATIO				
LOT 2	0.87	38,042	2,389	1,393	RESTAURANT W/ DRIVE THRU	14 PER 1000 SF BUILDING AREA	53	53	14 / 1000	6.28%	22.07%	8,395	29,647

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

OWNER:
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PHOENIX, AZ 85018
PH: 214.415.2378 CONTACT NAME: BRETT ANZ

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CLAY CRISTY
109906
LICENSED
PROFESSIONAL ENGINEER
3/4/2022

SON OF A BUTCHER
LOT 2 BLOCK 1R
PAYTON-WRIGHT ADDITION
GRAPEVINE, TX 76051

No.	DATE	REVISION	BY

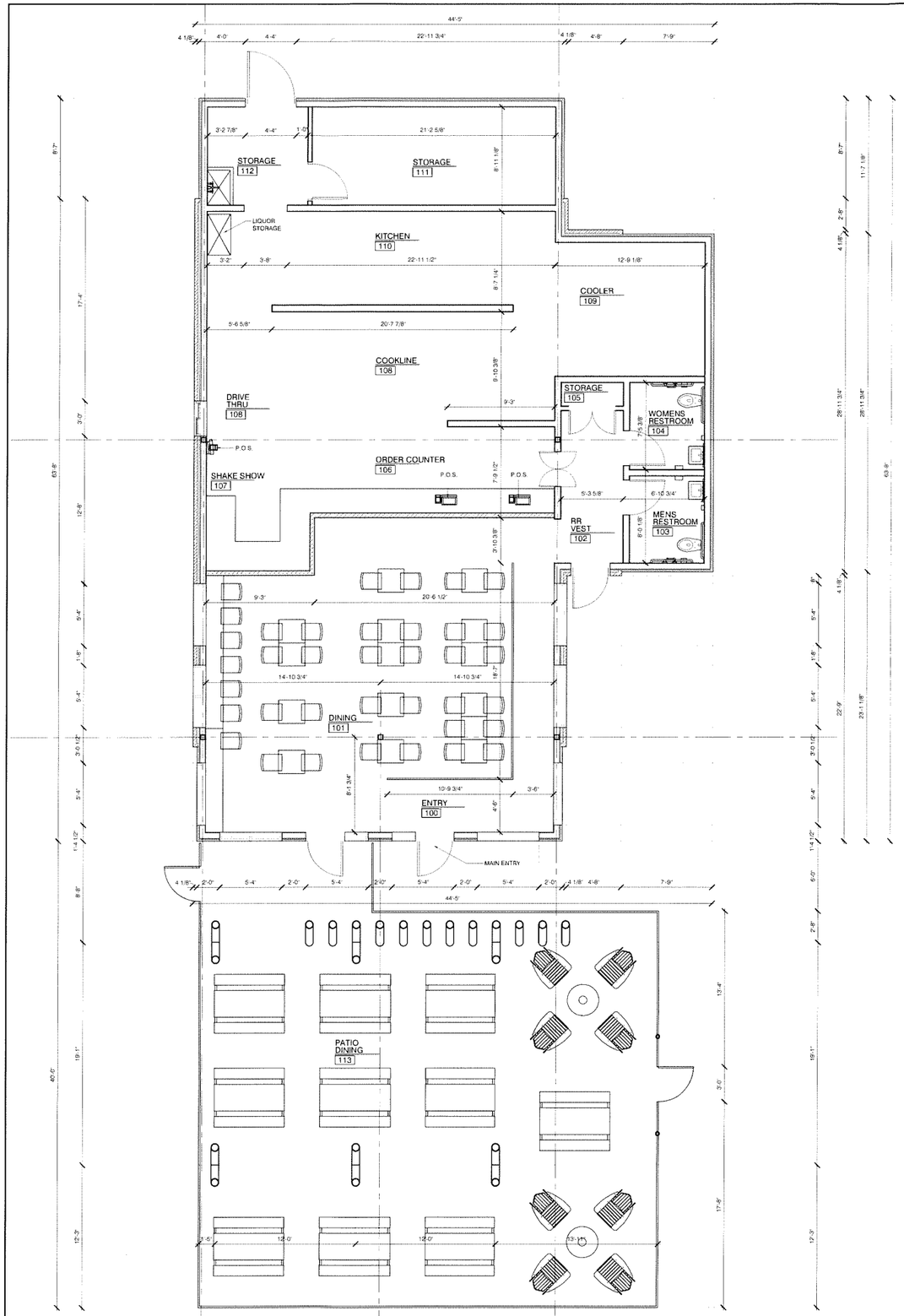
DIMENSIONAL CONTROL SITE PLAN

DESIGN:	CWP
DRAWN:	SD
CHECKED:	CLC
DATE:	03/04/2022

SHEET
SP-2

File No. 2021-162

PLOTTED BY: IRTIS PETERS
PLOT DATE: 4/2022 11:06 AM
LOCATION: ...\PROJECTS\2021-162 ROCK & BREW GRAPEVINE\CADD\SHEETS\S.O.B. CIVIL PLANS\SP-2 SITE PLAN.L
LAST SAVED: 3/4/2022 10:04 AM

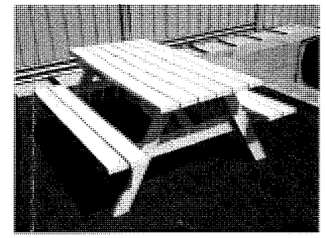


01 Dimensioned Floor Plan
SCALE: 1/4" = 1'-0"

NORTH

0' 2' 4' 8' 16'

WALL LEGEND	
	EXTERIOR BRICK VENEER WALL
	EXTERIOR WALL W/ METAL PANELING
	INTERIOR FULL HEIGHT WALL
	INTERIOR PARTIAL HEIGHT WALL
	COOLER WALL



PATIO PICNIC TABLE



ADIRONDAK CHAIRS & TABLE

CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R
PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET 3 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

ARCHITECT

CIVITARESE MORGAN

921 N. RIVERFRONT BLVD. SUITE 700
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SEAL

REGISTERED ARCHITECT
STATE OF TEXAS
THOMAS W. MORGAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS W. MORGAN, NO. 30972 EXPIRES 09/30/22

03-03-2022

ARCHITECTURAL PROJECT NO. 1966.30

ISSUED FOR APPROVAL 01/03/2022

SOB

SON OF A BUTCHER
W. STATE HWY. 114
& MAIN ST.
GRAPEVINE, TX 76051

NO	REVISIONS	DATE

TENANT REVIEW ISSUE DATE	XX-XX-XX
LANDLORD REVIEW ISSUE DATE	XX-XX-XX
HEALTH DEPT. REVIEW ISSUE DATE	XX-XX-XX
PERMIT ISSUE DATE	XX-XX-XX
CONSTRUCTION ISSUE DATE	XX-XX-XX

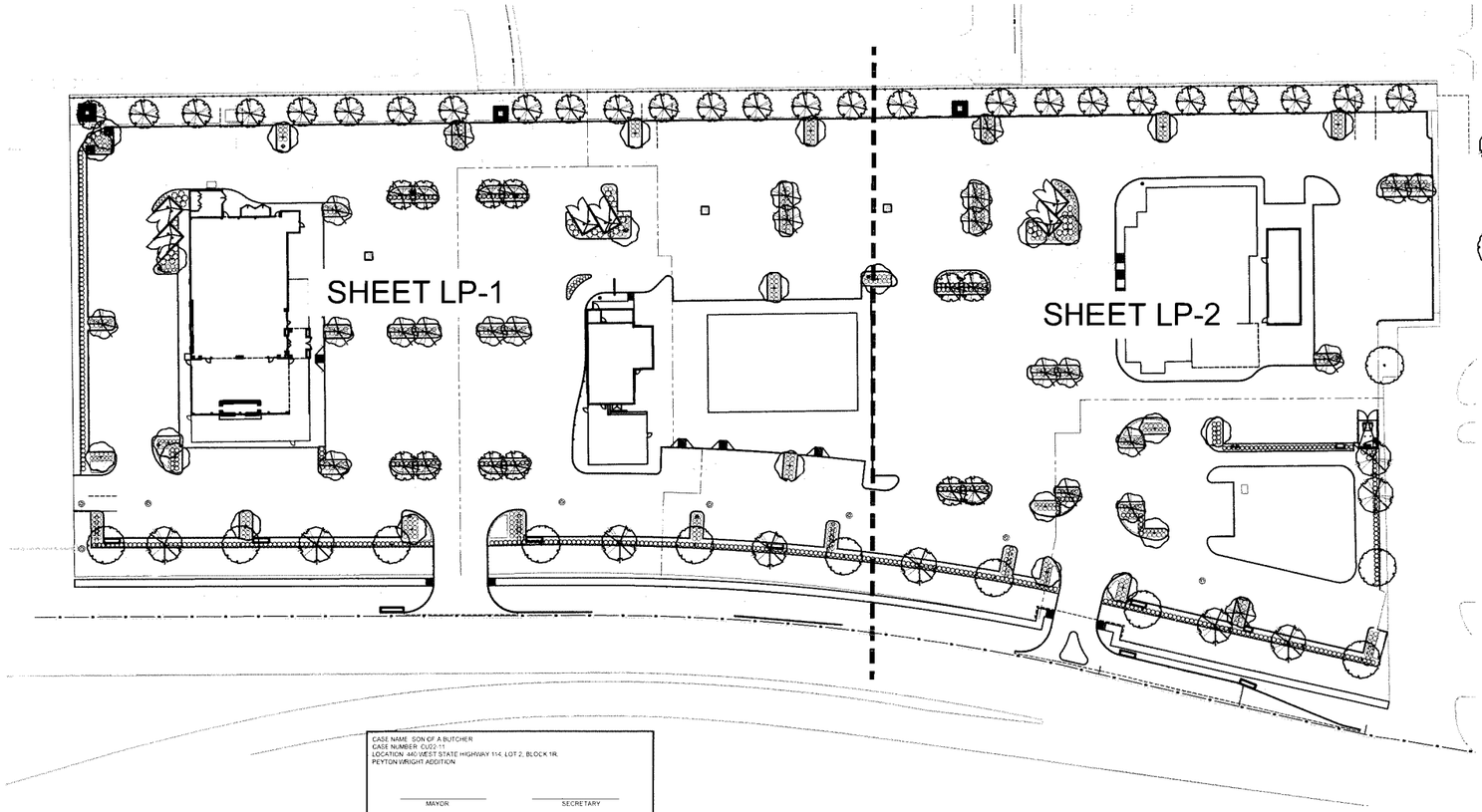
DRAWING TITLE

DIMENSIONED FLOOR PLAN

DRAWING NUMBER

A2.0

ISSUED FOR APPROVAL 01/03/2022



CASE NAME: SON OF A BUTCHER
CASE NUMBER: CUP2-11
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R,
PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 4 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

PLANT SCHEDULE PLAN

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	CONT.	SIZE	DETAIL
	PC	23	Pistacia chinensis Chinese Pistache	5" Cal.	Cont. or B&B	16'-18'	
	QM	9	Quercus muehlenbergii Chinquapin Oak	5" Cal.	Cont. or B&B	16'-18'	
	QT	38	Quercus texana Texas Red Oak	5" Cal.	Cont. or B&B	16'-18'	
	SD	11	Sapindus drummondii Western Soapberry	5" Cal.	Cont. or B&B	16'-18'	
	UC	25	Ulmus crassifolia Cedar Elm	5" Cal.	Cont. or B&B	16'-18'	

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	BFH	487	Ilex cornuta `bufordii` Burford Holly	5 gal	36" OC	24" Min.
	LU	494	Loropetalum chinense rubrum `PIILC-III` TM Purple Daydream Dwarf Loropetalum	5 gal	36" OC	24" MIN
	MC	50	Myrica cerifera Wax Myrtle	5 gal	36" OC	24" MIN
	NC	122	Nandina domestica `Compacta` Dwarf Heavenly Bamboo	3 gal	36" OC	18" Min.
	NP	27	Nassella tenuissima `Pony Tails` Mexican Feathergrass	1 gal.	24" OC	Container Full

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CT	37,969 sf	Cynodon dactylon `Tif 419` Bermuda Grass	sod		
	LV	1,634 sf	Liriope muscari `Variegata` Variegated Lily Turf	4"	12" O.C.	Container Full

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	304,885 SF
LANDSCAPE AREA REQUIRED:	45,732 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	58,009 SF (19.0% OF SITE AREA)
OPEN SPACE TREES	
PERCENTAGE OF SITE IN VEHICULAR OPEN SPACE:	5.4% (16,450 / 304,885 = .054) 1 TREE / 2500 SF
TREES REQUIRED:	(16,450 / 2,500 = 6.5 (7)
TREES PROVIDED:	8 TREES
PERIMETER LANDSCAPE	
PERIMETER LENGTH:	882 LF ALONG HIGHWAY 114 320 LF ALONG WEST PROPERTY LINE* 448 LF ALONG EAST PROPERTY LINE 906 LF ALONG NORTH PROPERTY LINE
TREES REQUIRED IN REQUIRED LANDSCAPE:	52 TREES (1 TREE PER 50 LF) 2,558/ 50 =
TREES PROVIDED:	52 TREES
SCREENING SHRUBS:	PROVIDED
PARKING LOT	
GROSS PARKING AREA:	185,124 SF
INTERIOR LANDSCAPE AREA REQUIRED:	18,512 SF (10% OF GROSS PARKING AREA)
INTERIOR LANDSCAPE AREA PROVIDED:	16,450 SF (8.9% OF GROSS PARKING AREA)
TREES REQUIRED IN INTERIOR AREAS:	47 TREES (1 PER 400 SF OF REQUIRED AREA)
TREES PROVIDED IN PARKING AREAS:	63 TREES
1 TREE PER ISLAND:	PROVIDED

* UTILITY EASEMENT PREVENTS PLANTING TREES ALONG WEST PERIMETER.

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18' AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
7. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE IN HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.

0' 25' 50' 100'

Scale 1" = 50'

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

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CLAY MOORE ENGINEERING
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM

REGISTERED LANDSCAPE ARCHITECT
ERIC M. SHEPLEY
3857
STATE OF TEXAS
02-04-2022

SON OF A BUTCHER
LOT 2 BLOCK 1R PAYTON-WRIGHT ADDITION
GRAPEVINE, TX 76051

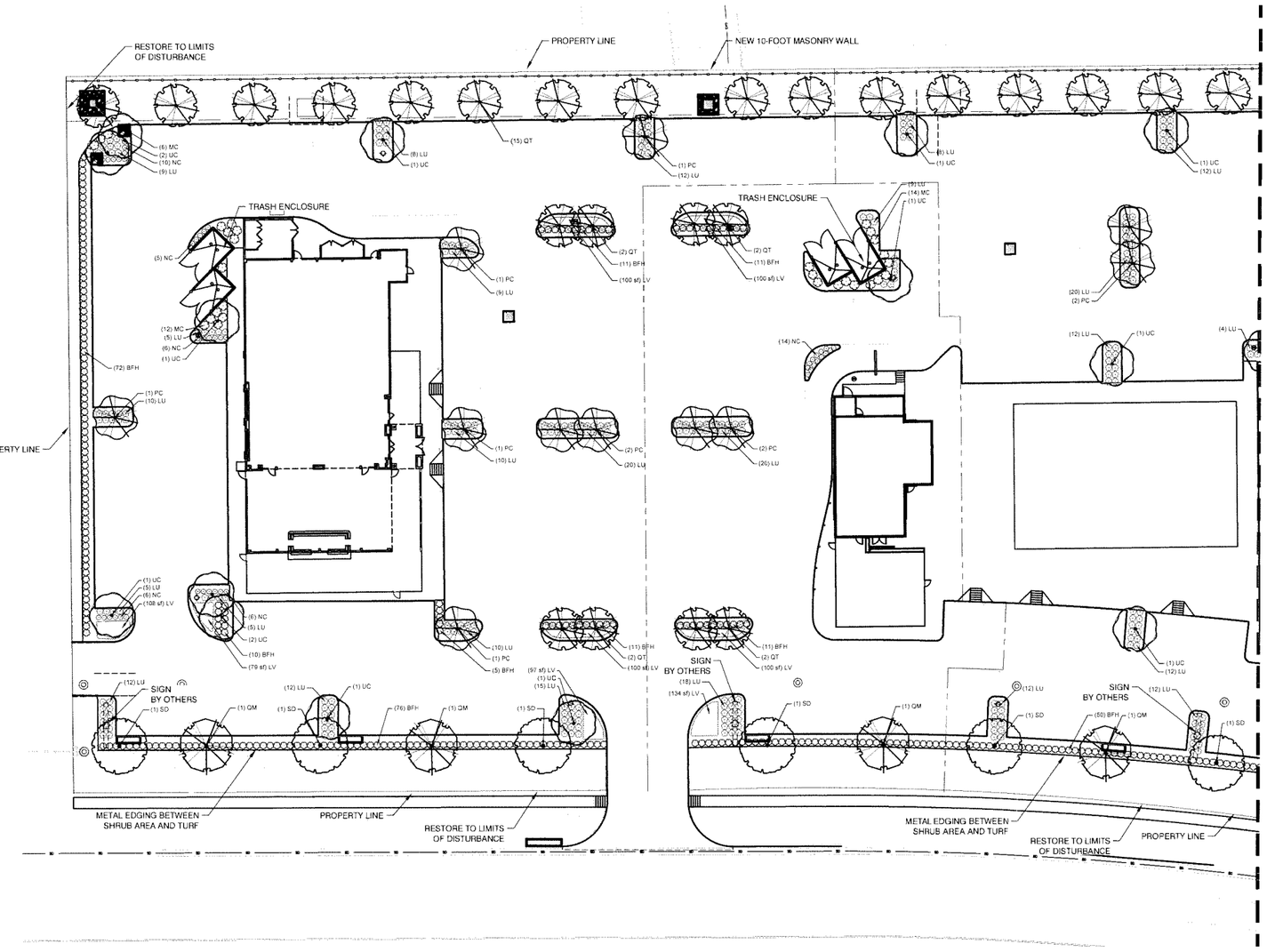
No.	DATE	REVISION	BY

LANDSCAPE PLANTING

DESIGN:	EMS
DRAWN:	EMS
CHECKED:	RM
DATE:	2/4/2022

SHEET
LP-0

File No: MARKETING



PLANT SCHEDULE PLAN

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE	DETAIL
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	LV	1,634 sf	Liriope muscari `Variegata` Variegated Lily Turf	4"	12" O.C.	Container Full

MATCHLINE - SEE SHEET LP-2

CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114; LOT 2, BLOCK 1R, PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 5 OF 18

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1905 CHEYENNE DR., SUITE #200
BEDFORD, TEXAS 76021

REGISTERED LANDSCAPE ARCHITECT
ERIC M. SHEPLEY
3957
STATE OF TEXAS
02-04-2022

SON OF A BUTCHER
LOT 2 BLOCK 1R PAYTON-WRIGHT ADDITION
GRAPEVINE, TX 76051

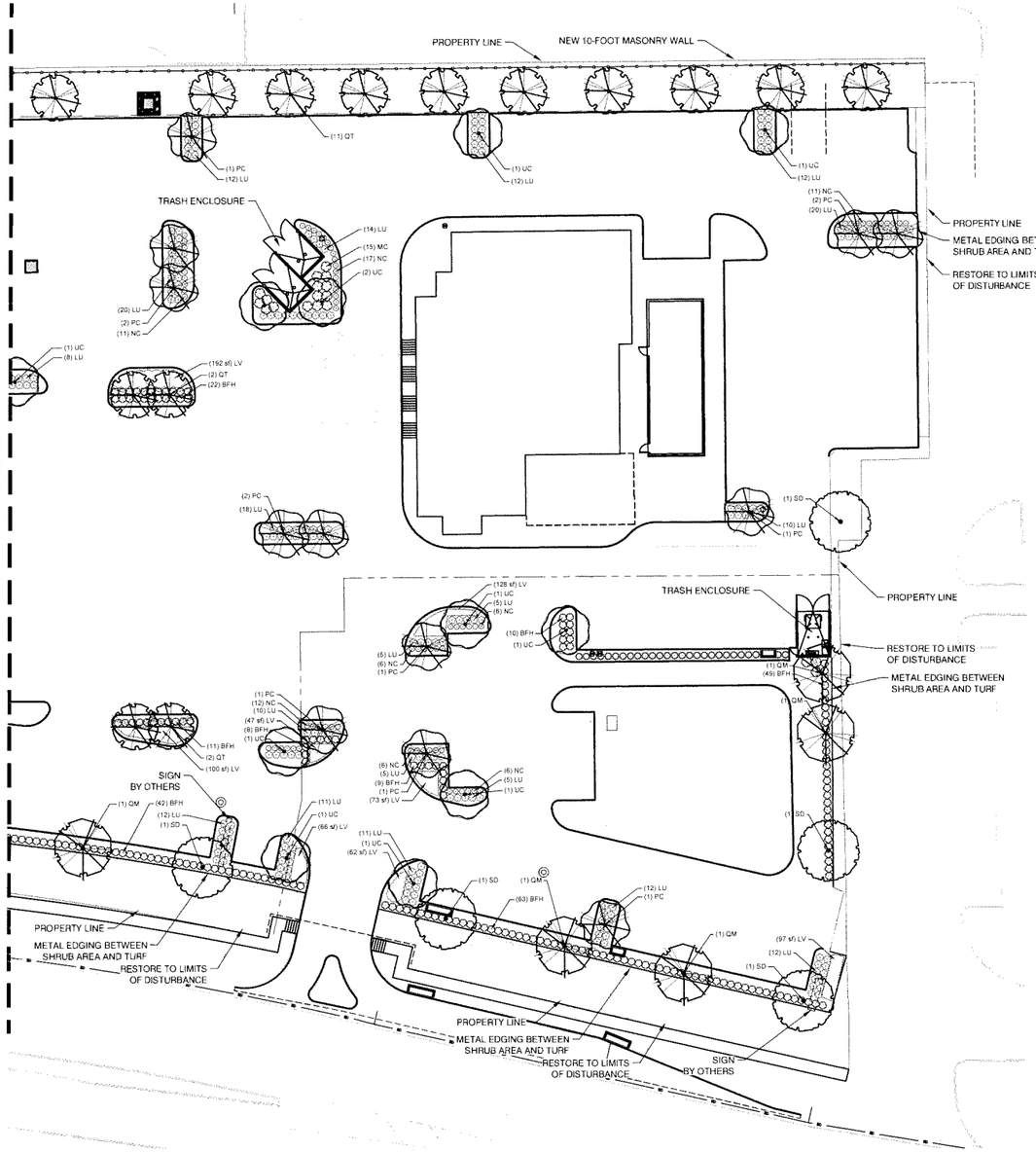
No.	DATE	REVISION	BY

LANDSCAPE PLANTING

DESIGN	EMS
DRAWN	EMS
CHECKED	RM
DATE	2/4/2022

SHEET
LP-1

File No. MARKETING



PLANT SCHEDULE PLAN

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE	DETAIL
	PC	23	Pistacia chinensis Chinese Pistache	5" Cal.	Cont. or B&B	16`-18`	
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CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114; LOT 2, BLOCK 1R, PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 6 OF 18

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REGISTERED LANDSCAPE ARCHITECT
ERIC M. SHERLEY
3951
STATE OF TEXAS
02-04-2022

SON OF A BUTCHER
LOT 2 BLOCK 1R PAYTON-WRIGHT ADDITION
GRAPEVINE, TX 76051

No.	DATE	REVISION	BY

LANDSCAPE PLANTING

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SHEET
LP-2

File No: MARKETING

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOR BE ACCEPTED IF LEADER IS DAMAGED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8873, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.

H. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

I. PALM MAINTENANCE SPIKES: AS MANUFACTURED BY THE LUTZ CORP, (800) 203-7740, OR APPROVED EQUAL.

J. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

K. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY: THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS ½" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTORS DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e.	#15 CONT. - 24" BOX TREES	TWO STAKES PER TREE
f.	36"-48" BOX TREES	THREE STAKES PER TREE
g.	OVER 48" BOX TREES	GUY AS NEEDED
h.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS)

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. WINTER MIX (OCTOBER 1 - MARCH 31)
50# CELLULOSE FIBER MULCH
2# UNHULLED BERMUDA SEED
2# ANNUAL RYE SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
50# CELLULOSE FIBER MULCH
2# HULLED BERMUDA SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. GENERAL
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
SEED RATE PER LEGEND

G. DRILL SEEDING
1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
4# ORGANIC BINDER

H. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

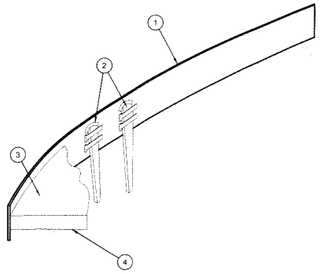
I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

J. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

K. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR.
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

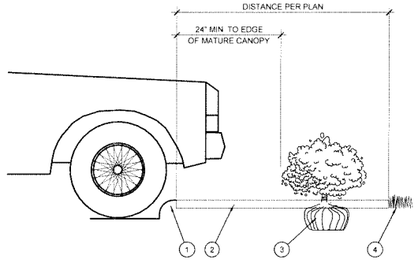
M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

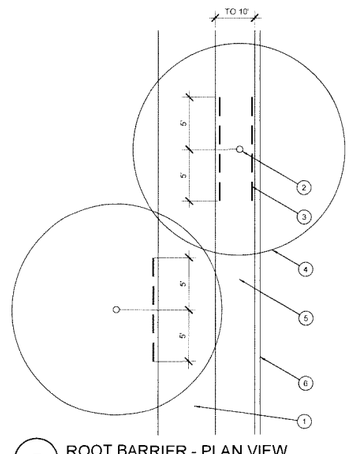
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

CASE NAME: SON OF A BUTCHER
CASE NUMBER: CL22-11
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R, PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE _____

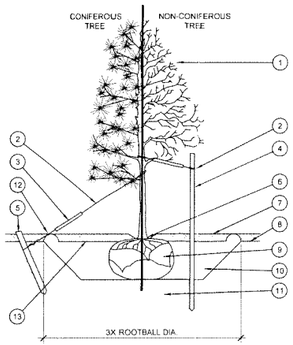
PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE _____

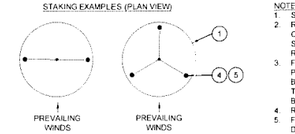
SHEET 7 OF 18

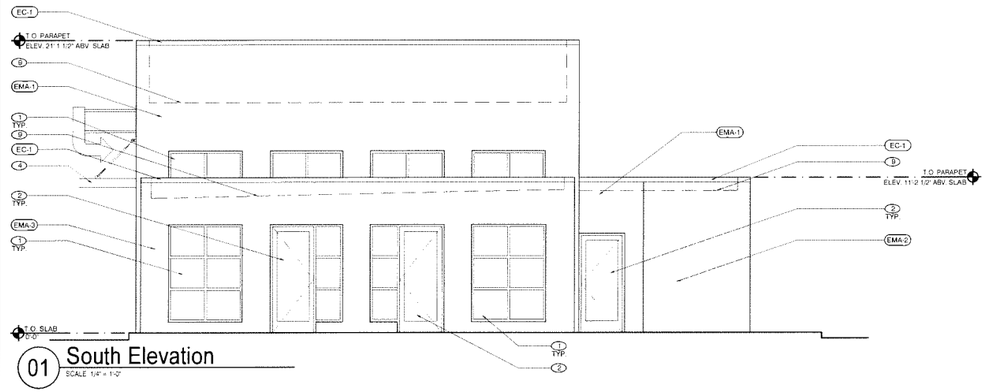
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT



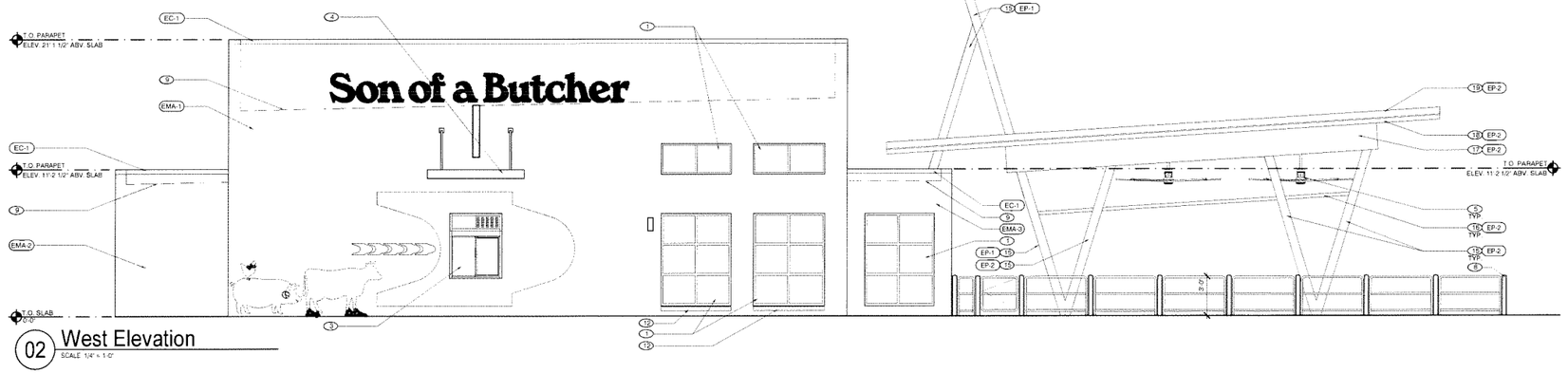
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)

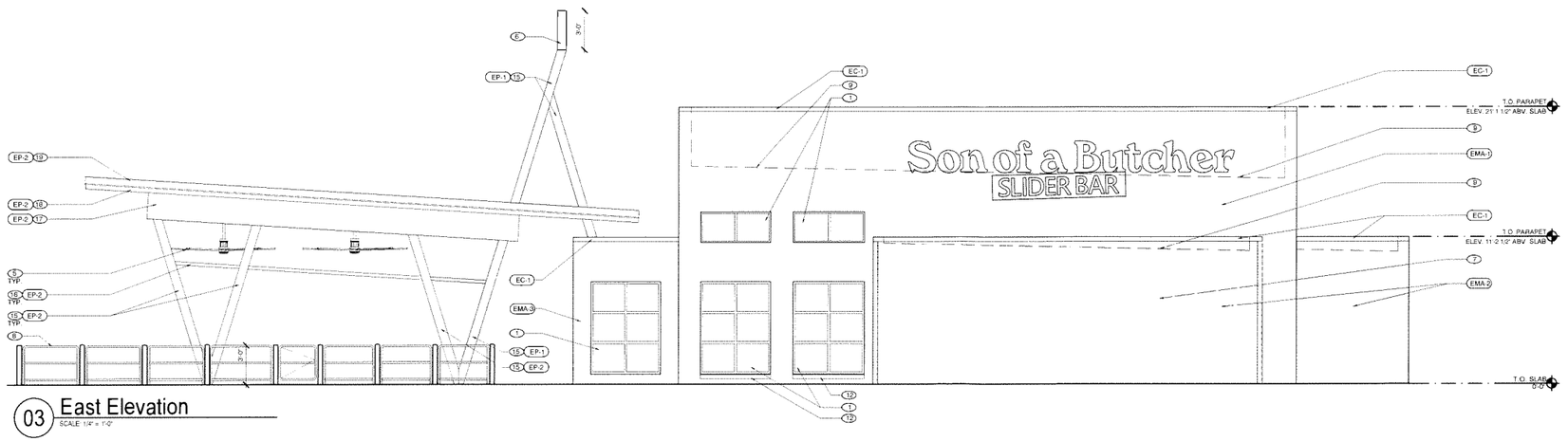




01 South Elevation
SCALE: 1/4" = 1'-0"



02 West Elevation
SCALE: 1/4" = 1'-0"



03 East Elevation
SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R, FEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE _____

SHEET 8 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

KEYNOTES

X	
1	WINDOW, REF. WINDOW SCHEDULE ON SHEET A7.0
2	DOOR, REF. WINDOW SCHEDULE ON SHEET A7.0
3	DRIVE-THRU TRANSACTION WINDOW, REF. WINDOW SCHEDULE ON SHEET A7.0
4	MTL. CANOPY, REF. DETAIL XX/AX.X
5	PATIO CEILING FAN
6	SIGNAGE BY SIGNAGE VENDOR
7	MURAL
8	PATIO RAILING
9	LINE OF ROOF DECK BEYOND
10	MTL. PANEL OUTSIDE CORNER TRIM
11	MTL. PANEL J-CHANNEL TRIM
12	ROWLOCK BRICK COURSE
13	STANDING SEAM MTL. ROOF FLASHING
14	STANDING SEAM MTL. ROOF FLASHING
15	EXPOSED STL. COLUMN OF PATIO CANOPY STRUCTURE
16	EXPOSED STL. BEAM OF PATIO CANOPY STRUCTURE
17	STL. PLATE
18	BRAKE MTL. TRIM
19	MTL. ROOF TRIM FLASHING
20	DOWNSPOUT & SCUPPER

EXTERIOR FINISHES

C#	DESCRIPTION
	MASONRY
EMA-1	MANUFACTURER: BLACKSON BRICK PRODUCT/FINISH: MODULAR BRICK, TBD PATTERN: HORIZONTAL RUNNING BOND MORTAR: LIGHT GRAY NOTE: EXTERIOR BRICK
EMA-2	MANUFACTURER: TBD PRODUCT/FINISH: THIN BRICK PATTERN: HORIZONTAL RUNNING BOND COLOR: BRICK TO BE PAINTED BLACK WITH GLOSSY GLAZE FINISH MORTAR: GRAY NOTE: EXTERIOR BRICK
EMA-3	MANUFACTURER: TBD PRODUCT/FINISH: THIN BRICK PATTERN: HORIZONTAL RUNNING BOND COLOR: BRICK TO BE PAINTED RED WITH GLOSSY GLAZE FINISH MORTAR: GRAY NOTE: EXTERIOR BRICK
	PAINT
EP-1	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: DIRECT TO METAL ALKYDE ENAMEL COLOR/ FINISH : SW 7586 - SHOW STOPPER, SATIN NOTES: ENTRY WALLS
EP-2	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: DIRECT TO METAL ALKYDE ENAMEL COLOR/ FINISH: SW 6990 - CAVIAR, SATIN NOTES: ENTRY WALLS
	COPING
EC-1	PRODUCT/ FINISH: PREFINISHED ALL TERM EDGE DETAIL AS3580 COLOR: TBD
	ROOFING
ER-1	MANUFACTURER: TBD PRODUCT: STANDING SEAM MTL. ROOFING & TRIM FLASHING COLOR/ FINISH: TBD NOTES: PATIO ROOF

NOTE:
1 G.C. TO PROVIDE SAMPLES OF ALL FINISHES FOR OWNER APPROVAL PRIOR TO INSTALLATION

MATERIAL %

SOUTH ELEVATION	MASONRY	609 S.F.	74%
	GLAZING	219 S.F.	26%
	TOTAL	810 S.F.	100%
WEST ELEVATION	MASONRY	1,026 S.F.	80%
	GLAZING	154 S.F.	12%
	PATIO STEEL	104 S.F.	8%
	TOTAL	1,284 S.F.	100%
EAST ELEVATION	MASONRY	1,070 S.F.	82%
	GLAZING	137 S.F.	10%
	PATIO STEEL	104 S.F.	8%
	TOTAL	1,284 S.F.	100%
NORTH ELEVATION	MASONRY	779 S.F.	96%
	DOOR	31 S.F.	4%
	TOTAL	810 S.F.	100%

NOTE: ALL MECHANICAL EQUIPMENT SCREENED BEHIND PARAPET

ARCHITECT

CIVITARESE MORGAN

921 N. RIVERFRONT BLVD. SUITE 700
DALLAS, TEXAS 75207

TEL 214-613-0680 FAX 469.730.3341

SEAL



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS M. MORGAN NO. 9415 EXPIRES 08/2022

03-03-2022

ARCHITECTURAL PROJECT NO. 055.00

SOB

SON OF A BUTCHER
W. STATE HWY. 114
& MAIN ST.
GRAPEVINE, TX 76051

NO	REVISIONS	DATE

TENANT REVIEW ISSUE DATE	XX.XX.XX
LANDLORD REVIEW ISSUE DATE	XX.XX.XX
HEALTH DEPT. REVIEW ISSUE DATE	XX.XX.XX
PERMIT ISSUE DATE	XX.XX.XX
CONSTRUCTION ISSUE DATE	XX.XX.XX

DRAWING TITLE

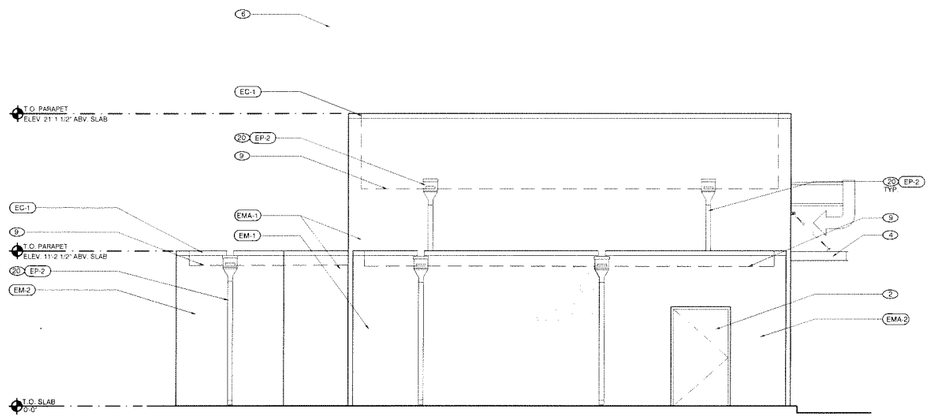
EXTERIOR ELEVATIONS

DRAWING NUMBER

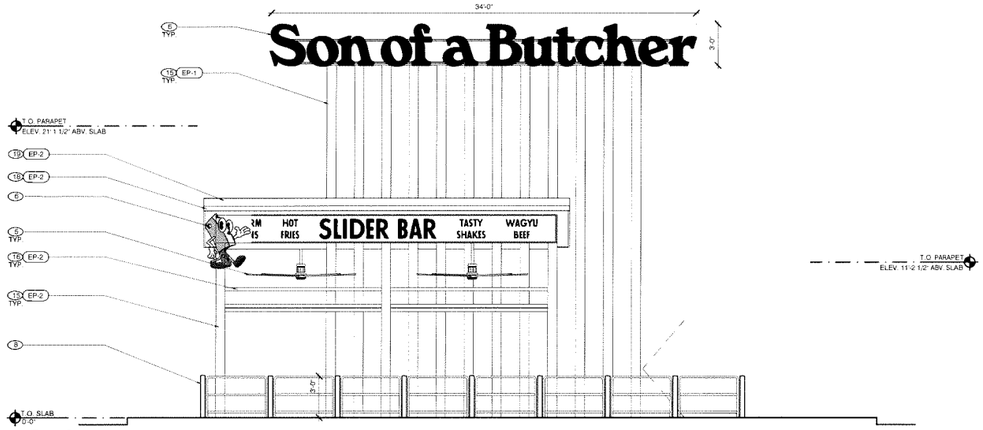
A3.0

ISSUED FOR APPROVAL 01/03/2022

ISSUED FOR APPROVAL 01/03/2022



01 North Elevation
SCALE: 1/4" = 1'-0"



02 South Elevation
SCALE: 1/4" = 1'-0"

KEYNOTES

1	WINDOW, REF. WINDOW SCHEDULE ON SHEET A7.0
2	DOOR, REF. WINDOW SCHEDULE ON SHEET A7.0
3	DRIVE-THRU TRANSACTION WINDOW, REF. WINDOW SCHEDULE ON SHEET A7.0
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5	PATIO CEILING FAN
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17	STL. PLATE
18	BRAKE MTL. TRIM
19	MTL. ROOF TRIM FLASHING
20	DOWNSPOUT & SCUPPER

EXTERIOR FINISHES

CAT.	DESCRIPTION
	MASONRY
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EMA-3	MANUFACTURER: TBD PRODUCT/FINISH: THIN BRICK PATTERN: HORIZONTAL RUNNING BOND COLOR: BRICK TO BE PAINTED RED WITH GLOSSY GLAZE FINISH MORTAR: GRAY NOTE: EXTERIOR BRICK
	PAINT
EP-1	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: DIRECT TO METAL ALKYDE ENAMEL COLOR/ FINISH: SW 7586 - SHOW STOPPER, SATIN NOTES: ENTRY WALLS
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EC-1	PRODUCT/ FINISH: PREFINISHED ALL TERM EDGE DETAIL AS3580 COLOR: TBD
	ROOFING
ER-1	MANUFACTURER: TBD PRODUCT: STANDING SEAM MTL. ROOFING & TRIM FLASHING COLOR/ FINISH: TBD NOTES: PATIO ROOF

NOTE:
1. G.C. TO PROVIDE SAMPLES OF ALL FINISHES FOR OWNER APPROVAL PRIOR TO INSTALLATION

MATERIAL %

SOUTH ELEVATION	MASONRY	609 S.F.	74%
	GLAZING	219 S.F.	26%
	TOTAL	810 S.F.	100%
WEST ELEVATION	MASONRY	1,026 S.F.	80%
	GLAZING	154 S.F.	12%
	PATIO STEEL	104 S.F.	8%
	TOTAL	1,284 S.F.	100%
EAST ELEVATION	MASONRY	1,070 S.F.	82%
	GLAZING	197 S.F.	10%
	PATIO STEEL	104 S.F.	8%
	TOTAL	1,284 S.F.	100%
NORTH ELEVATION	MASONRY	779 S.F.	96%
	DOOR	31 S.F.	4%
	TOTAL	810 S.F.	100%

NOTE: ALL MECHANICAL EQUIPMENT SCREENED BEHIND PARAPET

CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R, PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET 9 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: TX-114 & S. MAIN

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: 03-03-22

SHEET ____ OF ____

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

DEPARTMENT OF DEVELOPMENT SERVICES

0' 2' 4' 8' 16'

ARCHITECT
CIVITARESE MORGAN
921 N. RIVERFRONT BLVD. SUITE 700
DALLAS, TEXAS 75207
TEL 214-613-0680 FAX 469 730 3341

SEAL

REGISTERED ARCHITECT STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS M. MORGAN NO. 9415, EXPIRES 09/30/22

03-03-2022

ARCHITECTURAL PROJECT NO. 055.30

ISSUED FOR APPROVAL 01/03/2022

SOB

SON OF A BUTCHER
W. STATE HWY. 114
& MAIN ST.
GRAPEVINE, TX 76051

NO.	REVISIONS	DATE

TENANT REVIEW ISSUE DATE	XX-XX-XX
LANDLORD REVIEW ISSUE DATE	XX-XX-XX
HEALTH DEPT. REVIEW ISSUE DATE	XX-XX-XX
PERMIT ISSUE DATE	XX-XX-XX
CONSTRUCTION ISSUE DATE	XX-XX-XX

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A3.1

ISSUED FOR APPROVAL 01/03/2022

SOUTH ELEVATION

CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R
PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

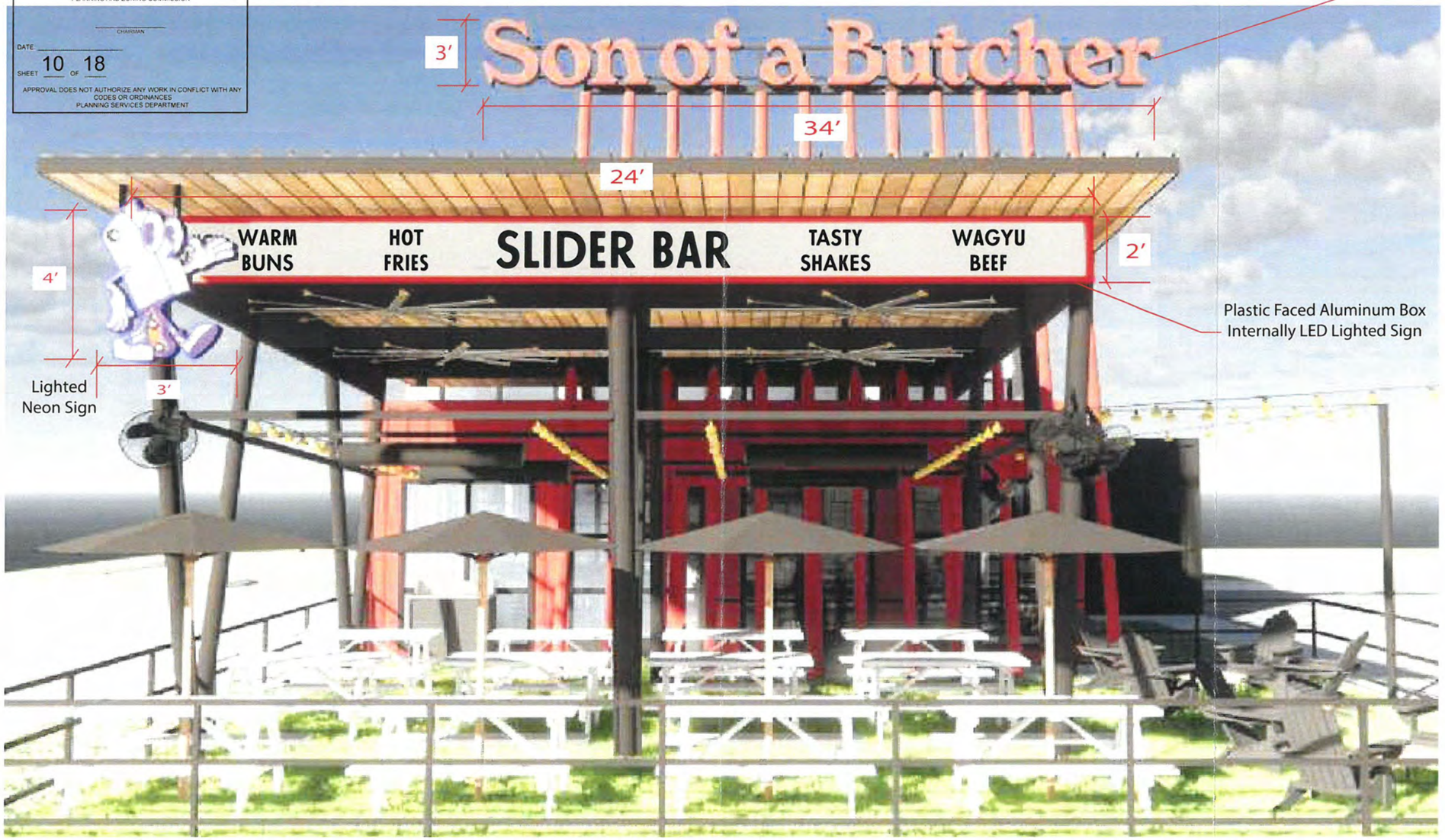
DATE: _____

SHEET 10 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

ALL SIGNS UL LABELED

Channel Letter
Neon Lighted Sign



Plastic Faced Aluminum Box
Internally LED Lighted Sign

B&B SIGN SYSTEM
2401 HICKORY STREET
DALLAS, TEXAS 75215
214.421.9145
FAX: 214.421.9144

LANDLORD APPROVAL

The undersigned consents to the installation and maintenance of this sign on my property in accordance with the agreement between B&B Sign System and my TENANT(S) and any extensions, renewals, or modifications thereof.

Owner of Property or Authorized Agent DATE

DESIGN, SPECIFICATIONS & COLOR APPROVALS:

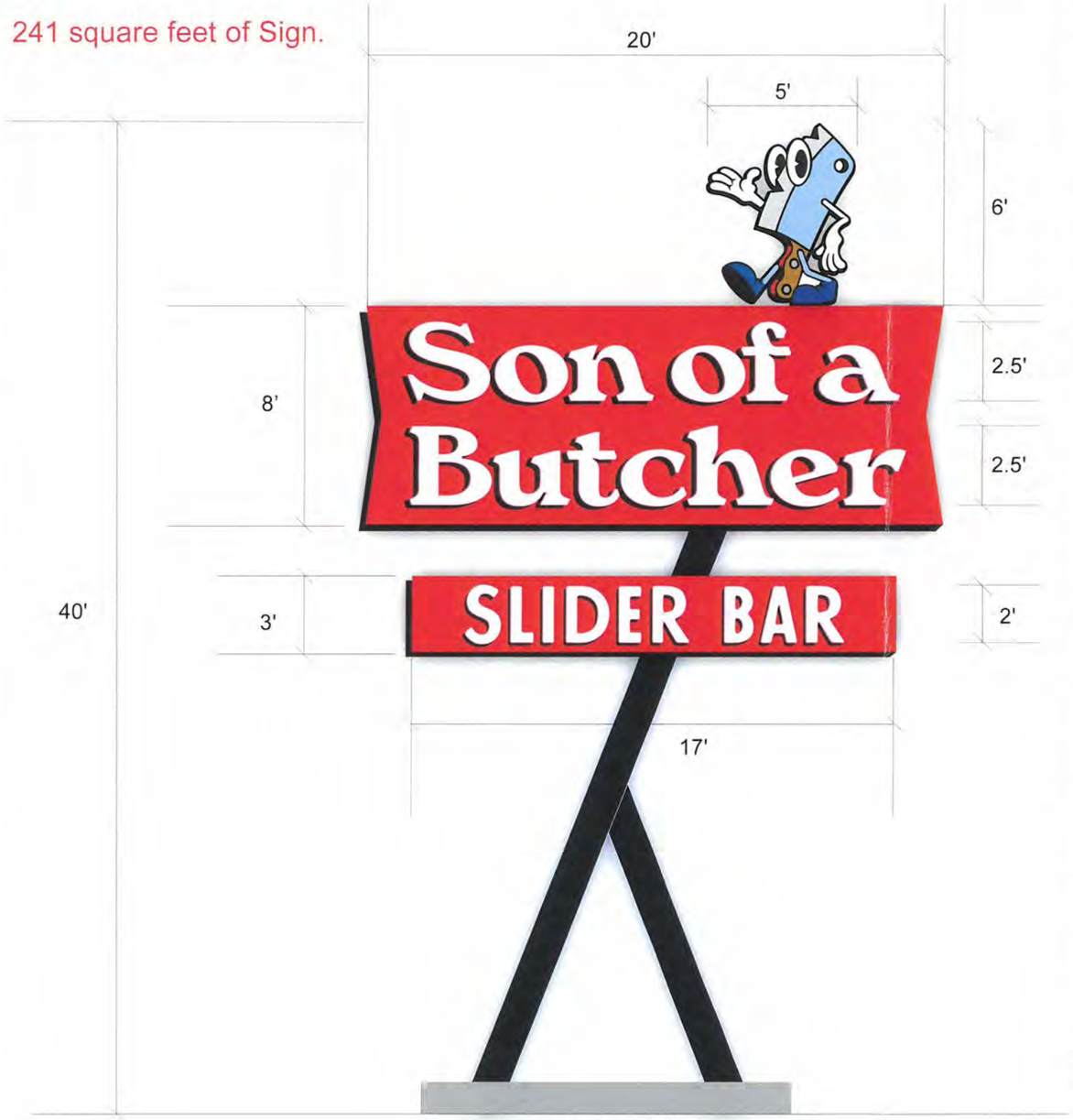
This drawing is the property of B&B Sign System and all rights to it's use for reproduction are reserved by B&B Sign System

Customer:

SCALE: DATE

CLIENT: Son of a Butcher DATE: 12/28/21
ADDRESS: Main St. & Hwy 114
DESTINATION: Grapevine, TX
SALESMAN: Jeff Wells DESIGNER:
DESIGN#: REVISION#:

241 square feet of Sign.



Elevation

CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R
PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 11 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

UL Labeled Neon Lighted Sign.

Fabricated Aluminum Cabinets.

Son of a Butcher to be 2"
Reverse Channel Letters
With white aluminum faces and
Satin Black returns.
Red Neon on the faces w white
neon outline.

Cleaver Logo on top is All Aluminum fabrication whith Neon outlining the features.

Slider Bar 2" Reverse Channel Letters
With white aluminum faces and
Satin Black returns.
Red Neon on the faces.

Backgounds of Son of a Butcher
and Slider Bar Signs to be
Red w / all sides to be Satin Black.

24" dia. steel columns w / Satin Black
painted finish .

Decorative Base to be determined



B&B SIGN SYSTEM
2401 HICKORY STREET
DALLAS, TEXAS 75215
214.421.9145
FAX: 214.421.9144

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Owner of Property or Authorized Agent DATE

DESIGN, SPECIFICATIONS & COLOR APPROVALS:

This drawing is the property of B&B Sign System and all rights to it's use for reproduction are reserved by B&B Sign System

Customer:

SCALE: DATE

CLIENT: Son of a Butcher DATE: 12/28/21
ADDRESS: Main St. & Hwy 114
DESTINATION: Grapevine, TX
SALESMAN: Jeff Wells DESIGNER:
DESIGN#: REVISION#:

EAST ELEVATION

ALL SIGNS UL LABELED



CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114; LOT 2, BLOCK 1R;
PEYTON WRIGHT ADDITION

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET 12 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

B&B SIGN SYSTEM
2401 HICKORY STREET
DALLAS, TEXAS 75215
214.421.9145
FAX: 214.421.9144

LANDLORD APPROVAL

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Owner of Property or Authorized Agent DATE

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This drawing is the property of B&B Sign System and all rights to it's use for reproduction are reserved by B&B Sign System

Customer:

SCALE: DATE

CLIENT: Son of a Butcher DATE: 12/28/21
ADDRESS: Main St. & Hwy 114
DESTINATION: Grapevine, TX
SALESMAN: Jeff Wells DESIGNER:
DESIGN#: REVISION#:

WEST ELEVATION

ALL SIGNS UL LABELED



CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114; LOT 2, BLOCK 1R, PEYTON WRIGHT ADDITION

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET 13 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

B&B SIGN SYSTEM
2401 HICKORY STREET
DALLAS, TEXAS 75215
214.421.9145
FAX: 214.421.9144

LANDLORD APPROVAL

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Owner of Property or Authorized Agent DATE

DESIGN, SPECIFICATIONS & COLOR APPROVALS:

This drawing is the property of B&B Sign System and all rights to it's use for reproduction are reserved by B&B Sign System

Customer:

SCALE: DATE

CLIENT: Son of a Butcher DATE: 12/28/21
ADDRESS: Main St. & Hwy 114
DESTINATION: Grapevine, TX
SALESMAN: Jeff Wells DESIGNER:
DESIGN#: REVISION#:



DRIVE - THRU CLEARANCE BAR

CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU23 11
LOCATION: 440 WEST STATE HIGHWAY 114; LOT 2 BLOCK 1R;
PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE _____

SHEET 14 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

B&B SIGN SYSTEM
2401 HICKORY STREET
DALLAS, TEXAS 75215
214.421.9145
FAX: 214.421.9144

LANDLORD APPROVAL

The undersigned consents to the installation and maintenance of this sign on my property in accordance with the agreement between B&B Sign System and my TENANT(S) and any extensions, renewals, or modifications thereof.

Owner of Property or Authorized Agent DATE

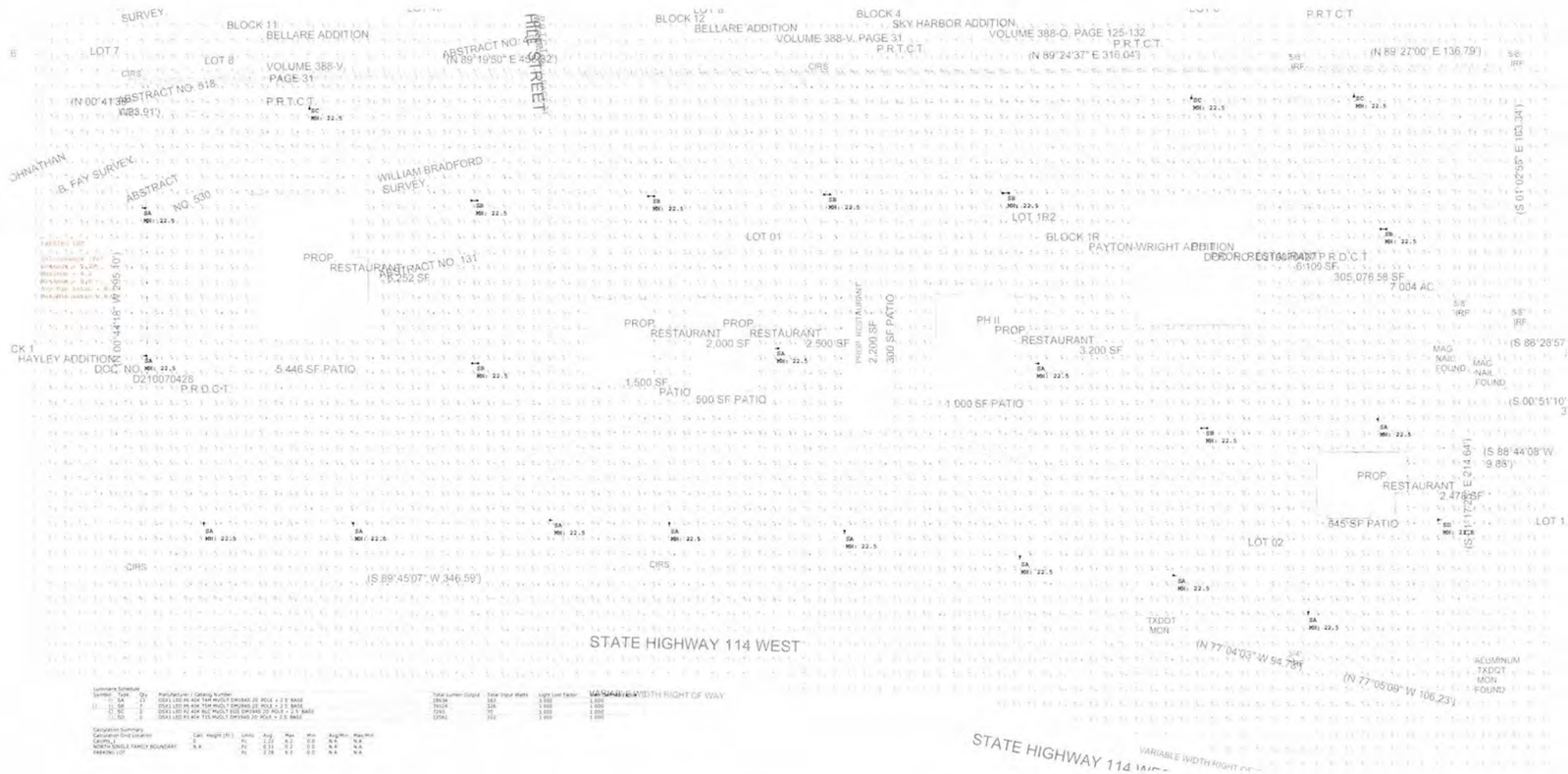
DESIGN, SPECIFICATIONS & COLOR APPROVALS:

This drawing is the property of B&B Sign System and all rights to it's use for reproduction are reserved by B&B Sign System

Customer:

SCALE: DATE

CLIENT: Son of a Butcher DATE: 12/28/21
ADDRESS: Main St. & Hwy 114
DESTINATION: Grapevine, TX
SALESMAN: Jeff Wells DESIGNER:
DESIGN#: REVISION#:



Luminaire Schedule

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor	Voltage
	SA	7	DSX1 LED P1 40K THM MVOLT DMG/845 20' POLE + 2.5' BASE	18454	154	1.000	1.000
	SB	7	DSX1 LED P5 40K THM MVOLT DMG/845 20' POLE + 2.5' BASE	76524	634	1.000	1.000
	SC	3	DSX1 LED P2 40K RLC MVOLT SCE DMG/840 20' POLE + 2.5' BASE	7293	55	1.000	1.000
	SD	3	DSX1 LED P3 40K T5S MVOLT DMG/845 20' POLE + 2.5' BASE	32582	262	1.000	1.000

Calculation Summary

Calculation Grid Location	Calc. Height (ft)	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	5.0	FC	0.11	0.2	0.0	N.A.	N.A.
NORTH SINGLE FAMILY BOUNDARY	5.0	FC	0.11	0.2	0.0	N.A.	N.A.
PARKING LOT		FC	2.28	6.0	0.0	N.A.	N.A.

CASE NAME: SON OF A BUTCHER
CASE NUMBER: D220111
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R
PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET 15 OF 18

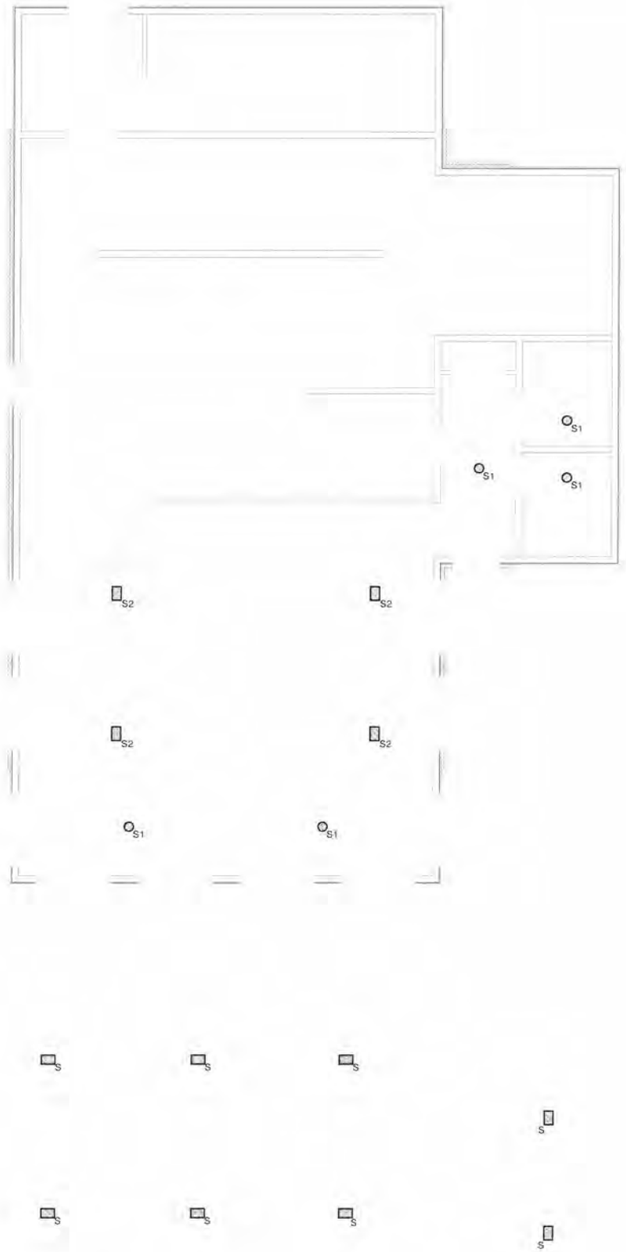
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20
2. Calculation values are at height indicated in summary table
3. Mounting heights are designated on drawing with "Mnt."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: GATEWAY GRAPEVINE
SALESPERSON: MICHAEL HORN
SCALE: 1" = 30'-0"
CALC BY: K
FILE: 210527_GATEWAY GRAPEVINE_V3

2021-05-28

Architectural Lighting Alliance
101 Turtle Creek Blvd, Dallas TX 75207
O 214.638.1000 | F 214.638.1002
www.ala-ca.com



01 Speaker Layout
SCALE: 1/8" = 1'-0"

NORTH

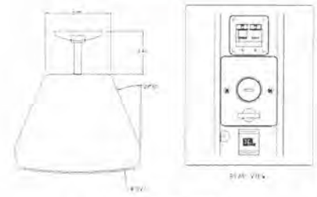
0' 2' 4' 8' 16'

SPEAKER LEGEND	
S	EXTERIOR SPEAKER MOUNTED TO STRUCTURE
S1	INTERIOR SPEAKER RECESSED
S2	INTERIOR SPEAKER MOUNTED TO STRUCTURE

NOTE:
1. NO T.V.s
2. HOURS OF OPERATION

MON-WED:	11am - 10pm
THUR:	11am - 11pm
FRI:	11am - 12am
SAT:	10am - 12am
SUN	10am - 10pm





OUTDOOR SPEAKERS

CASE NAME: SON OF A BUTCHER
CASE NUMBER: SUP21-11
LOCATION: 440 (W) ST STATE HIGHWAY 114, LOT 3, BLOCK 1A1
PEYTON WRIGHT ADDITION

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE

SHEET 18 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

ARCHITECT

CIVITARESE MORGAN

921 N. RIVERFRONT BLVD. SUITE 700
DALLAS, TEXAS 75207

TEL: 214-613-0680 FAX: 469.730.3341

SEAL

REGISTERED ARCHITECT
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS R. MORGAN AIA, DATED 03-03-2022

ARCHITECTURAL PROJECT NO.

SOB

SON OF A BUTCHER
W. STATE HWY. 114
& MAIN ST.
GRAPEVINE, TX 76051

NO.	REVISIONS	DATE

TENANT REVIEW ISSUE DATE:	XX-XX-XX
LANDLORD REVIEW ISSUE DATE:	XX-XX-XX
HEALTH DEPT. REVIEW ISSUE DATE:	XX-XX-XX
PERMIT ISSUE DATE:	XX-XX-XX
CONSTRUCTION ISSUE DATE:	XX-XX-XX

DRAWING TITLE

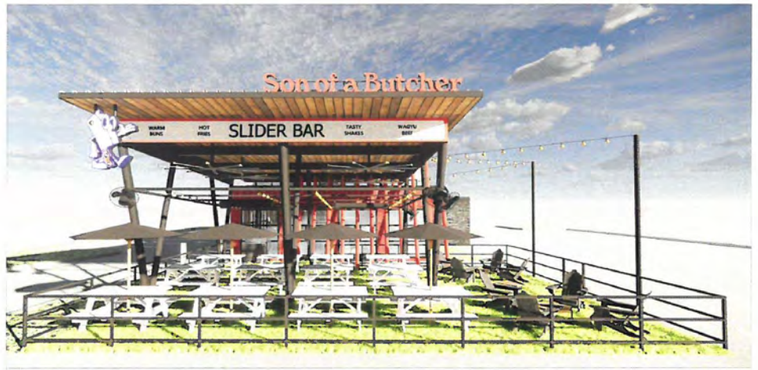
SPEAKER LAYOUT

DRAWING NUMBER

A2.3

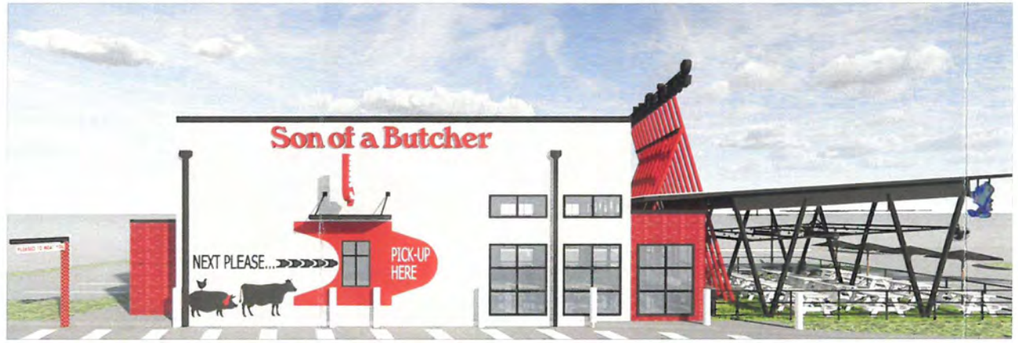
ISSUED FOR APPROVAL 01/03/2022

ISSUED FOR APPROVAL 01/03/2022

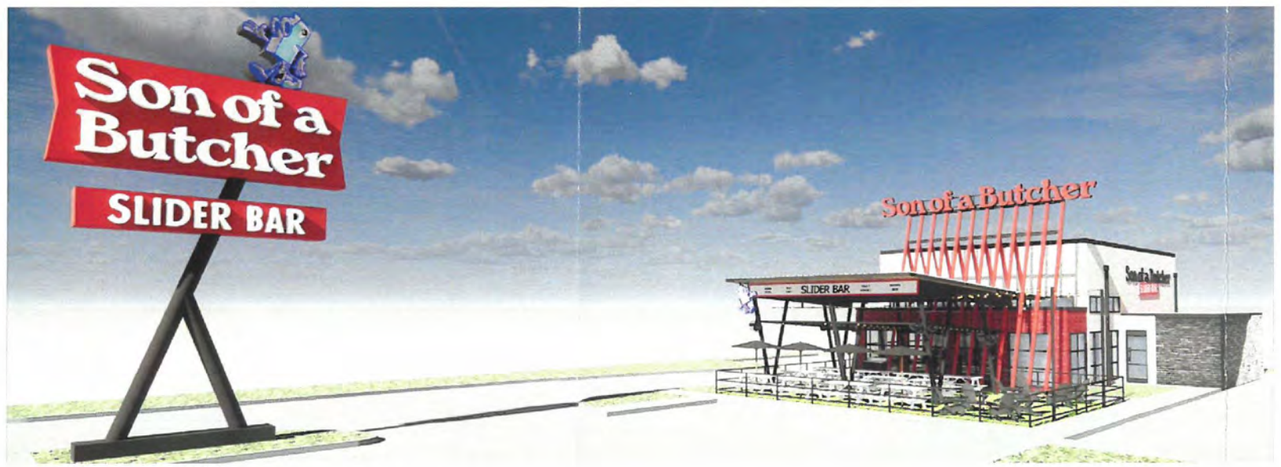












CASE NAME: SON OF A BUTCHER
CASE NUMBER: CU22-11
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R,
PEYTON WRIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET 17 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

CIVITARESE | MORGAN
ARCHITECTURE
921 N. RIVERFRONT BLVD. SUITE 700
DALLAS, TEXAS 75207
TEL: 214-613-0680 FAX: 469 730 3341

SOB









CIVITARESE | MORGAN
ARCHITECTURE
921 N. RIVERFRONT BLVD. SUITE 700
DALLAS, TEXAS 75207
TEL. 214-613-0680 FAX. 469.730.3341

SOB

CASE NAME: SON OF A BUTCHER
CASE NUMBER: CUZ2-11
LOCATION: 440 WEST STATE HIGHWAY 114, LOT 2, BLOCK 1R
PEYTON KNIGHT ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

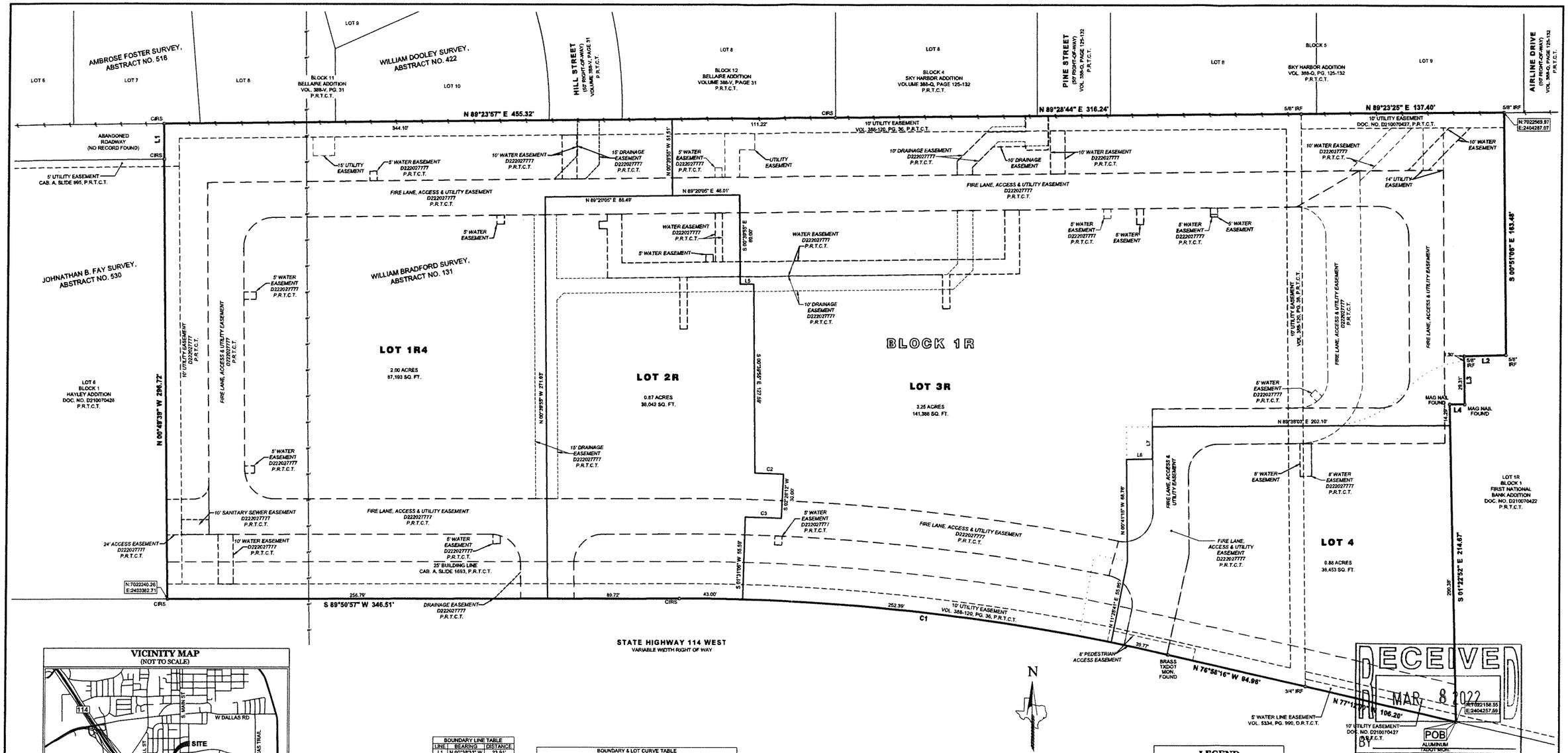
PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

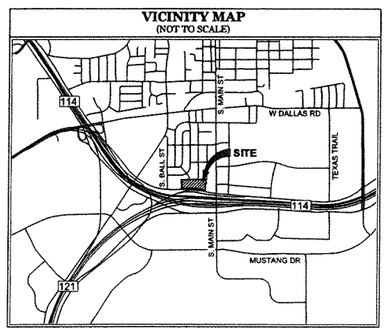
DATE: _____

SHEET 18 OF 18

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT



VICINITY MAP
(NOT TO SCALE)



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°38'33" W	23.91'
L2	S 89°29'50" W	27.76'
L3	S 01°10'01" E	32.61'
L4	S 89°52'47" W	10.00'
L5	N 89°20'05" E	9.00'
L6	N 89°20'05" E	17.97'
L7	N 00°39'55" W	21.86'

BOUNDARY & LOT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	335.16'	1462.40'	13°07'53"	N 83°31'45" W	334.43'
C2	19.33'	1551.43'	0°42'49"	S 87°55'19" E	19.33'
C3	24.38'	1521.43'	0°55'06"	N 88°01'21" W	24.38'

N

1" = 30'
0 15 30

LEGEND

PG.	= PAGE
CAB.	= CABINET
VOL.	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
D.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
—|—	= SURVEY ABSTRACT LINE APPROXIMATE LOCATION

PLAT AREAS

Total Platted Area = 305,077 Sq. Ft - 7.00 Acres
Net Platted Area:
Lot 1R3 = 87,193 Sq. Ft. - 2.00 Acres
Lot 2 = 38,042 Sq. Ft. - 0.87 Acres
Lot 3 = 141,388 Sq. Ft. - 3.25 Acres
Lot 4 = 38,453 Sq. Ft. - 0.88 Acres
Right-of-Way Dedication = 0.00

GENERAL NOTES

1. The purpose of this plat is to create 4 Lots from 3 Lots and to dedicate easements.
2. This property is located in Zone "X" (Unshaded) according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009, as shown on Map Number 48439C0115K.
3. The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone (4202).
4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).

PLANNING & ZONING COMMISSION

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL

Date Approved: _____

Mayor: _____

City Secretary: _____

THIS PLAT FILED ON _____, _____

INSTRUMENT # D_____

RECEIVED
MAR 8 2022
BY

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Clay Cristy
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
Tradecor Pebblecreek Lot 5, LLC
4455 E. Camelback Road, Suite: E-180
Phoenix, AZ 85018

Project	1912.016-08
Date	02/07/2022
Drafter	TAR

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

FINAL PLAT
PAYTON-WRIGHT ADDITION
LOTS 1R4, 2R, 3R, & 4 BLOCK 1R
7.00 ACRES

REPLAT OF LOTS 1R3, 2 & 3, BLOCK 1R OF PAYTON-WRIGHT ADDITION, RECORDED IN DOCUMENT NO. D222027777, P.R.T.C.T., WILLIAM BRADFORD SURVEY, ABSTRACT NO. 131, AND JOHNATHAN B. FAY SURVEY, ABSTRACT NO. 530 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TRADECOR PEBBLECREEK LOT 5, LLC** is the owner of a 7.00 acre tract of land out of the William Bradford Survey, Abstract Number 131 and the Johnathan B. Fay Survey, Abstract Number 530, situated in the City of Grapevine, Tarrant County, Texas, being all of Lot 1R2, Block 1R, Payton-Wright Addition, a subdivision of record in Document Number D210070427 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at an aluminum TXDOT monument found in the North right-of-way line of State Highway 114 West (right-of-way varies), being the Southwest corner of Lot 1R, Block 1, First National Bank Addition, a subdivision of record in Document Number D210070422 of said Plat Records, also being the Southeast corner of said Lot 1R2, Block 1R, Payton-Wright Addition and hereof;

THENCE, along the North right-of-way line of State Highway 114 West, being the common South line of said Lot 1R2, Block 1R, Payton-Wright Addition, the following four (4) courses and distances:

1. N77°12'00"W, a distance of 106.20 feet to a 3/4-inch iron rod found;
2. N76°58'16"W, a distance of 94.96 feet to a brass TXDOT monument found at the beginning of a non-tangent curve to the left;
3. Along said non-tangent curve to the left, having a radius of 1462.40 feet, a chord bearing of N83°31'45"W, a chord length of 334.43 feet, a delta angle of 13°07'53", an arc length of 335.16 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
4. S89°50'57"W, a distance of 346.51 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of Lot 6, Block 1, Hayley Addition, a subdivision of record in Document Number D210070428 of said Plat Records, being the Southwest corner of said Lot 1R2, Block 1R, Payton-Wright Addition and hereof;

THENCE, N00°49'39"W, along the East line of said Lot 6, Block 1, Hayley Addition, being the common West line of said Lot 1R2, Block 1R, Payton-Wright Addition, a distance of 296.72 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N00°38'33"W, along the West line of said Lot 1R2, Block 1R, Payton-Wright Addition, a distance of 23.91 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of Lot 7, Block 11 of Bellaire Addition, a subdivision of record in Volume 388-V, Page 31 of said Plat Records, being the Northwest corner of said Lot 1R2, Block 1R, Payton-Wright Addition and hereof;

THENCE, along the North line of said Lot 1R2, Block 1R, Payton-Wright Addition, being in part, the common South line of said Bellaire Addition and in part, the common South line of Sky Harbor Addition, a subdivision of record in Volume 388-Q, Page 125-132 of said Plat Records, the following three (3) courses and distances:

1. N89°23'57"E, a distance of 455.32 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N89°28'44"E, a distance of 316.24 feet to a 5/8-inch iron rod found;
3. N89°23'25"E, a distance of 137.40 feet to a 5/8-inch iron rod found at the Northwest corner of said Lot 1R, Block 1, First National Bank Addition, being the Northeast corner of said Lot 1R2, Block 1R, Payton-Wright Addition and hereof;

THENCE, along the West line of said Lot 1R, Block 1, First National Bank Addition, being the common East line of said Lot 1R2, Block 1R, Payton-Wright Addition, the following five (5) courses and distances:

1. S00°51'06"E, a distance of 163.48 feet to a 5/8-inch iron rod found;
2. S88°29'50"W, a distance of 27.76 feet to a 5/8-inch iron rod found;
3. S01°10'01"E, a distance of 32.61 feet to a PK nail found;
4. S89°52'47"W, a distance of 10.00 feet to a PK nail found;
5. S01°22'52"E, a distance of 214.67 feet to the **POINT OF BEGINNING**, containing an area of 7.00 Acres (305,077 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **TRADECOR PEBBLECREEK LOT 5, LLC**, does hereby adopt this plat of **PAYTON-WRIGHT ADDITION, LOTS 1R4, 2R, 3R & 4, BLOCK 1R**, 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 platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

WITNESS MY HAND this the _____ day of _____, 2022.

_____ _____
(SIGNATORY) (Title)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TRADECOR PEBBLECREEK LOT 5, LLC**, hereinafter called "Owner", is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 ($1.00) DOLLAR and other good 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 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 his 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 _____, 2022.

_____
(SIGNATORY)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ dey of _____, 2022.

_____
Notary Public, in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Grapevine, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

_____ _____
Matthew Raabe, R.P.L.S. #6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

Project	1912.016-08
Date	02/07/2022
Drafter	TAR

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Clay Cristy
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
Tradecor Pebblecreek Lot 5, LLC
4455 E. Camelback Road, Suite: E-180
Phoenix, AZ 85016

THIS PLAT FILED ON _____, _____

INSTRUMENT # D_____

FINAL PLAT
PAYTON-WRIGHT ADDITION
LOTS 1R4, 2R, 3R, & 4 BLOCK 1R
7.00 ACRES

REPLAT OF LOTS 1R3, 2 & 3, BLOCK 1R OF PAYTON-WRIGHT ADDITION,
RECORDED IN DOCUMENT NO. D222027777, P.R.T.C.T.,
WILLIAM BRADFORD SURVEY, ABSTRACT NO. 131, AND
JOHNATHAN B. FAY SURVEY, ABSTRACT NO. 530
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2022

SUBJECT: CONDITIONAL USE REQUEST CU22-05 AND PLANNED DEVELOPMENT PD22-02 (SECOND READING) OLD DALTON OIL BUILDING

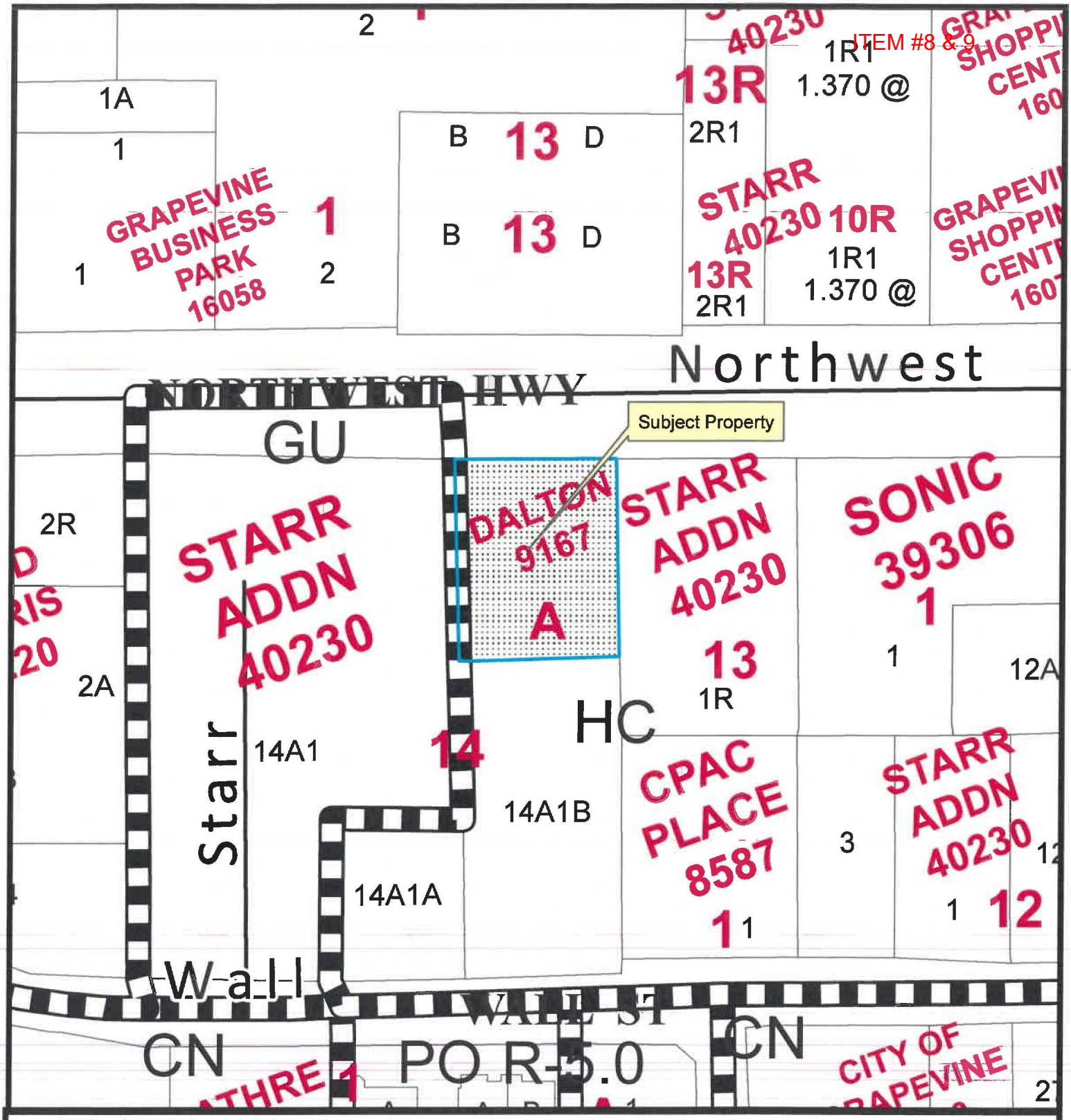
RECOMMENDATION:

Staff recommends that City Council approve Conditional Use Application CU22-05 and Planned Development Overlay PD22-02 on the second reading of an ordinance, and take any other action necessary.

BACKGROUND:

Conditional Use Request CU22-05 and Planned Development Overlay PD22-02 were submitted by Gary Skotnicki and approved on the first reading of an ordinance by City Council at the January 18, 2022 meeting. The request was to allow for a 20-foot pole sign and planned development overlay to include, but not be limited to deviation from the perimeter landscape area requirement in conjunction with a proposed professional office use.

The applicant intends to expand the existing Old Dalton Oil building into a 2,694 square foot single-story office building for Mi Mutual Mortgage Company. A 36 square-foot pole sign that is 20-feet in height is proposed adjacent to West Northwest Highway. The applicant is requesting a Planned Development Overlay to vary from the 10-foot landscaping setback requirement relative to the parking/vehicle use area and adjacent properties. The applicant is providing five-feet along the eastern property line. The location of the existing building is the reason stated by the applicant for the encroachment into the minimum buffer yard. The applicant sought approval of a special exception from the Board of Zoning Adjustment to allow the existing service canopy structure to remain as developed within the front yard. The Board approved the special exception request at their March 7, 2022 meeting.



CU22-05 / PD22-02
Old Dalton Building

Date Prepared: 1/6/2022

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.

CU22-05 / PD22-02

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DEC 03 2021
By

ITEM #8 & 9

CU21-4183
PD21-4185

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
GARY SKOTNICKI

Street address of applicant / agent:
4310 UNIVERSITY BLVD.

City / State / Zip Code of applicant / agent:
DALLAS, TX 75205

Telephone number of applicant / agent:
214 868 8442

Fax number of applicant/agent
—

Email [redacted]

Mobile phone number of applicant/agent
214 868 8442

PART 2. PROPERTY INFORMATION

Street address of subject property
323 W. N.W. HWY.

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

Lot — *Block* A *Addition* DALTON ADDN.

Size of subject property

Acres 17,168 *Square footage*

Present zoning classification: HC

Proposed use of the property: OFFICE

Circle yes or no, if applies to this application

Outdoor speakers Yes (No)

Minimum / maximum district size for conditional use request: 5,000 SF

Zoning ordinance provision requiring a conditional use: SECTION 60.B.d

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner: DUANET PROPERTIES, LLC

Street address of property owner: 2820 SPRINGHILL DR.

City / State / Zip Code of property owner: GRAPEVINE, TX 76051

Telephone number of property owner: 817 527 3157

Fax number of property owner: —

RECEIVED
DEC 06 2021
By

- ☐ *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

GARY SKOTNICKI — ***Print Applicant's Name:***

Applicant's Signature:

The State of TX

County Of TARRANT

Before Me Nancy Mullins *(notary)* *on this day personally appeared* GARY SKOTNICKI *(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 6th *day of* December, *A.D.* 2021

NANCY MULLINS
12992768-6
Notary Public, State of Texas
My Commission Expires
August 20, 2022

Notary In And For State Of Texas

BOB & NORMA DUANE — ***Print Property Owners Name:***

Property Owner's Signature:

The State Of TX

County Of TARRANT

Before Me Nancy Mullins *(notary)* *on this day personally appeared* Robert Duane & Norma Duane *(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 6th *day of* December, *A.D.* 2021.

Notary In And For State Of Texas

NANCY MULLINS
12992768-6
Notary Public, State of Texas
My Commission Expires
August 20, 2022

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: 12/3/21

Signature of Owner _____

Date: 12/6/21

CITY OF GRAPEVINE
PLANNED DEVELOPMENT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
GARY SKOTNICKI

Street address of applicant / agent:
4310 UNIVERSITY BLVD.

City / State / Zip Code of applicant / agent:
DALLAS, TX 75205

Telephone number of applicant / agent:
214 868 8442

Fax number of applicant / agent:
—

Email address of applicant / agent:
[redacted]

Mobile phone number of applicant / agent
214 868 8442

Applicant's interest in subject property:
ARCHITECT

PART 2. PROPERTY INFORMATION

Street address of subject property
323 W. NW. HWY.

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot — *Block* — *Addition* DALTON

Size of subject property
Acres 17,168 *Square footage*

Present zoning classification:
HC

Proposed use of the property:
OFFICE

Minimum / maximum district size for request:
N/A

Zoning ordinance provision requesting deviation from:
SEC. 53

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
DUANET PROPERTIES, LLC

Street address of property owner:
2820 SPRINGHILL DR.

City / State / Zip Code of property owner:
GRAPEVINE, TX 76051

Telephone number of property owner:
817 527 3197

Fax number of property owner:
—

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DEC 06 2021
By

- ☐ *Attach a final plat, or replat, of the approved subdivision by city council showing property boundary lines, dimensions, easements, roadways, rail lines, and public rights-of way crossing and adjacent to the tract (1 blueline copy)*
- ☐ *If a master development plan is required, attach a statement showing the proposed use substantially conforms to the master development plan.*
- ☐ *Submit a site plan showing all information required by Section 47.E., Site Plan review requirements (see attached requirements).*
- ☐ *Provide all required information demonstrating compliance with all conditions imposed on any conditional use, site plan zoning, or conditional use zoning.*
- ☐ *All site plans must conform to the approved concept plan. Any changes to a site plan, approved with a conditional use or a conditional use, can only be approved by city council through the public hearing process.*

PART 4. SIGNATURE TO AUTHORIZE FILING OF A FINAL SITE PLAN

GARY SKOTNICKI — ***Print Applicant's Name:*** — ***Applicant's Signature:***

The State Of TX

County Of TARRANT

Before Me Nancy Mullins *(notary)* *on this day personally appeared* Gary Skotnicki *(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 6th *day of* December *A.D.* 2021.

NANCY MULLINS
12992768-6
Notary Public, State of Texas
My Commission Expires
August 20, 2022

Nancy Mullins
Notary In And For State Of Texas

BOB & NORMA DUANE — ***Print Property Owners Name:*** — ***Property Owner's Signature***

The State Of TX

County Of TARRANT

Before Me Nancy Mullins *(notary)* *on this day personally appeared* Norma Duane, Robert Duane *(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 6th *day of* December, *A.D.* 2021.

NANCY MULLINS
12992768-6
Notary Public, State of Texas
My Commission Expires
August 20, 2022

Nancy Mullins
Notary In And For State Of Texas

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 _____

Date: 12/3/21

Signature of Owner _____ _____

Date: 12/6/21

ITEM #8 & 9

CU22-03/
PD22-02

SKOT NICKI STUDIO, LLC

REC
DEC 06 21
By

December 6, 2021

Development Services
Planning Division
P O Box 95104
Grapevine, Texas 76099

Dear Sirs,

I would like to propose a Planned Development for 323 W. N.W. Hwy, the former Sinclair gasoline station in the historic township, also known as the Dalton Oil Building, to allow an addition and creation of the Main office of the Mi Mutual Mortgage Co. The proposed overlay is required because the physical location of the existing building on the site requires a reduction in the width of the required width of the landscape buffer along the east property line, from ten feet to five feet.

The proposed overlay will not cause substantial harm to the value, use or enjoyment of other property in the neighborhood; on the contrary, re-use of the existing structure will save a valuable building built in 1946 and restore its historic presence along the highway in the original historic township. The addition will be placed directly behind it to allow an increase in area to become a new headquarters office building, while retaining and featuring the original frontal character representative of the automobile age. The property will become a shining example of how to sensitively and creatively adapt and improve a valuable architectural resource in need of a new rejuvenating use to justify the significant building and site development costs.

CASE NAME — DALTON OIL BLDG
CASE ADDRESS — 323 W. N.W. HWY
CURRENT/PROPOSED LEGAL DESCRIPTION — DALTON ADDITION

SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
53	LANDSCAPE BUFFER.	WIDTH REDUCTION TO 5'	INABILITY TO COMPLY

Respectfully,

Gary Skotnicki, Architect
Skotnicki Studio, LLC

Gary Skotnicki, Architect

4310 University Blvd.
Dallas, Texas 75205

email: [redacted] **214-868-8442** **www.skotnickistudio.com**

ORDINANCE NO. 2022-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU22-05 TO ALLOW FOR A 20-FOOT POLE ON BLOCK A, DALTON ADDITION (1323 WEST NORTHWEST HIGHWAY) IN A DISTRICT ZONED "HC" HIGHWAY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) 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 CU22-05 to allow for a 20-foot pole sign (Old Dalton Oil Building/Mi Mutual Mortgage Company) in a district zoned "HC" Highway Commercial District within the following described property: Block A, Dalton Addition (1323 West Northwest Highway) 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. That 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. That 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. That 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. That this ordinance shall become effective from and after the date of its final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on first reading on this the 18th day of January, 2022.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on second and final reading on this the 15th day of March, 2022.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2022-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD22-02 TO DEVIATE FROM THE PERIMETER LANDSCAPE AREA REQUIREMENT IN THE LANDSCAPING REGULATIONS ON BLOCK A, DALTON ADDITION (323 WEST NORTHWEST HIGHWAY) 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. PD22-02 to deviate from the perimeter landscape area requirement in Section 53, Landscaping Regulations within the following described property: Block A, Dalton Addition (323 West Northwest Highway – Old Dalton Building) 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. That this ordinance shall become effective from and after the date of its final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on first reading on this the 18th day of January, 2022.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on second and final reading on this the 15th day of March, 2022.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

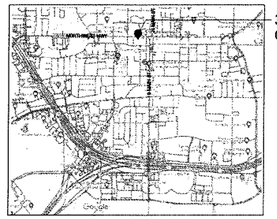
_____
Matthew C.G. Boyle
City Attorney

RECEIVED
MAR 04 2022
By

WEST NORTHWEST HIGHWAY

NOTE: 1. THIS PROJECT IS LOCATED IN THE MOREHEAD BRANCH STREAM LOCAL SUB-WATERSHED AND THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF LAND

2. FULLY DEVELOPED RUNOOF FROM THE PROPERTY TO THE SOUTH OF THE SITE WILL BE ACCEPTED ON THE SITE



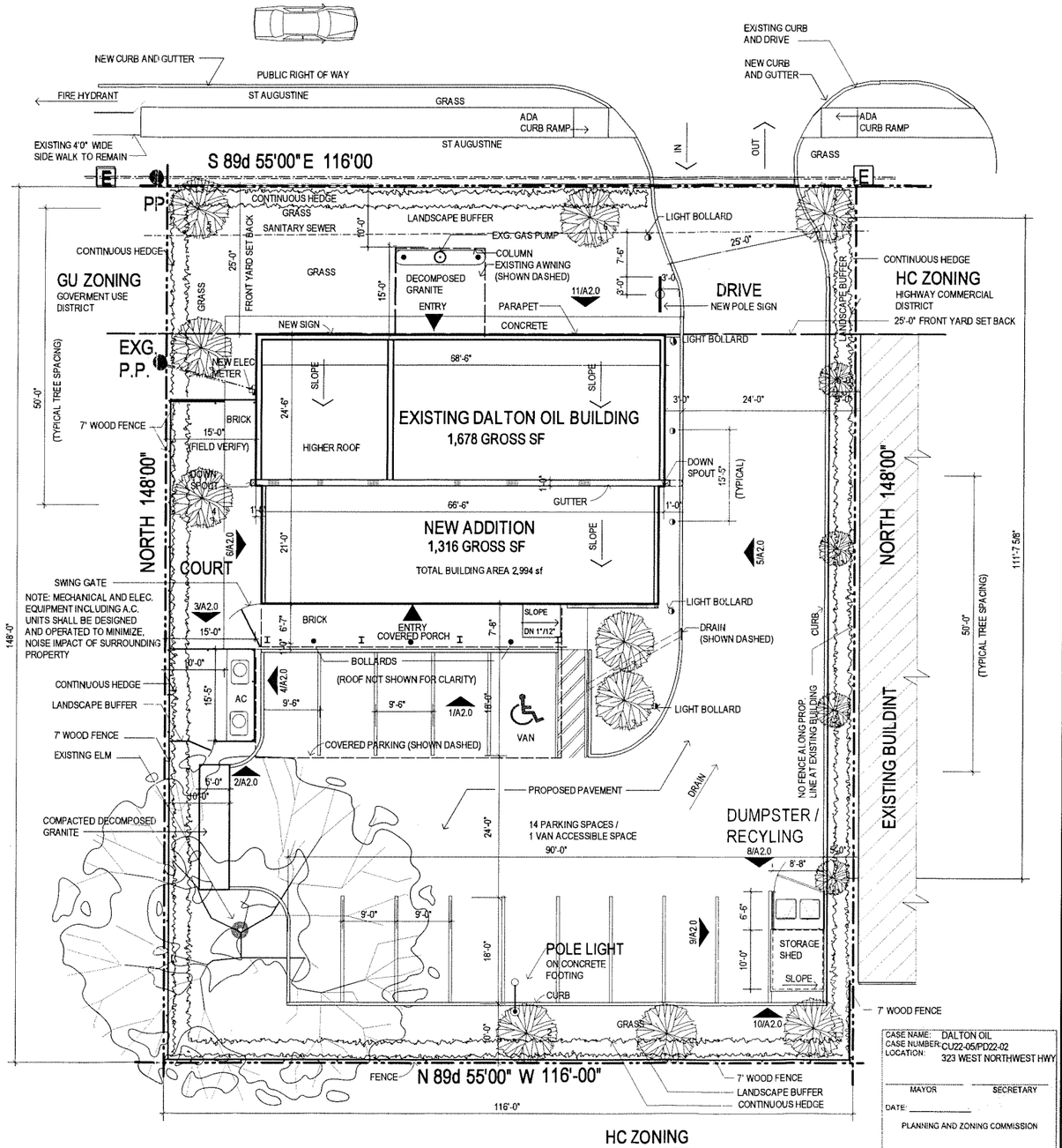
323 W NORTHWEST HWY
GRAPEVINE, TX 76501

LOCATION MAP

SITE DATA SUMMARY TABLE

	REQUIRED	PROVIDED
LOT AREA	5,000 SF MIN.	17,168 SQ. FT.
TOTAL BUILDING AREA	N.A.	2,994 SQ. FT
HEIGHT IN STORIES	2 MAX.	1 STORY
HEIGHT IN FEET	35'-0" MAX.	16'-8"
TOTAL IMPERVIOUS AREA	1,4593 SF MAX.	11,830 SQ FT
TOTAL IMPERVIOUS AREA PERCENTAGE OF LOT	85%	69%
TOTAL OPEN SPACE	2,575 SF MIN	5,338 SQ FT
LANDSCAPING INCLUDING PERCENTAE OF LOT	15 % MIN	31%
PARKING SPACES (5+1 PER 300 SF OF NET S.F. OF BLDG	14	14

- Conditional use request CU22-05 is a request to allow a twenty-foot pole sign in conjunction with an office building. Planned Development PD22-02 is a request to allow but not be limited to deviation for the perimeter landscape area requirements
- **Board of Zoning Adjustment request is special exception to allow an existing service canopy to encroach into the minimum 25-foot front-yard setback by 15-feet**
- Refuse and disposal areas shall be landscaped and screened from view.
- Mechanical and electrical equipment, including air conditioning units shall be designed, and operated to minimize, noise impact of surrounding property. All such equipment shall be screened from public view.
- Lighting shall be designed to reflect away from residential areas. Lighting levels adjacent to the west property line may not exceed 0.2 footcandles and may not exceed 3.0 footcandles adjacent the west, north and south property lines.
- The masonry requirements of Section 54 shall be met.
- All requirements of the Grapevine Soil Erosion Control Ordinance shall be met.



N

1 DIMENSION CONTROL SITE PLAN
Scale: 1" = 10 ft

10 5 0 10 20 25

ADDITIONS & ALTERATIONS

323
WEST NORTHWEST HWY

Grapevine, TEXAS 76501

SKOT NICKI STUDIO, LLC
Gary Skotnicki, Architect
4310 University Blvd.
Dallas, Texas 75205
214-868-8442
email: garyskotnicki1@gmail.com
www.skotnickistudio.com

MiNi MUTUAL MORTAGE CO.
IN THE
DALTON OIL BLDG.

REGISTERED ARCHITECT GARY SKOTNICKI 23615 STATE OF TEXAS
6 DECEMBER 2021

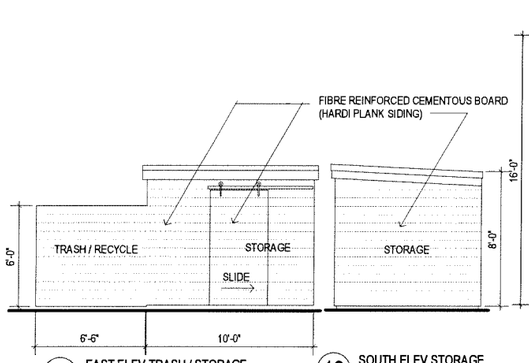
CASE NAME: DALTON OIL
CASE NUMBER: CU22-05/PD22-02
LOCATION: 323 WEST NORTHWEST HWY

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

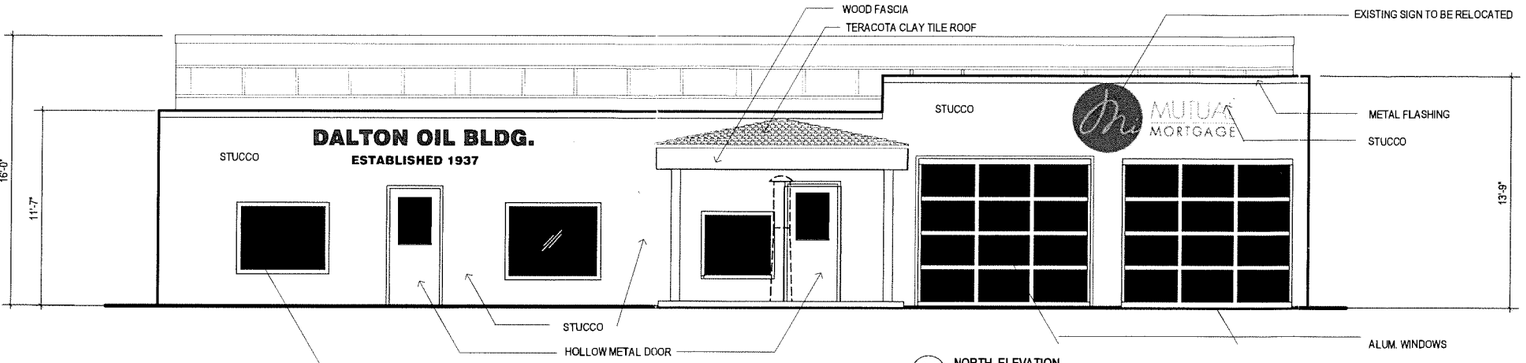
ISSUE V5
DATE : 21 JAN 2022

EXISTING SITE PLAN
PROPOSED SITE PLAN

A-1.0
OF 8

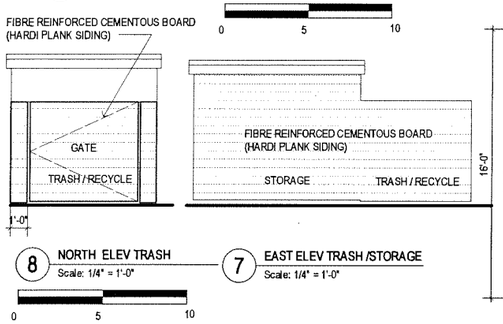


9 EAST ELEV TRASH / STORAGE
Scale: 1/4" = 1'-0"



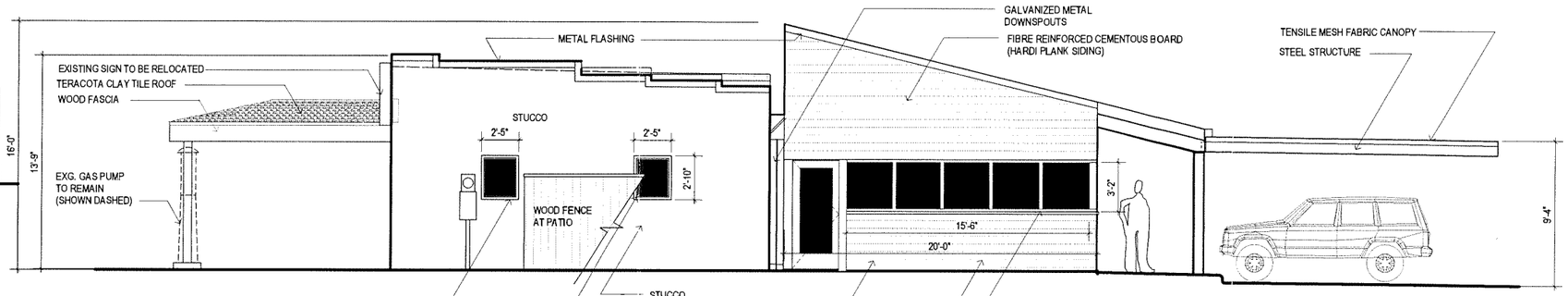
10 SOUTH ELEV STORAGE
Scale: 1/4" = 1'-0"

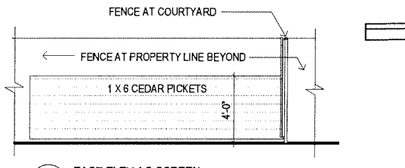
11 NORTH ELEVATION
Scale: 1/4" = 1'-0"



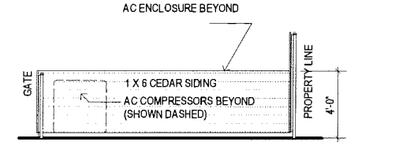
8 NORTH ELEV TRASH
Scale: 1/4" = 1'-0"

7 EAST ELEV TRASH /STORAGE
Scale: 1/4" = 1'-0"

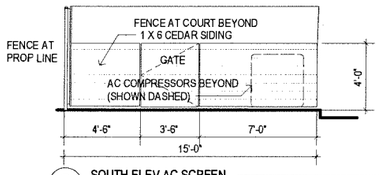




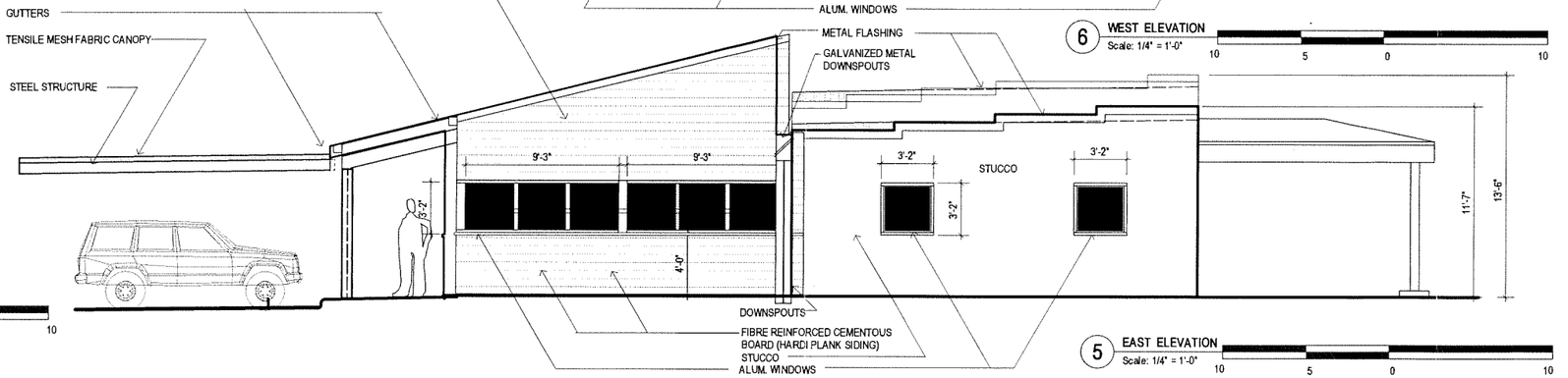
4 EAST ELEV AC SCREEN
Scale: 1/4" = 1'-0" (WEST SIM)



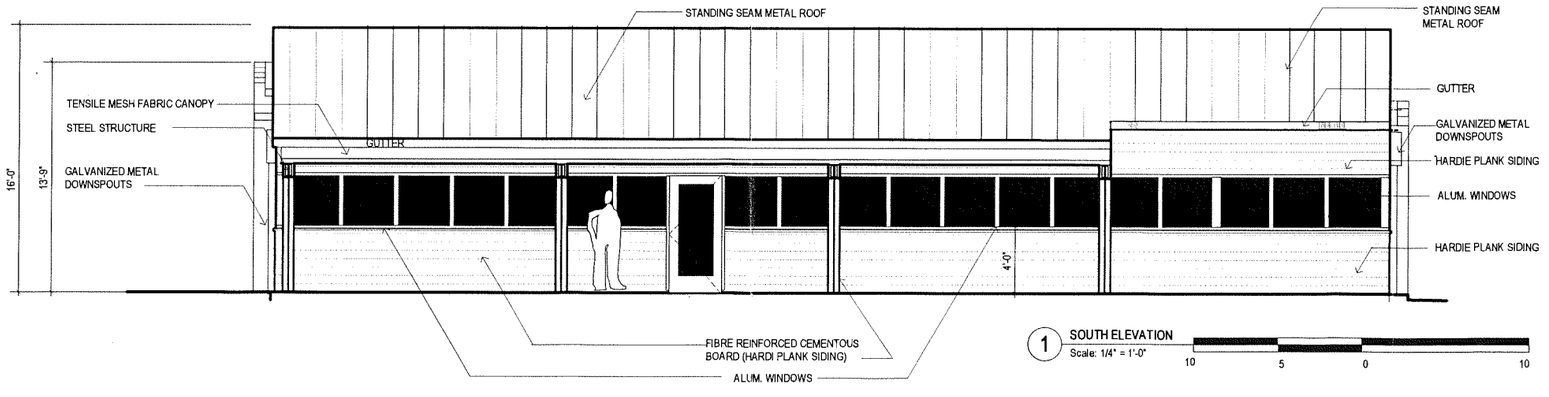
3 NORTH ELEV SCREEN
Scale: 1/4" = 1'-0"



2 SOUTH ELEV AC SCREEN
Scale: 1/4" = 1'-0"

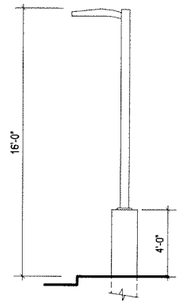


6 WEST ELEVATION
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

5 EAST ELEVATION
Scale: 1/4" = 1'-0"



12 LIGHT POLE ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR WALL 100% MASONRY

CASE NAME: DALTON OIL
CASE NUMBER: CU22-05/PD22-02
LOCATION: 323 WEST NORTHWEST HWY

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

ADDITIONS & ALTERATIONS

323
WEST NORTHWEST HWY

Grapevine, TEXAS

SKOT NICKI STUDIO, LLC

Gary Skotnicki, Architect

4310 University Blvd.
Dallas, Texas 75205

214-868-8442
email: garyskotnicki@gmail.com
www.skotnickistudio.com

Mi MUTUAL MORTGAGE CO.
IN THE
DALTON OIL BLDG.

REGISTERED ARCHITECT GARY L. SKOTNICKI STATE OF TEXAS

6 DECEMBER 2021

ISSUE: V12
DATE: 29 DECEMBER 2021

ELEVATIONS

A·2.0
OF 8

LANDSCAPE DATA SUMMARY TABLE

	REQUIRED	PROVIDED
TOTAL LOT AREA	NA	17,168 SF
GROSS PARKING	NA	7,607 SF
INTERIOR LANDSCAPE	10%	761
TREE CALCULATION		
INTERIOR LANDSCAPE	2 TREES	2 TREES
PERIMETER LANDSCAPE	11 TREES	11 TREES
NON VEHICULAR OPEN SPACE	2 TREES	2 TREES
TOTAL TREES	15 TREES	15 TREES

NOTE: SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINOUS, UNBROKEN SOLID VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.

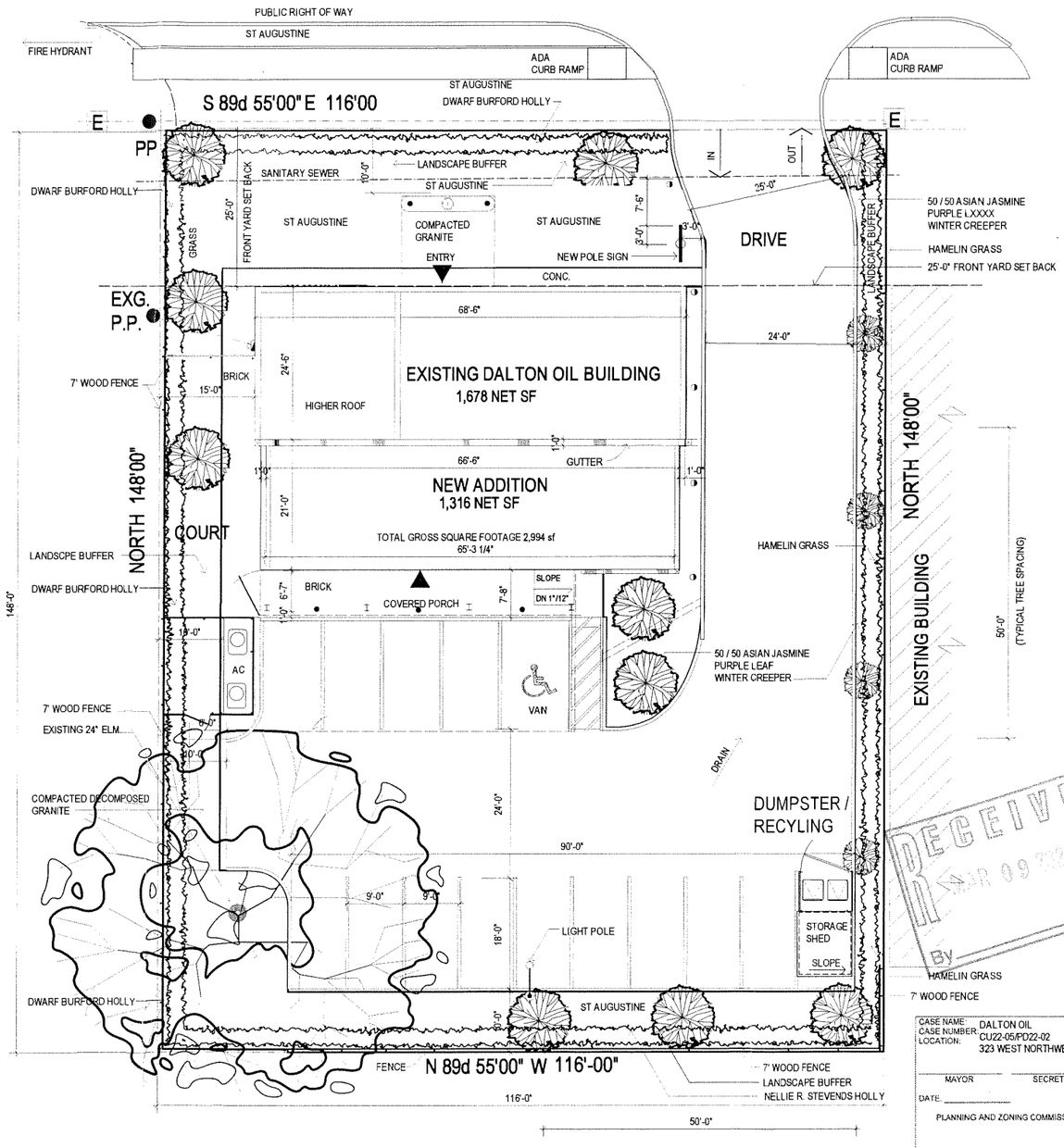
LEGEND

3" CEDAR ELM

3" MEXICAN PLUM

24" CONTINUOUS SHRUB

NOTE: ALL LANDSCAPE AREAS TO BE AUTOMATICLY IRRIGATED AND MAINTAINED



N

1 LANDSCAPE PLAN

Scale: 1" = 10 ft

10 5 0 10 20 25

ADDITIONS & ALTERATIONS

323 WEST NORTHWEST HWY

Grapevine, TEXAS

STUDIO, LLC
Gary Kotnicki, Architect
431 University Blvd.
Dallas, Texas 75205
214-868-8442
email: garykotnicki@gmail.com
www.skotnickistudio.com

M i MUTUAL MORTAGE CO.

IN THE

DALTON OIL BLDG.

REGISTERED ARCHITECT GARY S. KOTNICKI STATE OF TEXAS

6 DECEMBER 202

RECEIVED MAR 09 2022 BY

CASE NAME: DALTON OIL
CASE NUMBER: CU22-05/PD22-02
LOCATION: 323 WEST NORTHWEST HWY

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

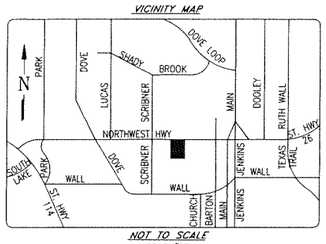
ISSUE: 4

DATE: 1 JAN 2022

LANDSCAPE PLAN

A-3.0

OF 8



THE PUROSE OF THIS PLAN IS TO SHOW THE FLOW OF DRAINAGE AND LOCATION OF CITY UTILITIES. PLEASE SEE SITE PLAN FOR SITE DETAILS.

BEING ALL BLOCK A OF THE DALTON ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-119, PAGE 81, MAP RECORDS, TARRANT COUNTY, TEXAS.

WEST NORTHWEST HIGHWAY
(100' R.O.W.)
APPARENT CENTERLINE

UTILITY POLE /GUY WIRE/OVERHEAD LINE
FIRE HYDRANT
M.H. MANHOLE
WM WATER METER
LIGHT POLE
GAS METER
GAS LINE
624.64' ALL SPOT GRADES SHOWN ARE EXISTING.

NOTE:
MEASUREMENTS ARE TO BACK OF CURB.

GENERAL NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THIS PLAN, CITY STANDARDS, AND N.C.T.C.O.G. SPECIFICATIONS FOR PUBLIC WORKS.
2. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO "TEXAS DEPARTMENT OF TRANSPORTATION- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY AND OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PUBLIC UTILITY COMPANIES FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
5. TRENCH SAFETY SYSTEMS SHALL BE PROVIDED BY THE CONTRACTOR AS PROVIDED IN SUBPART P – EXCAVATION, TRENCHING AND SHORING, PART 1926 OF THE CODE OF FEDERAL REGULATIONS WHICH DESCRIBES SAFETY AND HEALTH REGULATIONS AS ADMINISTERED BY THE U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) THE STANDARDS SPECIFIED BY THE O.S.H.A. REGULATIONS SHALL BE THE MINIMUM ALLOWED ON THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN AND INSTALL ADEQUATE TRENCH SAFETY SYSTEMS FOR ALL TRENCHES EXCAVATED ON THIS PROJECT.
6. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL FURNISH TO THE CITY FOR APPROVAL A TRENCH SAFETY PLAN FOR THIS PROJECT. THE TRENCH SAFETY PLAN MUST BE PREPARED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. IN ADDITION, ALL TRENCH SAFETY SYSTEMS UTILIZED IN THIS PROJECT MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE SAFETY OF ALL PERSONS INVOLVED IN THE CONSTRUCTION OF THIS PROJECT.
7. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY VARIANCES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT (N.O.I.) AND NOTICE OF TERMINATION (N.O.T.) TO THE EPA.
9. THERE ARE NO OBSTRUCTIONS/SIGNS LOCATED WITHIN THE VISIBILITY TRIANGLES PER CITY STANDARDS.

FLOOD PLAIN DESIGNATION:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48439C0105K, WITH EFFECTIVE DATE OF SEPTEMBER 25, 2009, FOR COMMUNITY PANEL No. 480598, IN TARRANT COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THIS PROJECT IS LOCATED IN THE MOREHEAD BRANCH STREAM LOCAL SUB-WATERSHED AND THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF LAND.

CITY OF GRAPEVINE PUBLISHED BENCHMARK:

MONUMENT #8 (FAIR)

15" ALUMINUM ROD WITH CAP SET 0.5' BELOW ACCESS COVER. ACCESS COVER IS STAMPED "CITY OF GRAPEVINE, MONUMENT #8". MONUMENT IS LOCATED APPROXIMATELY 100 FEET EAST OF THE INTERSECTION OF MAIN STREET AND MUNICIPAL BOULEVARD IN GRASS MEDIAN.
ELEVATION=635.97' (NGVD 1929)

SITE BENCHMARK:

TOP OF SANITARY SEWER MANHOLE FOUND 27 FEET NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST HIGHWAY APPROXIMATELY 10 WEST OF THE PROPERTY LINE FOR THE SITE.
ELEVATION=623.33' (NAVD88)

N W E S
10 5 0 10 20 25
SCALE IN FEET
1"=10'

WARNING: EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE PROVIDER PRIOR TO THE START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

PART OF LOT 14, STARR ADDITION
HOUSING AUTHORITY OF THE CITY OF GRAPEVINE
VOLUME 4417, PAGE 462

ZONED GU
(GOVERNMENT USE)

BLOCK A
DALTON ADDITION
VOLUME 388-119, PAGE 81

17,168 SQ. FT. OR 0.394 ACRES

JOEL CRAIG DALTON, JEANNIE DALTON CHEATHAM, AND MICHAEL LYNN DALTON, INDIVIDUALLY, IN EQUAL SHARES, AS THEIR SOLE AND SEPARATE UNDIVIDED PROPERTY INTERESTS.
INSTRUMENT No. 221052521

ZONED HC
(HIGHWAY COMMERCIAL DISTRICT)

LOT 1-R, BLOCK 13
STARR ADDITION
VOLUME 388-162, PAGE 27

ZONED HC
(HIGHWAY COMMERCIAL DISTRICT)

EXISTING DALTON OIL BUILDING

NEW ADDITION

EXISTING 24" STORM
6' CURB INLET
621.5' THROAT
REMOVE EXITING WEST DRIVEWAY APPROACH. REPLACE CURBING AND 5' WIDE SIDEWALK TO CITY OF GRAPEVINE STANDARDS AND TAS REQUIREMENTS.
SAWCUT AND REMOVE WEST PORTION OF EXISTING EAST DRIVEWAY APPROACH. REPLACE WITH DRIVEWAY TO CITY STANDARDS (SECTION 20-44) REPLACE CURBING AND 5' WIDE SIDEWALK TO CITY OF GRAPEVINE STANDARDS AND TAS REQUIREMENTS.
INSTALL BARRIER FREE RAMPS PER CITY OF GRAPEVINE AND TAS STANDARDS AS REQUIRED
INSTALL BARRIER FREE RAMPS PER CITY OF GRAPEVINE AND TAS STANDARDS AS REQUIRED
REPAIR CURBING OF EXISTING SHARED DRIVEWAY MEDIAN TO CITY OF GRAPEVINE STANDARDS.
REMOVE EXISTING DRIVEWAY APPROACH. RE-SEED/SOD AND INSTALL CURBING TO CITY OF GRAPEVINE STANDARDS.
REPLACE SIDEWALKS THAT DO NOT CONFORM TO CURRENT 5' WIDE STANDARD.
EXISTING SIDEWALK
EXISTING 18" WATER LINE
EXISTING FIRE HYDRANT APPROXIMATELY 220 FEET WEST OF NW CORNER.
2" I.P.F. (REF)
COM BOX
PROPOSED 15' WIDE UTILITY EASEMENT BY SEPARATE INSTRUMENT
PROPOSED 6" CLEANOUT AND 8" SS LINE TO BUILDING. CONNECT TO EXISTING SS LINE
EXISTING 8" SANITARY SEWER
TOP OF MANHOLE
EXISTING 6" SANITARY SEWER
PROPOSED SIGN. RAILS
PROPOSED CLEANOUT
EXISTING INGRESS/EGRESS TO BE REMOVED
GEOTEXTILE WITH GRAVEL AND LANDSCAPING
25' BUILDING LINE
EXISTING 8" SANITARY SEWER TO BE REMOVED
NEW ELEC. METER
EXISTING 8" SANITARY SEWER
BRICK PORCH
WALKWAY
A/C UNITS
7' TALL WOODEN FENCE
COVERED PARKING
GRADE PAVING TO DRAIN AT 1% MINIMAL SLOPE
INSTALL HANDICAP PARKING, ACCESS, & SIGNAGE PER TAS REQUIREMENTS WITH 1.8 % MAX SLOPE ALL DIRECTIONS TRANSITION CURBING FOR RAMPING
ADJOINING PROPERTY 6' TALL METAL FENCE
LANDSCAPE HEDGE WAIT ROOM FOR DRAINAGE
DECORATIVE/HYDROPEX GAS PUMP TO REMAIN
(OPEN SPACE/NO PARKING)
EXISTING 8" SANITARY SEWER
CAUTION GAS LINE EXISTING
INGRESS/EGRESS
EXISTING SLOT DRAIN TO BE REWORKED WITH NEW DRIVE
EXISTING GAS LINE CONNECTS TO MAIN
PROPOSED 2" WATER SERVICE LOCATE AND USE EXISTING WATER LINE TO BUILDING.
1" I.R.F. UNCAPPED (CM)
EXISTING INGRESS/EGRESS
EXISTING 18" WATER LINE
EXISTING SLOT DRAIN
EXISTING FIRE HYDRANT
EXISTING PARKING
GAS METER EXISTING
LOW 1-2' TALL CONCRETE WALL
EXISTING BUILDING
MONITORING WELL
GRADE PAVING TO DRAIN AT 1% MINIMAL SLOPE
DRAIN
LANDSCAPE BUFFER WITH ROWDEN GRANITE
EXISTING 14" ELM
EXISTING 24" ELM
10' LANDSCAPE BUFFER
THREE FOOT CURB CUT FOR DRAINAGE
10' LANDSCAPE BUFFER
7' TALL WOODEN FENCE
MULCH STORAGE SHED
ROLLER SCREEN
TRASH ENCLOSURE
LANDSCAPE HEDGE WITH ROWDEN GRANITE BUFFER

622.59 622.81 622.93 622.21 622.47 622.34 622.5 622.67 622.61 622.67 622.69 622.7 622.84 622.51 622.88 622.83 622.86 623.0 622.83 622.92 623.22' TOP CURB 623.38' 623.69' 623.58' 623.33' 624.83' 624 624.84 624.64' 624.01 624.21' 625.05 624.94' D 626.95' 624.75' 624.44' 624.54' 624.25' 624.36' 624.85' 624.97' 625.05' 625.15' 625.44' 625.53' 623.84' 623.76' 623.17' 624.17' 626.63' TOP OF WALL 623.86' 624.87 624.87

S89°55'00"E 116.00'
N89°55'00"W 116.00'
N0°00'00"E 148.00'
S0°00'00"E 148.00'
256.70'
268.6'
55.62'
50.0'
R20.00
R15
R6.00
R15.50
R8.50
24.0
24
25
15.00
25.00
10.00
15.22
16.25
66.50
3.00
25.00
9.50
18.00
9.00
10.50
6.58

PART OF LOT 14, STARR ADDITION
VOLUME 510, PAGE 582
ZONED HC
(HIGHWAY COMMERCIAL DISTRICT)
CORRECTION DEED
WILLIAM M. SHOPE
#204036173

ARCHITECT: GARY SKOTNICKI
PH 214.868.8442
EMAIL garyskotnicki@gmail.com

CITY OF GRAPEVINE
ERICA MAROHNIC, AICP
PH 817.410.3155
EMAIL emarohnic@grapevinetexas.gov

CASE NAME: DALTON G.A.
CASE NUMBER: SUP-XXX-2021
LOCATION: 323 WEST NORTHWEST HIGHWAY

MAYOR SECRETARY
DATE:
PLANNING AND ZONING COMMISSION
DATE:
SHEET 4 OF 8
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES

STATE OF TEXAS
PETER HENNESSEY
33295
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY: PETER HENNESSEY, P.E. 33295 ON DECEMBER 20, 2021.

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

SHEET 4 OF 8
10.27.21 REVISED PER CITY COMMENTS.

PRELIMINARY GRADING & UTILITIES
BLOCK A, DALTON ADDITION
323 W. NORTHWEST HIGHWAY

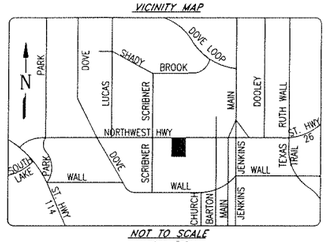
H-E HENNESSEY ENGINEERING, INC.
1417 W. MAIN, SUITE 100, CARROLLTON, TEXAS, 75006 (972-245-9478) heneng2@aol.com

GRAPEVINE, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
H-E	JB	10.25.21	1"=10'		J2106.106	C1

TBPE Firm Certificate of Registration NO. F-002956 TBPLS Firm of Registration No. 1004200
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VICINITY MAP



NOT TO SCALE
MAPSCD #27M

— UTILITY POLE /GUY WIRE/OVERHEAD LINE
FIRE HYDRANT
MANHOLE
WATER METER
LIGHT POLE
GAS METER
GAS LINE

PRE-DEVELOPED DRAINAGE AREAS

SCALE 1" = 20'

PRE-DEVELOPED HYDRAULIC CALCULATIONS Q= $C_f C*I*A$								
DRAINAGE AREA	AREA (ACRES)	t_c MIN.	"C" COEF.	INTENSITY I_{10}	INTENSITY I_{100}	Q (cfs) RUNOFF Q_{10}	Q (cfs) RUNOFF Q_{100}	AREA DRAINS TO:
A	0.394	10	0.9		8.88		3.15	NW HWY
B	0.565	15	0.4		8.88		2.01	NW HWY
C	0.064	15	0.4		8.88		0.23	SWALE, WEST ALONG WALL ST
TOTAL	1.023						5.39	

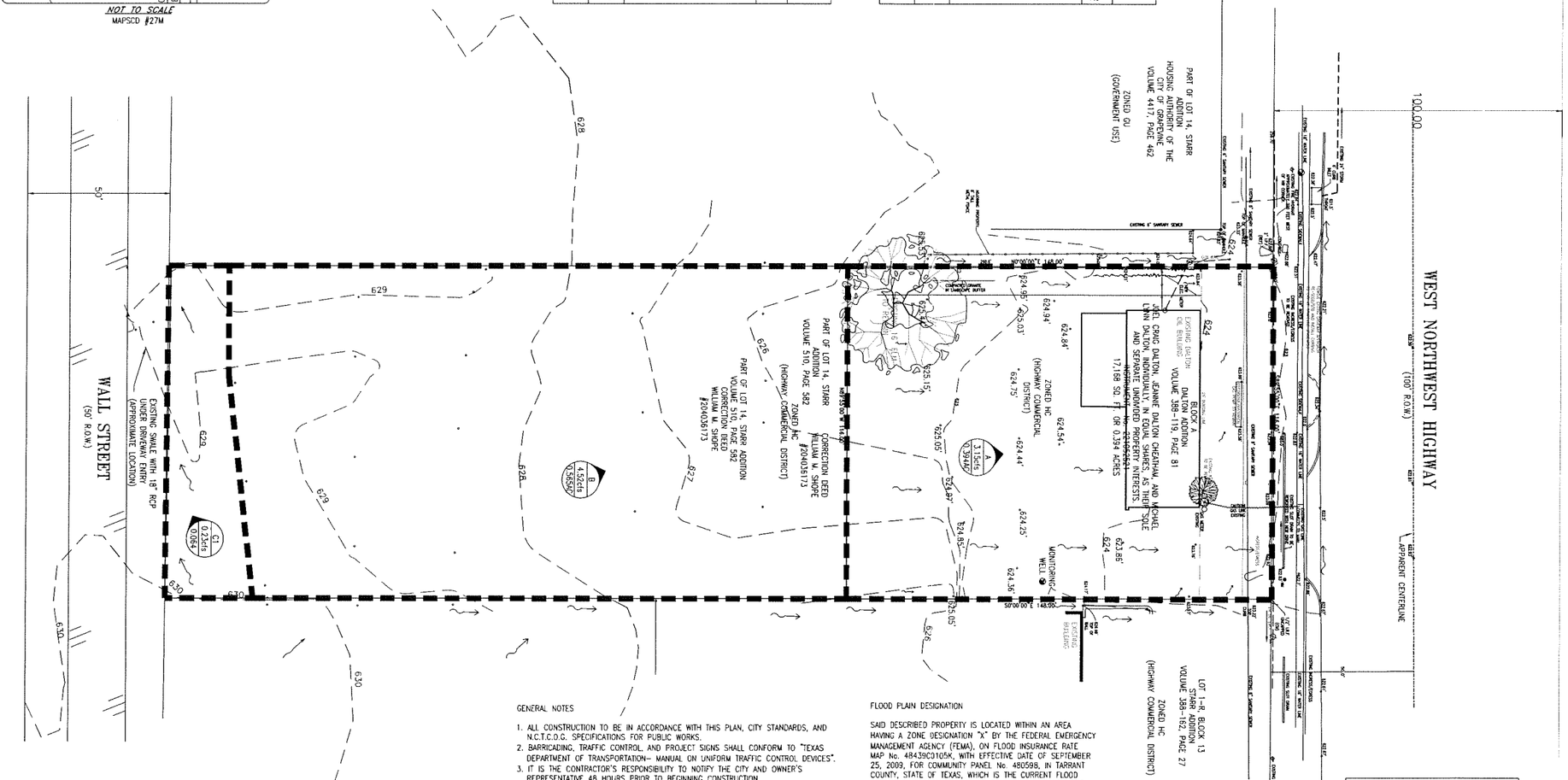
POST-DEVELOPED DRAINAGE AREAS

SCALE 1" = 20'

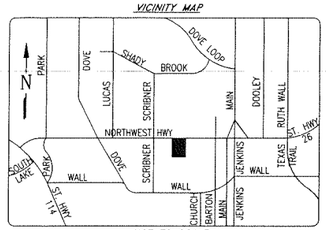
OEVELOPED HYDRAULIC CALCULATIONS Q= $C_f C*I*A$.								
DRAINAGE AREA	AREA (ACRES)	t_c MIN.	"C" COEF.	INTENSITY I_{10}	INTENSITY I_{100}	Q (CFS) RUNOFF Q_{10}	Q (CFS) RUNOFF Q_{100}	
A	0.394	10	0.9		8.88		3.15	NW HWY
B	0.565	10	0.9		8.88		4.52	NW HWY
C	0.064	15	0.4		8.88		0.23	SWALE, WEST ALONG WALL ST
TOTAL	1.023						7.9	

BEING ALL BLOCK A OF THE DALTON ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-119, PAGE 81, MAP RECORDS, TARRANT COUNTY, TEXAS.

THIS PROJECT IS LOCATED IN THE MOREHEAD BRANCH STREAM LOCAL SUB-WATERSHED AND THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF LAND.


WALL STREET
(50' R.O.W.)
WEST NORTHWEST HIGHWAY
(100' R.O.W.)
APPARENT CENTERLINE
EXISTING SWALE WITH 18" RCP
(APPROXIMATE LOCATION)
PART OF LOT 14, STARR ADDITION
VOLUME 510, PAGE 582
ZONED HC
(HIGHWAY COMMERCIAL DISTRICT)
WILLIAM M. SHOPE
#20040173
CORRECTION DEED
PART OF LOT 14, STARR ADDITION
VOLUME 510, PAGE 582
ZONED HC
(HIGHWAY COMMERCIAL DISTRICT)
WILLIAM M. SHOPE
#20040173
CORRECTION DEED
PART OF LOT 14, STARR ADDITION
HOUSING AUTHORITY OF THE
CITY OF GRAPEVINE
VOLUME 4417, PAGE 462
ZONED OU
(GOVERNMENT USE)
DALTON ADDITION
VOLUME 388-119, PAGE 81
ZONED HC
(HIGHWAY COMMERCIAL DISTRICT)
JOEL CRAIG DALTON, JEANNE DALTON CHEATHAM, AND MICHAEL LYNN DALTON, INDIVIDUALLY, IN EQUAL SHARES, AS THEIR SOLE AND SEPARATE OWNERSHIP PROPERTY INTERESTS
17,189 SQ. FT. OR 0.394 ACRES
LOT 1-R, BLOCK 13
STARR ADDITION
VOLUME 388-162, PAGE 27
ZONED HC
(HIGHWAY COMMERCIAL DISTRICT)
EXISTING DALTON OIL BUILDING
MONITORING WELL
EXISTING 6" SANITARY SEWER
EXISTING 8" WATER LINE
EXISTING 8" GAS LINE
EXISTING 12" STORM SEWER
EXISTING 24" STORM SEWER
EXISTING 6" SANITARY SEWER
EXISTING 8" WATER LINE
EXISTING 8" GAS LINE
EXISTING 12" STORM SEWER
EXISTING 24" STORM SEWER
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT
EXISTING SIDE WALK
EXISTING CURB INLET
EXISTING 4" WATER LINE
EXISTING 6" WATER LINE
EXISTING 8" WATER LINE
EXISTING 12" WATER LINE
EXISTING 4" GAS LINE
EXISTING 6" GAS LINE
EXISTING 8" GAS LINE
EXISTING 12" GAS LINE
EXISTING 4" SANITARY SEWER
EXISTING 6" SANITARY SEWER
EXISTING 8" SANITARY SEWER
EXISTING 12" SANITARY SEWER
EXISTING 15" SANITARY SEWER
EXISTING 18" SANITARY SEWER
EXISTING 24" SANITARY SEWER
EXISTING 30" SANITARY SEWER
EXISTING 36" SANITARY SEWER
EXISTING 42" SANITARY SEWER
EXISTING 48" SANITARY SEWER
EXISTING 54" SANITARY SEWER
EXISTING 60" SANITARY SEWER
EXISTING 66" SANITARY SEWER
EXISTING 72" SANITARY SEWER
EXISTING

VICINITY MAP



NOT TO SCALE
MAPSCO #27M

UTILITY POLE /GUY WIRE/OVERHEAD LINE
FIRE HYDRANT
M.H. MANHOLE
WM WATER METER
LIGHT POLE
GAS METER
GAS LINE
624.64' ALL SPOT GRADES SHOWN ARE EXISTING.

NOTE:
MEASUREMENTS ARE TO BACK OF CURB.

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL CONSTRUCTION SHALL CONFORM TO THE STATE STANDARDS AND SPECIFICATIONS, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT (N.O.I.) AND NOTICE OF TERMINATION (N.O.T.) TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH N.C.T.C.O.G. SPECS 3.12 EROSION & SEDIMENTATION CONTROL GUIDELINES, AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED TO MEET COUNTY STANDARDS.

3. CONTRACTOR SHALL INSTALL SILT FENCE, PEA GRAVEL BAG DIKE AND INLET PROTECTION AS SHOWN AND AS REQUESTED BY OWNER'S ENGINEER OR COUNTY IF ADDITIONAL EROSION PROTECTION IS NEEDED.

4. ALL PAVED STREETS SURROUNDING THE PROJECT SHALL BE KEPT CLEAN AT ALL TIMES. NO MUD ACCUMULATION WILL BE ALLOWED IN PUBLIC STREETS. A CRUSHED STONE, VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6"-8" THICK CRUSHED STONE (N.T.C.O.G. ITEM 2.1.8.(d) "ROCK FOR FOUNDATION") AND BE AT LEAST 15 FEET WIDE BY 50 FEET LONG.

5. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS DURING CONSTRUCTION TO PREVENT ANY BLOCKAGES FROM ACCUMULATED SEDIMENT. ADDITIONAL EROSION BARRIERS MAY BE REQUIRED DURING CONSTRUCTION AS SPECIFIED BY ENGINEER OR COUNTY INSPECTOR.

6. INSTALL SILT CONTROL FENCE FABRIC WITH 2"X 2"X 4' STAKES AT 6' ON CENTER. WITH 2"X 1/2" LATHES TO ATTACH THE FABRIC TO THE STAKES. LOCATE SILT CONTROL FENCE TO MINIMIZE SURFACE SOIL EROSION.

7. FILTER FABRIC TO BE BELTECH 751 OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

8. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

9. CONTRACTOR SHALL INSTALL PIPE COVER OR FILTER MATERIAL OVER THE END OF STORM SEWER PIPE IMMEDIATELY AFTER INSTALLATION OF PIPE AND PRIOR TO CONSTRUCTION OF INLET BOX AND INLET PROTECTION.

10. CONTRACTOR SHALL ENSURE THAT, DUE TO ANY STOPPAGE IN CONSTRUCTION, ALL EXPOSED ENDS OF STORM SEWERS ARE COVERED WITH ACCEPTABLE MATERIAL THAT WILL PREVENT SEDIMENT FROM ENTERING SYSTEM.

11. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A HYDROMULCH SEEDING WITH A MIXTURE OF BERMUDA AND RYE GRASS CONFORMING TO TEXAS HIGHWAY DEPARTMENT 1995 STANDARDS.

12. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL. DUE TO ANY STOPPAGE IN CONSTRUCTION OR AT COMPLETION OF LINE, CONTRACTOR SHALL INSTALL 1/2" PLYWOOD OVER END OF PIPE AND BACKFILL TO SECURELY HOLD IN PLACE TO PREVENT SEDIMENT FORM ENTERING PIPE.

13. ALL PROPOSED PARKING AREAS TO BE PAVED AS SOON AS POSSIBLE AFTER SUBGRADE IS PREPARED.

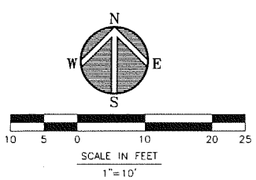
14. STOCKPILES AR NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A PEA GRAVEL BAG BARRIER OR SEDIMENT FENCE.

15. THE MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE COUNTY.

16. EXISTING TREES SHALL BE PRESERVED WHEREVER POSSIBLE. ALL FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL IN CONSTRUCTING STABLE FILLS.

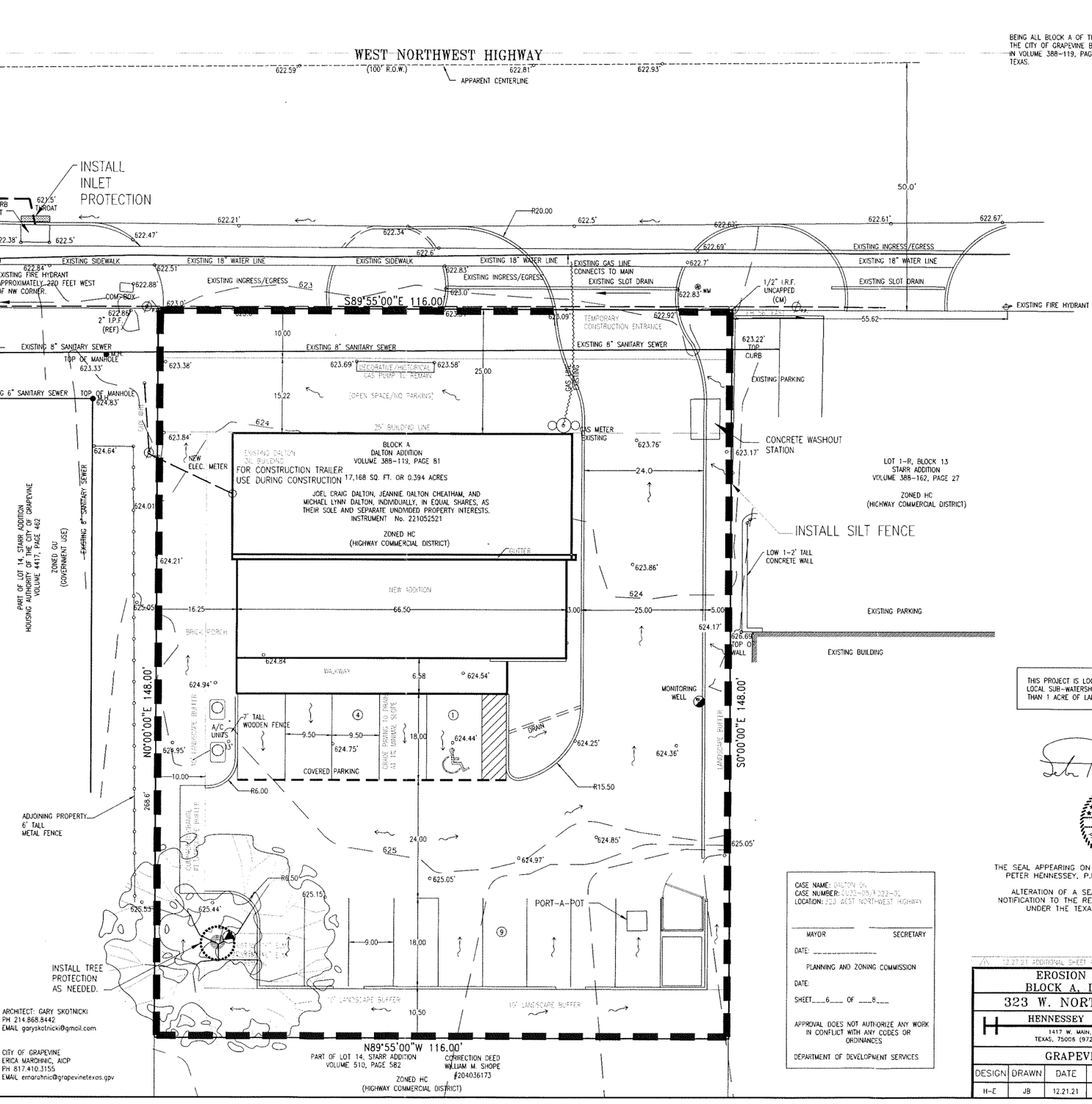
17. ROCK RIP-RAP SHALL BE INSTALLED IN ACCORDANCE WITH TEXAS HIGHWAY DEPARTMENT 1995 SPECIFICATIONS. THE MINIMUM THICKNESS OF RIP-RAP LINING SHALL BE 12". STONE SIZES SHALL VARY FROM 6" TO 8" IN DIAMETER.

18. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS ONLY WHEN THERE IS A SUFFICIENT GROWTH OF GROUND COVER TO PREVENT FURTHER EROSION.



WARNING: EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE PROVIDER PRIOR TO THE START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

TBPE Firm Certificate of Registration NO. F-002956 TBPLS Firm of Registration No. 1004200
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BEING ALL BLOCK A OF THE DALTON ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-119, PAGE 81, MAP RECORDS, TARRANT COUNTY, TEXAS.

THIS PROJECT IS LOCATED IN THE MOREHEAD BRANCH STREAM LOCAL SUB-WATERSHED AND THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF LAND.

ARCHITECT: GARY SKOTNICKI
PH 214.868.8442
EMAIL garyskotnicki@gmail.com

CITY OF GRAPEVINE
ERICA MAROHNIC, AICP
PH 817.410.3155
EMAIL emarohnic@grapevinetexas.gov

CASE NAME: DALTON 2K
CASE NUMBER: SU22-05/V022-01
LOCATION: 323 WEST NORTH-WEST HIGHWAY

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

DATE:

SHEET 6 OF 8

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

DEPARTMENT OF DEVELOPMENT SERVICES

STATE OF TEXAS
PETER HENNESSEY
33295
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY: PETER HENNESSEY, P.E. 33295 ON DECEMBER 21, 2021.

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

SHEET 6 OF 8

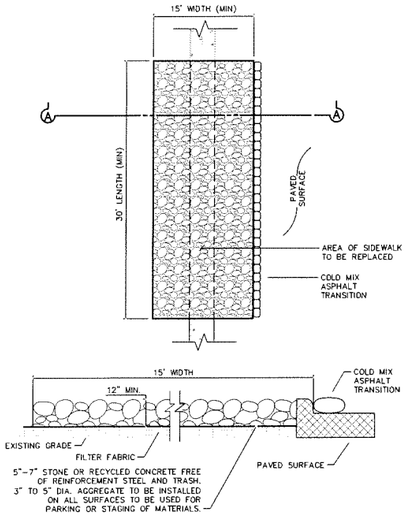
1 12.27.21 ADDITIONAL SHEET PER CITY COMMENTS

EROSION CONTROL PLAN
BLOCK A, DALTON ADDITION
323 W. NORTHWEST HIGHWAY

HENNESSEY ENGINEERING, INC.
1417 W. MAIN, SUITE 100, CARROLLTON, TEXAS, 75006 (972-245-9478) heneng2@aol.com

GRAPEVINE, TEXAS

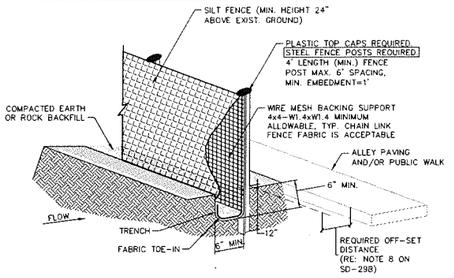
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H-E	JB	12.21.21	1"=10'		J2106.106	C3



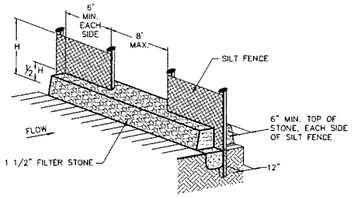
SECTION A-A

NOTE:
1. INSTALL SILT FENCE, CONSTRUCTION SAFETY FENCING OR SIMILAR BARRIER ALONG THE EXIT TO DIRECT TRAFFIC INTO THE EXIT.
2. GRADE TO DRAIN AWAY FROM STABILIZATION, PAVED SURFACES, AND TO PREVENT RUNOFF FROM LEAVING THE SITE.
3. ANY EXISTING SIDEWALK AND CURB WITHIN THE LIMITS OF THE CONSTRUCTION ENTRANCE SHALL BE REPLACED.

STANDARD CONSTRUCTION DETAIL	DATE:
STABILIZED CONSTRUCTION ENTRANCE	FEB 2020
	SD-28A



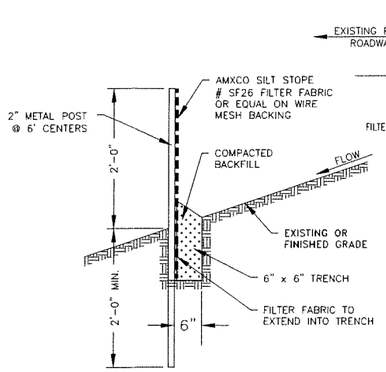
SILT FENCE



STONE OVERFLOW STRUCTURE

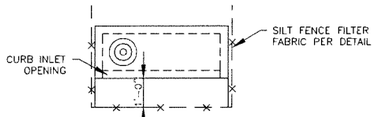
NOTE:
STONE OVERFLOW STRUCTURES OR OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE AT A MINIMUM OF EVERY 300 FEET.

STANDARD CONSTRUCTION DETAIL	DATE:
SILT FENCE	FEB 2020
	SD-29A



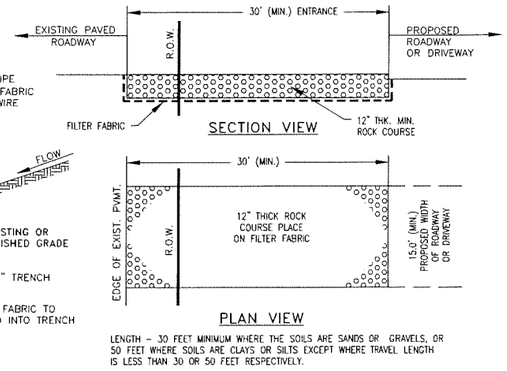
EROSION CONTROL SILT FENCE

3 DETAIL
N.T.S.
\DRAWINGS\EC-1 0502



CURB INLET PROTECTION PRIOR TO PAVING

1 DETAIL
N.T.S.
\DRAWINGS\EC-6 0502



SECTION VIEW

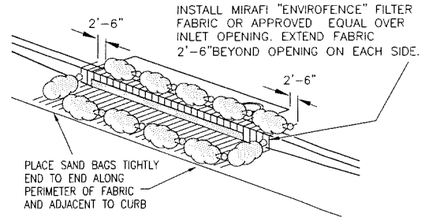
PLAN VIEW

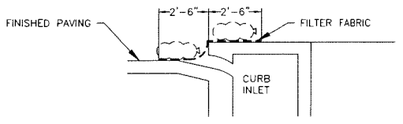
LENGTH - 30 FEET MINIMUM WHERE THE SOILS ARE SANDS OR GRAVELS, OR 50 FEET WHERE SOILS ARE CLAYS OR SILTS EXCEPT WHERE TRAVEL LENGTH IS LESS THAN 30 OR 50 FEET RESPECTIVELY.

A STABILIZED CONSTRUCTION ENTRANCE APPLIES TO POINTS OF CONSTRUCTION INGRESS AND EGRESS WHERE SEDIMENT MAY BE TRACKED OR FLOW OFF THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ACCESS

2 DETAIL
N.T.S.





CURB INLET PROTECTION AFTER FINAL PAVING

1 DETAIL
N.T.S.

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL CONSTRUCTION SHALL CONFORM TO THE STATE STANDARDS AND SPECIFICATIONS, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT (N.O.I.) AND NOTICE OF TERMINATION (N.O.T.) TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH N.C.T.C.O.G. SPECS 3.12 EROSION & SEDIMENTATION CONTROL GUIDELINES, AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED TO MEET COUNTY STANDARDS.
3. CONTRACTOR SHALL INSTALL SILT FENCE, PEA GRAVEL BAG DIKE AND INLET PROTECTION AS SHOWN AND AS REQUESTED BY OWNER'S ENGINEER OR COUNTY IF ADDITIONAL EROSION PROTECTION IS NEEDED.
4. ALL PAVED STREETS SURROUNDING THE PROJECT SHALL BE KEPT CLEAN AT ALL TIMES. NO MUD ACCUMULATION WILL BE ALLOWED IN PUBLIC STREETS. A CRUSHED STONE, VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6"-8" THICK CRUSHED STONE (N.T.C.O.G. ITEM 2.1.8.(d) "ROCK FOR FOUNDATION") AND BE AT LEAST 15 FEET WIDE BY 50 FEET LONG.
5. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS DURING CONSTRUCTION TO PREVENT ANY BLOCKAGES FROM ACCUMULATED SEDIMENT. ADDITIONAL EROSION BARRIERS MAY BE REQUIRED DURING CONSTRUCTION AS SPECIFIED BY ENGINEER OR COUNTY INSPECTOR.
6. INSTALL SILT CONTROL FENCE FABRIC WITH 2"X 2"X 4' STAKES AT 6' ON CENTER WITH 2"X 1/2" LATHES TO ATTACH THE FABRIC TO THE STAKES. LOCATE SILT CONTROL FENCE TO MINIMIZE SURFACE SOIL EROSION.
7. FILTER FABRIC TO BE BELTECH 751 OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
9. CONTRACTOR SHALL INSTALL PIPE COVER OR FILTER MATERIAL OVER THE END OF STORM SEWER PIPE IMMEDIATELY AFTER INSTALLATION OF PIPE AND PRIOR TO CONSTRUCTION OF INLET BOX AND INLET PROTECTION.
10. CONTRACTOR SHALL ENSURE THAT, DUE TO ANY STOPPAGE IN CONSTRUCTION, ALL EXPOSED ENDS OF STORM SEWERS ARE COVERED WITH ACCEPTABLE MATERIAL THAT WILL PREVENT SEDIMENT FROM ENTERING SYSTEM.
11. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A HYDROMULCH SEEDING WITH A MIXTURE OF BERMUDA AND RYE GRASS CONFORMING TO TEXAS HIGHWAY DEPARTMENT 1995 STANDARDS.
12. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL DUE TO ANY STOPPAGE IN CONSTRUCTION OR AT COMPLETION OF LINE, CONTRACTOR SHALL INSTALL 1/2" PLYWOOD OVER END OF PIPE AND BACKFILL TO SECURELY HOLD IN PLACE TO PREVENT SEDIMENT FORM ENTERING PIPE.
13. ALL PROPOSED PARKING AREAS TO BE PAVED AS SOON AS POSSIBLE AFTER SUBGRADE IS PREPARED.
14. STOCKPILES AR NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A PEA GRAVEL BAG BARRIER OR SEDIMENT FENCE.
15. THE MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE COUNTY.
16. EXISTING TREES SHALL BE PRESERVED WHEREVER POSSIBLE. ALL FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL IN CONSTRUCTING STABLE FILLS.
17. ROCK RIP-RAP SHALL BE INSTALLED IN ACCORDANCE WITH TEXAS HIGHWAY DEPARTMENT 1995 SPECIFICATIONS. THE MINIMUM THICKNESS OF RIP-RAP LINING SHALL BE 12". STONE SIZES SHALL VARY FROM 6" TO 8" IN DIAMETER.
18. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS ONLY WHEN THERE IS A SUFFICIENT GROWTH OF GROUND COVER TO PREVENT FURTHER EROSION.

GENERAL NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THIS PLAN, CITY STANDARDS, AND N.C.T.C.O.G. SPECIFICATIONS FOR PUBLIC WORKS.
2. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO "TEXAS DEPARTMENT OF TRANSPORTATION- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY AND OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PUBLIC UTILITY COMPANIES FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
5. TRENCH SAFETY SYSTEMS SHALL BE PROVIDED BY THE CONTRACTOR AS PROVIDED IN SUBPART P - EXCAVATION, TRENCHING AND SHORING, PART 1926 OF THE CODE OF FEDERAL REGULATIONS WHICH DESCRIBES SAFETY AND HEALTH REGULATIONS AS ADMINISTERED BY THE U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) THE STANDARDS SPECIFIED BY THE O.S.H.A. REGULATIONS SHALL BE THE MINIMUM ALLOWED ON THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN AND INSTALL ADEQUATE TRENCH SAFETY SYSTEMS FOR ALL TRENCHES EXCAVATED ON THIS PROJECT.
6. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL FURNISH TO THE CITY FOR APPROVAL A TRENCH SAFETY PLAN FOR THIS PROJECT. THE TRENCH SAFETY PLAN MUST BE PREPARED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. IN ADDITION, ALL TRENCH SAFETY SYSTEMS UTILIZED IN THIS PROJECT MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE SAFETY OF ALL PERSONS INVOLVED IN THE CONSTRUCTION OF THIS PROJECT.
7. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY VARIANCES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT (N.O.I.) AND NOTICE OF TERMINATION (N.O.T.) TO THE EPA.
9. THERE ARE NO OBSTRUCTIONS/SIGNS LOCATED WITHIN THE VISIBILITY TRIANGLES PER CITY STANDARDS.

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.
2. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
3. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, 30' (MIN).
4. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
6. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
7. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
8. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

STANDARD CONSTRUCTION DETAIL	DATE:
STABILIZED CONSTRUCTION ENTRANCE NOTES	FEB 2020
	SD-28B

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1 FOOT. **STEEL POSTS ARE REQUIRED W/ PLASTIC CAPS.**
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. SILT FENCE SHALL BE SET BACK A MINIMUM DISTANCE OF 18" FROM ALL TOWN SIDEWALKS AND 30" FROM PAVED ALLEY(S). NO SILT FENCE OR EROSION CONTROL DEVICE/SYSTEM SHALL BE INSTALLED IN AN EASEMENT, UNLESS PRIOR APPROVAL IS ISSUED FROM TOWN.
9. IN THE EVENT OF A STRUCTURE DEMOLITION/RAZE, A PRE-DEMO AND POST-DEMO EROSION CONTROL PLAN WILL BE REQUIRED PRIOR TO A DEMO PERMIT BEING ISSUED.

STANDARD CONSTRUCTION DETAIL	DATE:
SILT FENCE NOTES	FEB 2020
	SD-29B

RECORD OF CONSTRUCTION ACTIVITY

CONSTRUCTION ACTIVITY	START	COMPLETE
1. INSTALL SILT FENCE		
2. INSTALL STABILIZED ENTRANCE		
3. ESTABLISH CONTAINMENT AREA		
4. CLEAR SITE, AS REQUIRED		
5. INSTALL NEW CONSTRUCTION		
6. REMOVE SILT FENCE		

NOTE:

INSTALL SAFETY CONES, EXCAVATION PROTECTION, SHORING, AND WARNING SIGNS IN ACCORDANCE WITH THE CITY OF GRAPEVINE, TEXAS REGULATIONS.

ARCHITECT: GARY SKOTNICKI
PH: XXX.XXX.XXXX
EMAIL garyskotnicki@gmail.com

CITY OF GRAPEVINE
ERICA MAROHNIC, AICP
PH 817.410.3155
EMAIL emarohnic@grapevinetexas.gov

CASE NAME: DALTON ON
CASE NUMBER: PL22-04/FP22-02
LOCATION: 323 WEST NORTHWEST HIGHWAY

MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

DATE:

SHEET___7___ OF ___8___

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

DEPARTMENT OF DEVELOPMENT SERVICES

SHEET 7 OF 7

1 12.27.21 ADDITIONAL SHEET PER CITY COMMENTS.

EROSION CONTROL DETAILS & NOTES
BLOCK A, DALTON ADDITION
323 W. NORTHWEST HIGHWAY

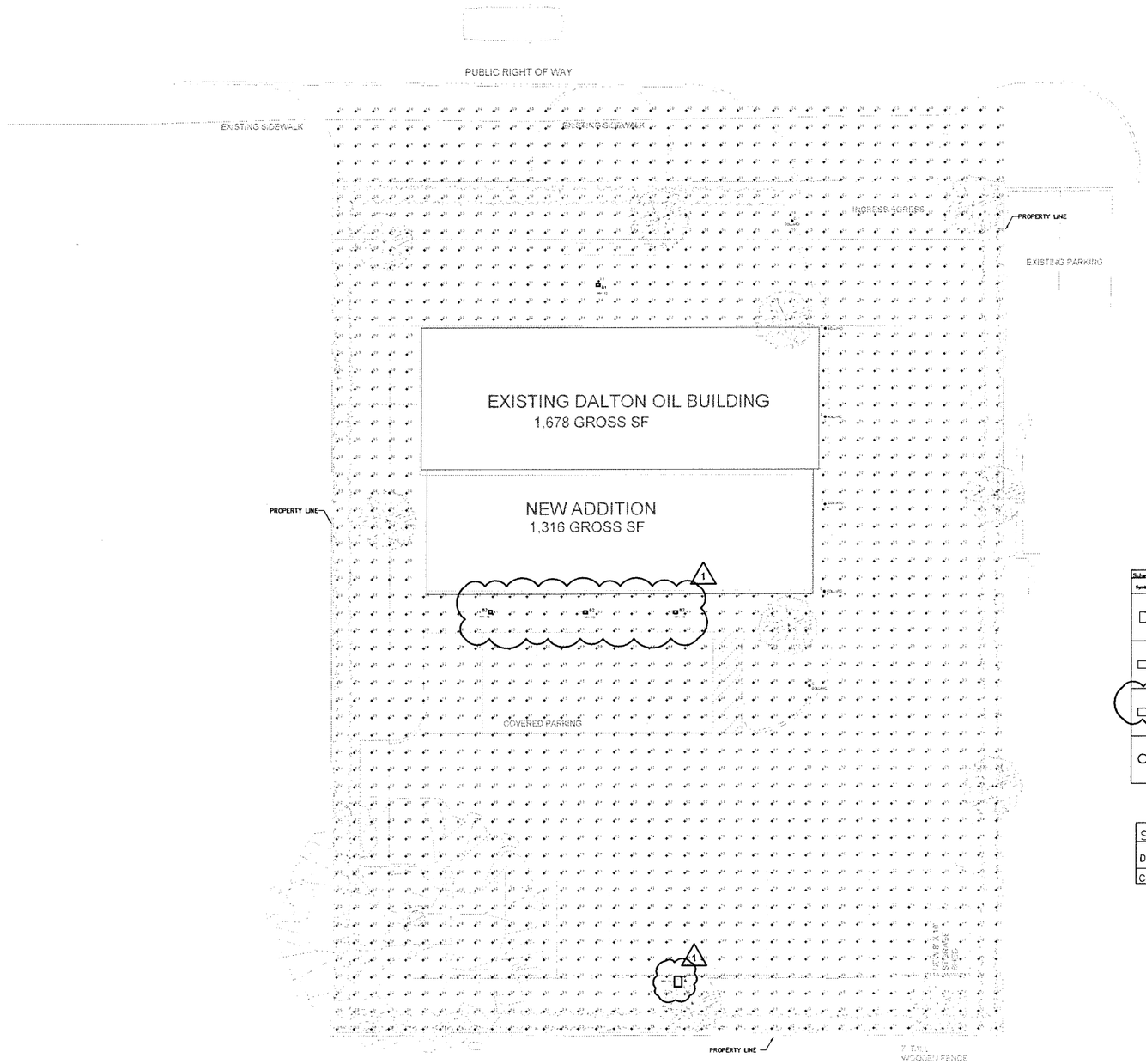
HENNESSEY ENGINEERING, INC.
1417 W. MAIN, SUITE 100, CARROLLTON, TEXAS, 75006 (972-245-9478) heneng2@aol.com

GRAPEVINE, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TOHP	OTHERS	12.21.21	AS NOTED		J2106.106	C3.1

TBPE Firm Certificate of Registration No. F-002956
Dec 23, 2021-12:13pm C:\Users\HE010-1\Desktop\nw highway\J2106_106\civil\J2106_106 C3 EROSION CONTROL PLAN.dwg

NORTHWEST HIGHWAY



1 SITE PHOTOMETRIC PLAN
SCALE: 1"=10'-0"

SITE ELECTRICAL NOTES:

1. ALL SITE LIGHTING SHALL COMPLY WITH CITY OF GRAPEVINE EXTERIOR ILLUMINATION ORDINANCES AND REGULATIONS.
2. TOP OF FIXTURE HEIGHT SHALL NOT EXCEED 16'-0" INCLUDING 3'-0" HIGH CONCRETE BASE.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	1	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-7V-FT-BLED-BLED-100mA-CW-HS	CAST BLACK PAINTED WHICH METAL HOUSING	80	294	1	256.4
□	B1	1	Rayon Lighting Group, Inc.	1721LED, 2810 LUMENS	CANOPY	1	2810	1	28.78
□	B2	3	Rayon Lighting Group, Inc.	1721LED, 1875 LUMENS	CANOPY	1	1875	1	18.46
○	C	6	RAYON LIGHTING	1876LED	BOLLARD	1	2270	1	24.58

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.6 fc	10.4 fc	0.0 fc	N/A	N/A

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: ___ OF ___

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

DEPARTMENT OF DEVELOPMENT SERVICES

DWC ENGINEERING, LLC
2217 RIDGEWOOD, CARROLLTON, TX 75006
214-202-7027
TX FIRM #F-22002

STATE OF TEXAS
DALE W. CAFFEY
35480
LICENSED PROFESSIONAL ENGINEER
12/27/21

Mi Mutual Mortgage Building
323 Northwest Highway
Grapevine, Texas

ISSUE DATE
DECEMBER 3, 2021
REVISIONS
1 CITY COMMENTS 12/27/21

SHEET NO.
E1
SHEET 8 OF 8

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2022

SUBJECT: CONDITIONAL USE REQUEST CU21-27 (SECOND READING) WASH YOUR STUFF

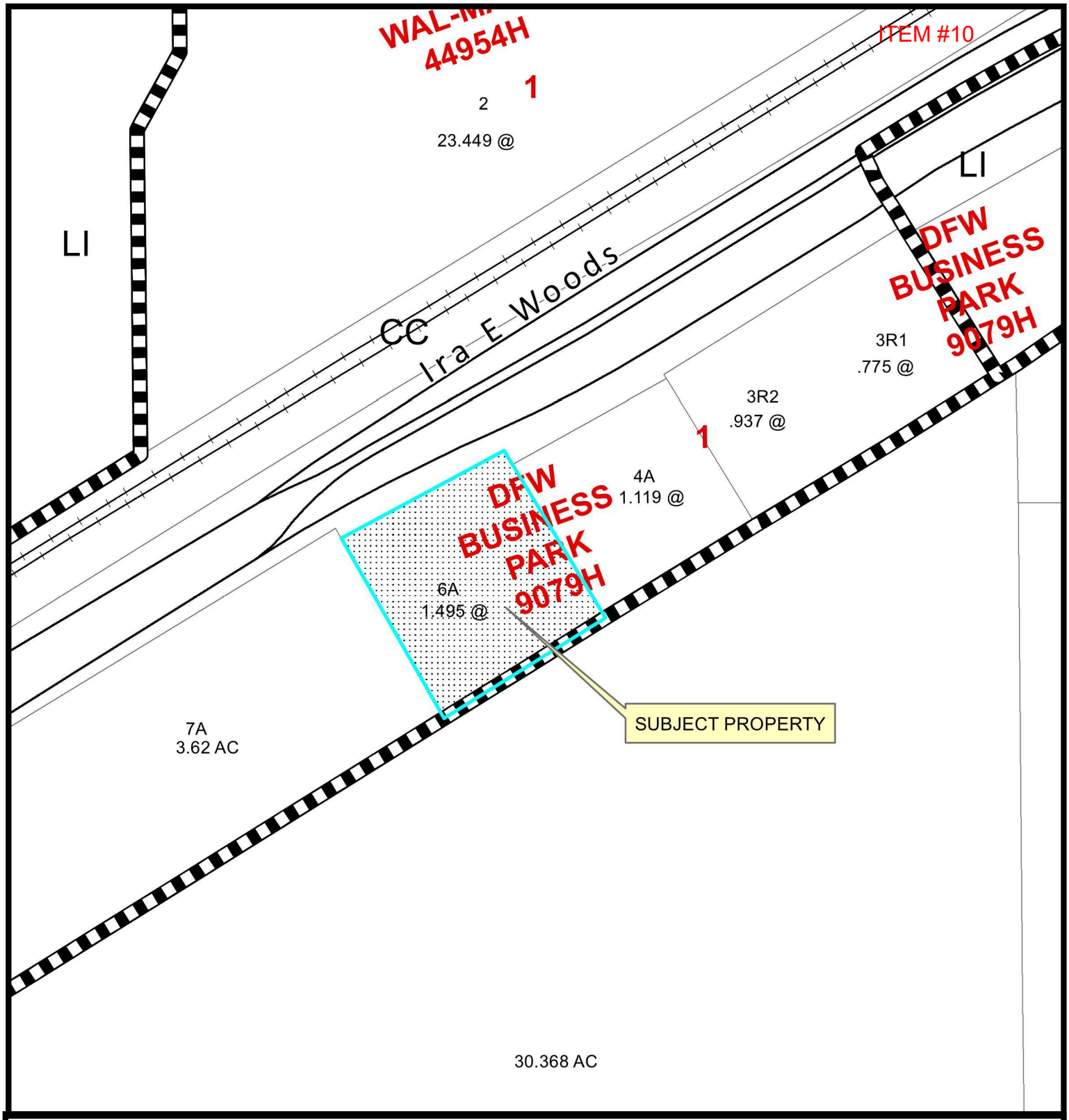
RECOMMENDATION:

Staff recommends that City Council approve Conditional Use Application CU21-27 on the second reading of an ordinance, and take any other action necessary.

BACKGROUND:

Conditional Use Request CU21-27 was submitted by Islam Shahin and approved on the first reading of an ordinance by City Council at the February 15, 2022 meeting. The request was to allow the conversion of one self-service car wash bay into an automatic wash bay in conjunction with an existing self-service car wash.

The applicant intends to retrofit one existing self-service wash bay into an automatic automobile wash bay. The existing use is an eight bay, 7,642 square foot car wash and vacuum facility. The automatic wash is proposed in the bay immediately east of the equipment room. Glass walls 11-foot and 3-foot in depth and approximately 13 feet tall are proposed at the entry and exit of the wash bay, respectively. The 3-foot exit glass wall addition will not extend beyond the face of the equipment room. A detached car dryer is proposed at the wash bay exit. The shared driveway located at the northwest corner of the site will continue to provide access to Ira E. Woods Avenue. After the February 15, 2022 City Council meeting, staff determined that the special exception was not necessary.



0 80 160 240 320 Feet

GRAPEVINE TEXAS

N W E S

CU21-27
Wash Your Stuff

Date Prepared: 1/27/2022

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.

ITEM #10

CU21-27 / CU21-3800

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CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Islam Shahin / BRKH, LLC

Street address of applicant / agent:
3824 Cedar Springs Rd # 801-4490

City / State / Zip Code of applicant / agent:
Dallas, Tx 75219

Telephone number of applicant / agent:
972-730-5473

Fax number of applicant/agent

Email address of applicant/agent
brkhllco@gmail.com

Mobile phone number of applicant/agent
972-730-5473

PART 2. PROPERTY INFORMATION

Street address of subject property
2201 Ira E Woods Ave, Grapevine Tx 76051

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 6 Block 1 Addition DFW Business Park Addition

Size of subject property
1.44 Acres 62,726 Square footage

Present zoning classification:
Community Commercial

Proposed use of the property:
Same as existing use : Car/Dog Wash

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:
Texas Department of Transportation acquisition of right of way made site non conforming.

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
Farus, LLC

Street address of property owner:
2028 E Ben White Blvd 240-3336

City / State / Zip Code of property owner:
Austin, Tx 78741

Telephone number of property owner:
972-730-5473

Fax number of property owner:

- ☐ *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

Islam Shahin — ***Print Applicant's Name:***

Applicant's Signature:

The State of Texas

County Of ~~Tarrant~~ Dallas

Before Me Aparna Chandratre, Notary Public *(notary)* *on this day personally appeared* Islam Shahin *(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 30th *day of* October *, A.D.* 2021 .

APARNA CHANDRATRE
Notary ID #125371239
My Commission Expires
December 8. 2021

Aparna Chandratre
Notary In And For State Of Texas

Islam Shahin — ***Print Property Owners Name:***

Property Owner's Signature:

The State Of Texas

County Of Dallas

Before Me Aparna Chandratre, Notary Public *(notary)* *on this day personally appeared* Islam Shahin *(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 30th *day of* October *, A.D.* 2021 .

APARNA CHANDRATRE
Notary ID #125371239
My Commission Expires
December 8. 2021

Aparna Chandratre
Notary In And For State Of Texas

ITEM #10

RECEIVED
NOV 01 2021
By

CITY OF GRAPEVINE
SITE PLAN APPLICATION
Form "B"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Islam Shahin / BRKH, LLC

Street address of applicant / agent:
3824 Cedar Springs Rd #801-4490

City / State / Zip Code of applicant / agent:
Dallas, Tx 75219

Telephone number of applicant / agent:	*Fax number of applicant / agent:*
972-730-5473	

Email address of applicant/agent	*Mobile phone number of applicant/agent*
brkhllco@gmail.com	972-730-5473

Applicant's interest in subject property:
Manager of propery

PART 2. PROPERTY INFORMATION

Street address of subject property
2201 Ira E Woods Ave, Grapevine Tx 76051

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 6A *Block* 1 *Addition* DFW Business Park Addition

Size of subject property
1.44 *Acres* 62,726 *Square footage*

Present zoning classification:	*Proposed use of the property:*
Community Commercial	Same as existing : Car/Dog Wash

Give a general description of the proposed use or uses for the proposed development:
Same as existing

Zoning ordinance provision requiring a conditional use:
Texas Department of Transportation acquisition of right of way made site non conforming.

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
Farus LLC

Street address of property owner:
2028 E Ben White Blvd 240-3336

City / State / Zip Code of property owner:
Austin, Tx 78741

Telephone number of property owner:	*Fax number of property owner:*
972-730-5473	

- ❑ *Attach a final plat, or replat, of the approved subdivision by city council showing property boundary lines, dimensions, easements, roadways, rail lines, and public rights-of way crossing and adjacent to the tract (1 blueline copy)*
- ❑ *If a master development plan is required, attach a statement showing the proposed use substantially conforms to the master development plan.*
- ❑ *Submit a site plan showing all information required by Section 47.E., Site Plan review requirements (see attached requirements).*
- ❑ *Provide all required information demonstrating compliance with all conditions imposed on any conditional use, site plan zoning, or conditional use zoning.*
- ❑ *All site plans must conform to the approved concept plan. Any changes to a site plan, approved with a conditional use or a conditional use, can only be approved by city council through the public hearing process.*

PART 4. SIGNATURE TO AUTHORIZE FILING OF A FINAL SITE PLAN

Islam Shahin — ***Print Applicant's Name:***

Applicant's Signature:

The State Of Texas

County Of Dallas

Before Me Aparna Chandratre, Notary Public *(notary)* *on this day personally appeared* Shahin Islam *(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 30th *day of* October, *A.D.* 2021.

APARNA CHANDRATRE
Notary ID #125371239
My Commission Expires
December 8, 2021

Aparna Chandratre
Notary In And For State Of Texas

Islam Shahin — ***Print Property Owners Name:***

Property Owner's Signature

The State Of Texas

County Of Dallas

Before Me Aparna Chandratre, Notary Public *(notary)* *on this day personally appeared* Shahin Islam *(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 30th *day of* October, *A.D.* 2021.

APARNA CHANDRATRE
Notary ID #125371239
My Commission Expires
December 8, 2021

Aparna Chandratre
Notary In And For State Of Texas

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: 10/30/21

Signature of Owner _____

Date: 10/30/21

ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process. Applications will not be accepted without this requirement.

I hereby acknowledge that an illumination plan has been included as a part of this submittal.

Applicant Signature _____

Date: 10-30-21

Property Owner Signature _____

Date: 10-30-21

No additional site light is proposed.

ITEM #10

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By

PLATTING VERIFICATION

This verification statement must be signed prior
To the submittal of this conditional use application

_____ It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

__X__ It has been determined that the property described below is **currently platted** or **does not require platting** or **replatting** at this time.

Address of subject property 2201 IRA E Woods Ave
Grapevine, TX 76051

Legal description of subject property Block 1. Lot 6. DFW Business Park Addition.

Public Works Department

11/1/21
Date

This form must be signed by the public works department and submitted along with a completed application to the planning and zoning department

ORDINANCE NO. 2022-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU21-27 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU03-48 (ORDINANCE NO. 2003-83) SPECIFICALLY TO ADD AN AUTOMATIC WASH BAY FOR AN EXISTING CAR WASH IN A DISTRICT ZONED "HC" HIGHWAY COMMERCIAL A DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) 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 CU21-27 to amend the previously approved site plan of CU03-48 (Ord. 2003-83 specifically, to add an automatic wash bay to an existing car wash (Wash Your Stuff) in a district zoned "CC" Community Commercial District within the following described property: Lot 6A, Block 1, DFW Business Park (2201 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. That 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. That 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. That 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. That this ordinance shall become effective from and after the date of its final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on first reading on this the 15th day of February, 2022.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on second and final reading on this the 15th day of March, 2022.

APPROVED:

_____
William D. Tate
Mayor

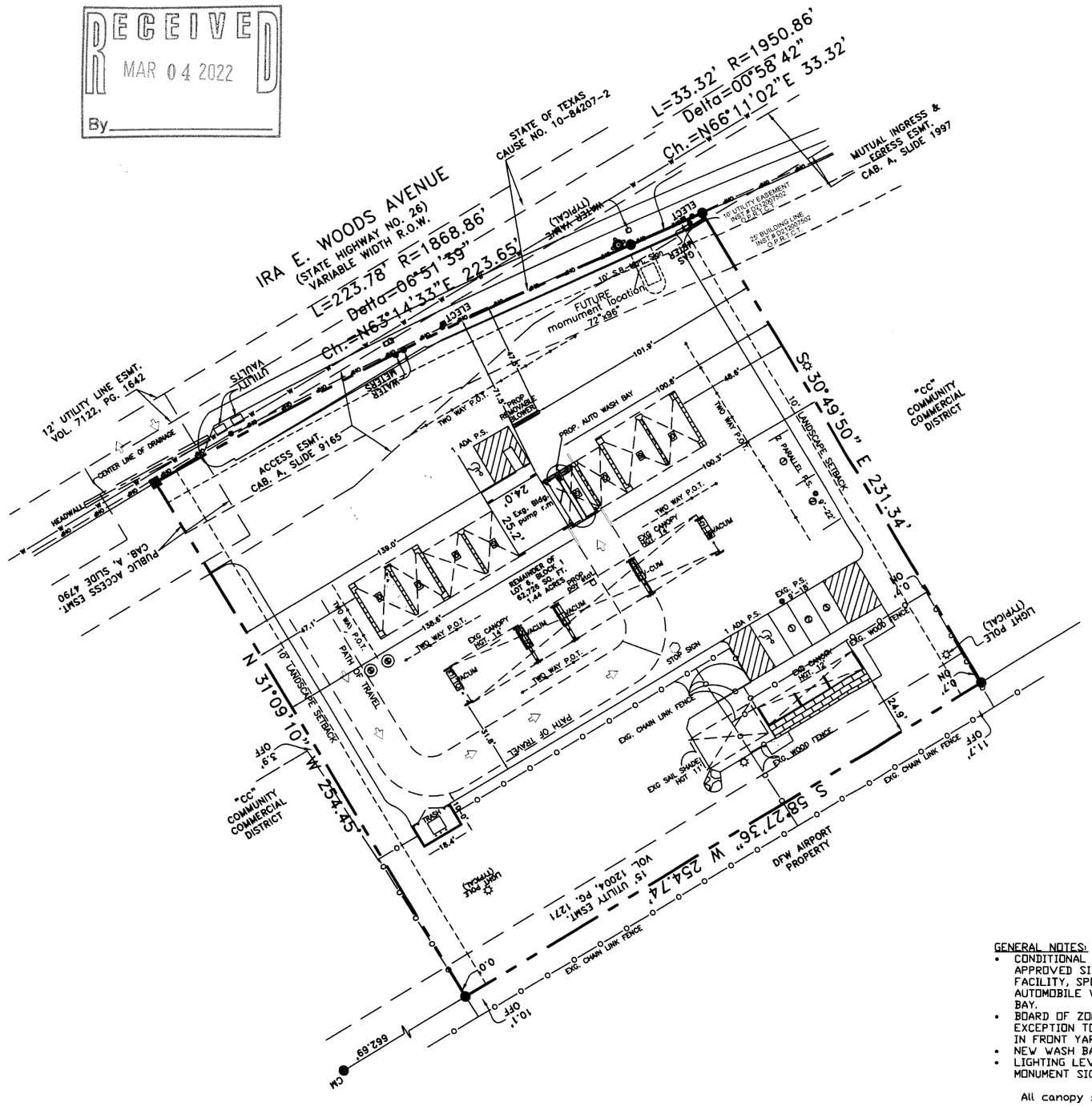
ATTEST:

_____
Tara Brooks
City Secretary

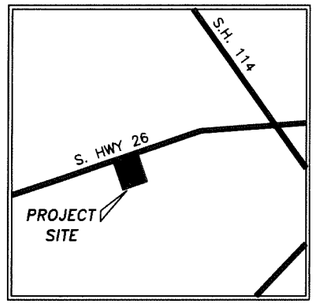
APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

RECEIVED
MAR 04 2022
By







LOCATION MAP
N. T. S.

LEGEND

- BOUNDARY
- EXISTING ELECTRIC LINE
- P–E — PROPOSED ELECTRIC LINE
- EXISTING GAS LINE
- P–Q — PROPOSED GAS LINE
- EXISTING SANITARY SEWER
- P–SS — PROPOSED SANITARY SEWER LINE
- EXISTING PHONE LINE
- P–T — PROPOSED TELEPHONE LINE
- EXISTING WATER LINE
- P–W — PROPOSED WATER LINE
- WATER LINE TEE
- PROPOSED WATER METER
- EFH EXISTING FIRE HYDRANT
- EXISTING UTILITY EASEMENT
- NEW FIRELANE
- PROPOSED SIDEWALKS
- EXISTING POWER POLE
- PROPOSED SITE LIGHTING

IMPERVIOUS LAND COVERAGE

PAVED AREA:	33,117	sq.ft.	53%
BLDG FOOT PRINT	4,240	sq.ft.	7%
CANOPY'S	3,397	sq.ft.	6%
LANDSCAPE	21,017	sq.ft.	34%
Total Coverage	62,726	sq.ft.	100%
Total LAND SQ.FT	62,726	sq.ft	

DATA SUMMARY

	PROVIDED
PAVED AREA	33,117
BLDG. FOOT PRINT	4,240
REAR CANOPY	2,240
SAIL SHADE	450
COV DOG SHADE	707
LANDSCAPE	21017
BLDG. HEIGHT / STORIES	SINGLE/ 32'-03"
LOT AREA	62,726

ZONING: COMMUNITY COMMERCIAL

"Removable Blower" represents a Car Dryer piece of equipment that is bolted to ground. Dimensions are 136" (h) x 164" (w) x 36" (d). The proposed 4 Nozzle 40 HP Blower produces a Max 85 DbA at 50 ft (see provided dat chart on separate sheet). The DbA can be lowered by silencers or by reducing number of blowers to meet ordinance requirements.

GENERAL NOTES:

- CONDITIONAL USE REQUEST CU21-27 IS A REQUEST TO AMEND PREVIOUSLY APPROVED SITE PLAN OF CU2003-48 (ORD. 200.-83) FOR CARE WASH FACILITY, SPECIFICALLY TO ALLOW RENOVATIONS TO AN EXISTING AUTOMOBILE WASHING BUSINESS AND ADD AN AUTOMATIC WASH TO ONE BAY.
- BOARD OF ZONING ADJUSTMENT CASE BZA22-08 REQUEST FOR A SPECIAL EXCEPTION TO INCLUDE BUT NOT LIMITED TO MINIMUM LANDSCAPED AREA IN FRONT YARD
- NEW WASH BAY LIGHTING WILL BE RECESSED TO REDUCE GLARE.
- LIGHTING LEVEL AT THE PROPERTY LINES INCLUDING THE PROPOSED MONUMENT SIGN SHALL NOT EXCEED 3.0 FOOT CANDLES.

All canopy shading is for shading purposes

CASE NAME: WASH YOUR STUFF
CASE NUMBER: CU21-27
LOCATION: 2201 IRA E WOODS AVE.

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____
SHEET 1 OF 7
ZONING: COMMUNITY COMMERICAL
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

DONALD L. BLEVINS
27835
LICENSED
PROFESSIONAL ENGINEER

THE REMO GUYS
1211 PROVIDENCE DR.
ALLEN, TX.
O. 832-298-6101

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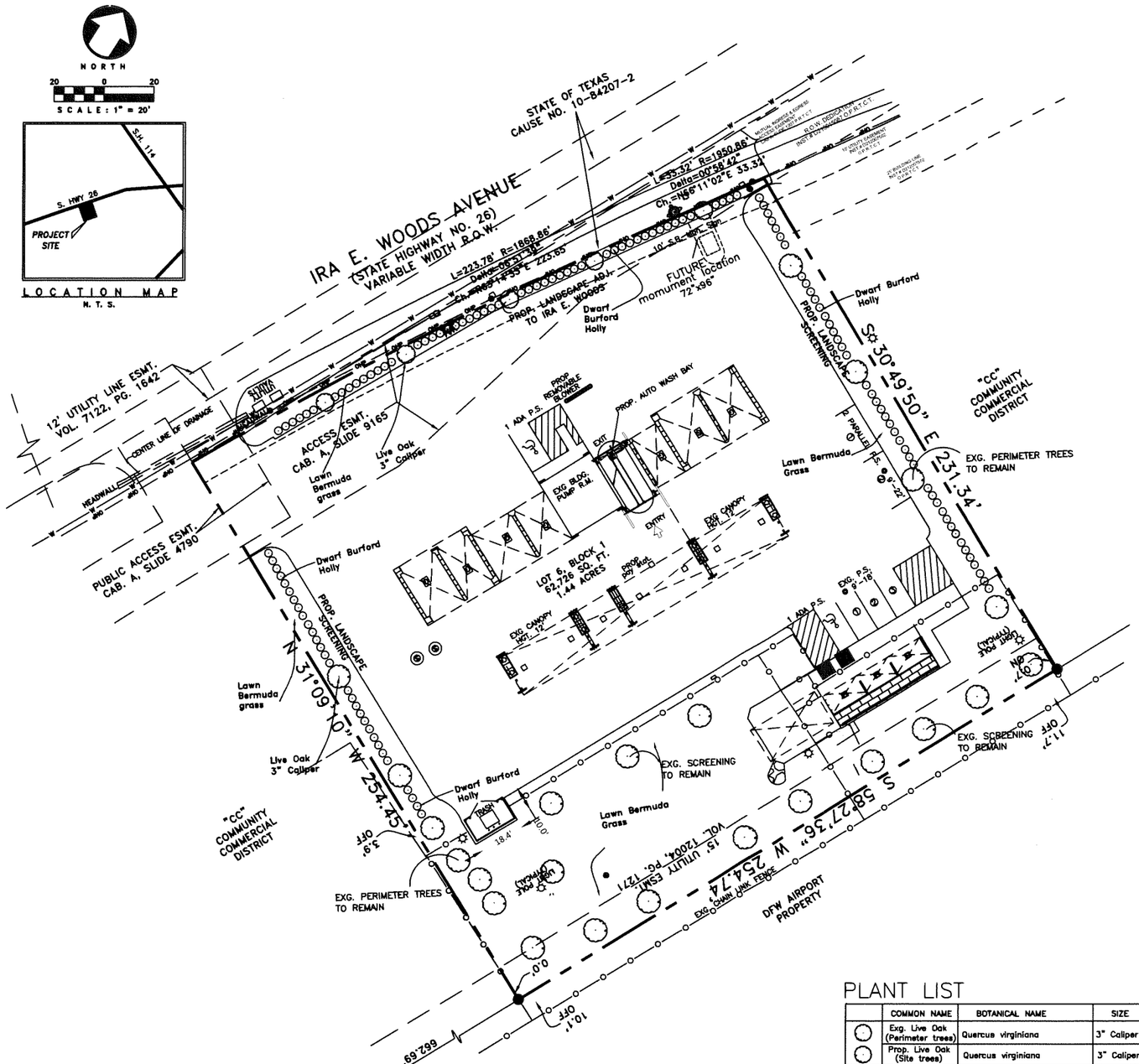
project address:
WASH YOUR STUFF
2201 IRA E WOODS AVE
GRAPEVINE, TX. 76051
LOT 6, BLK 1

Revision Schedule

No:	Date
01	02/07
02	02/18

sheet title: Dimensional Control Site Plan
scale: 1'-0" = 50'
Plan #: 21-2201-10
Date: 02/18/2022
Drawn: AG
Checked: DB

sheet no.:
A1



GENERAL NOTES:

- Original site has 19 existing perimeter tree on the West, East, South side of the property. No existing shrubs are located on the site.
- Required trees per landscape or ordinance is as follows, (1 tree per 50' of linear perimeter) = 18 required.
- 5 new site tress (Live Oak 3" caliper max 15' hgt.) along street frontage.
- Existing trees to remain (South, East, West side of property).
- Install 124 Dwarf burford holly shrubs max hgt. 24".
- Shrubs shall be a minimum of two (2) feet in height when measured immediately after panting. Hedges, where installed, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen which will be three (3) feet high within one (1) year after time of planting.

PLANT LIST

	COMMON NAME	BOTANICAL NAME	SIZE	EXG.	PROP.	REQ.	PROVIED	NOTES
◯	Exg. Live Oak (Perimeter trees)	Quercus virginiana	3" Caliper	19		18.8	24	12' HT.
◯	Prop. Live Oak (Site trees)	Quercus virginiana	3" Caliper		5			12' HT.
⊙	Dwarf Burford Holly (Exg.)	Ilex cornuta 'Burfordii nana'	5 gal.	0				24" HT.,
⊙	Dwarf Burford Holly (Proposed)	Ilex cornuta 'Burfordii nana'	5 gal.		124		124	24" HT.,
Lawn	Com. Bermuda	Cynodon Dactylon	Hydomulch	21,750 S.F.				

- 1 TREE PER (50) LINEAR FT., (18 REQ. TREE – 24 PROVIDED)
- 24" SHRUBS TO BE INSTALLED ON EAST, WEST, NORTH SIDE OF PROPERTY

CASE NAME: WASH YOUR STUFF
CASE NUMBER: CU21-27
LOCATION: 2201 IRA E WOODS AVE.

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:
SHEET 2 OF 7
ZONING: COMMUNITY COMMERICAL
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

STATE OF TEXAS
DONALD L. BLEVINS
27806
LICENSED
PROFESSIONAL ENGINEER

THE REMO GUYS
1211 PROVIDENCE DR.
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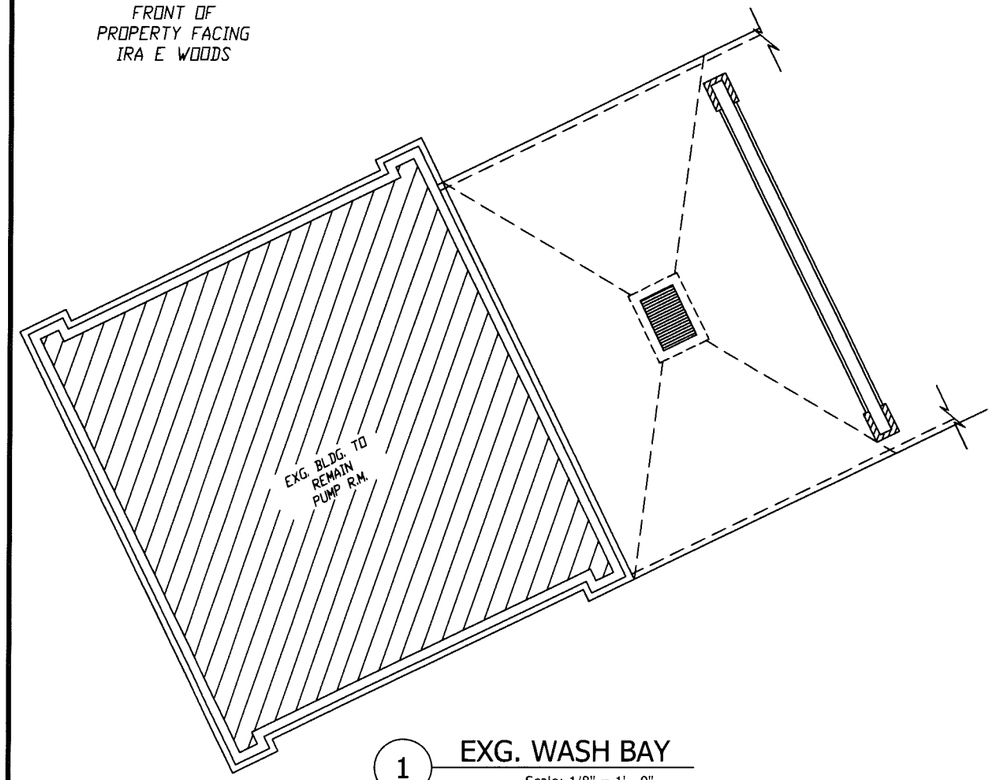
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project address:
WASH YOUR STUFF
2201 IRA E WOODS AVE
GRAPEVINE, TX. 76051
LOT 6, BLK 1

Revision Schedule	
No:	Date
01	02/08
02	02/18

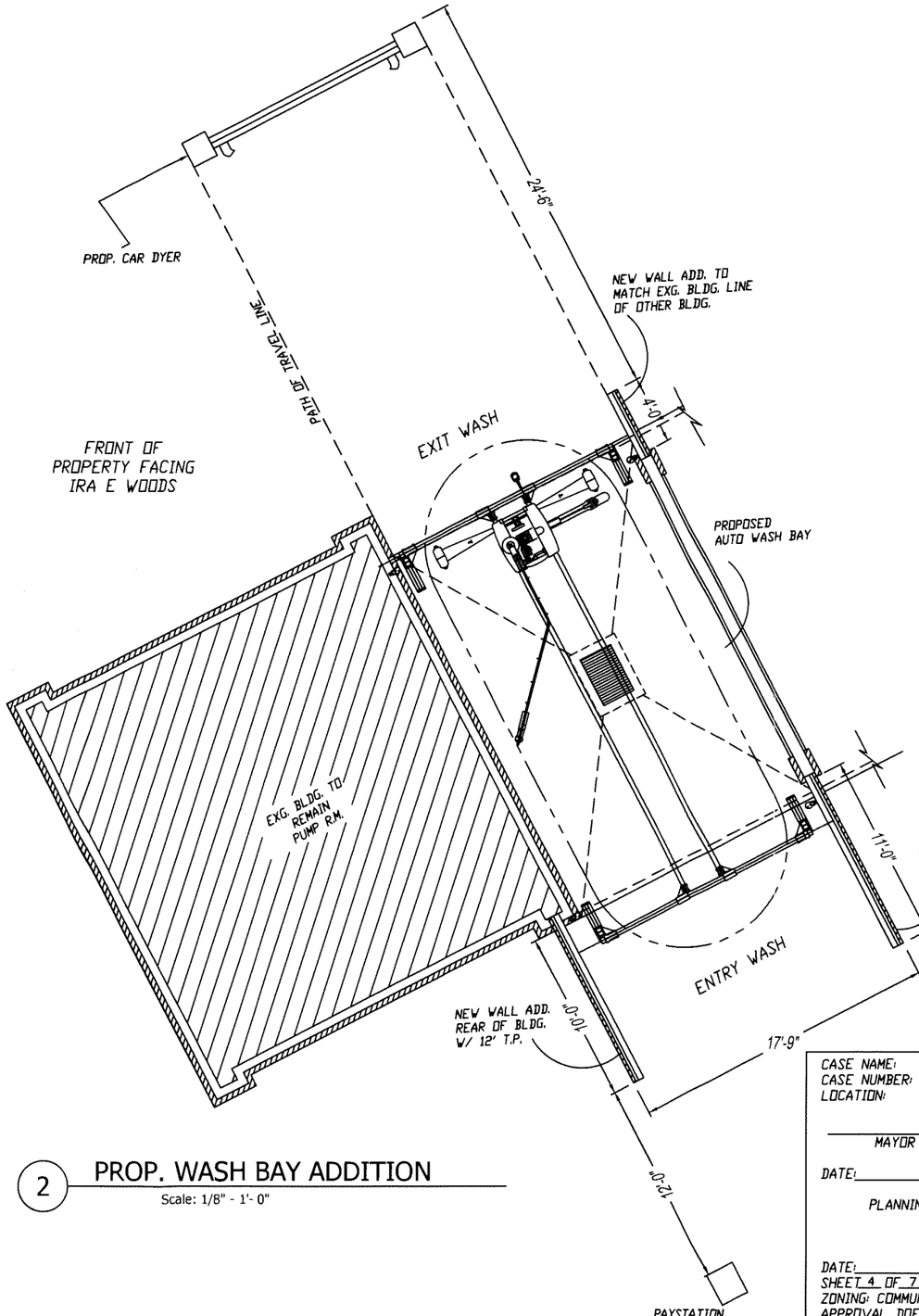
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Plan #: 21-2201-10
Date: 02/18/2022
Drawn: AG
Checked: DB

sheet no.:
L1



1 EXG. WASH BAY

Scale: 1/8" = 1' - 0"



2 PROP. WASH BAY ADDITION

Scale: 1/8" - 1'- 0"

NORTH

CASE NAME: WASH YOUR STUFF
CASE NUMBER: CU21-27
LOCATION: 2201 IRA E WOODS AVE.

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:
SHEET 4 OF 7
ZONING: COMMUNITY COMMERCIAL
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

STATE OF TEXAS
DONALD L BLEVINS
27606
LICENSED
PROFESSIONAL ENGINEER

THE REMO GUYS
1211 PROVIDENCE DR
ALLEN, TX.
O. 832-298-6101

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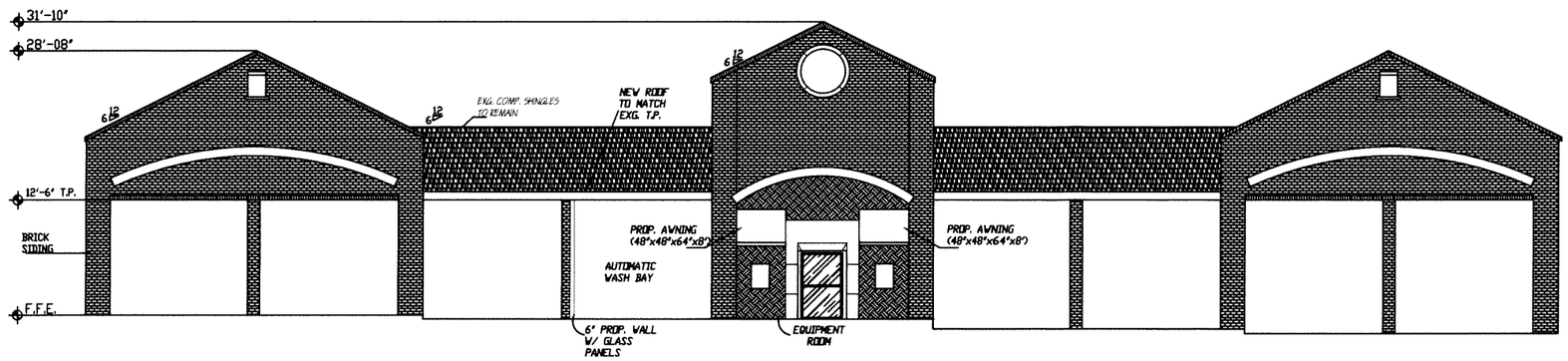
project address:
WASH YOUR STUFF
2201 IRA E WOODS AVE
GRAPEVINE, TX. 76051
LOT 6, BLK 1

Revision Schedule

No:	Date

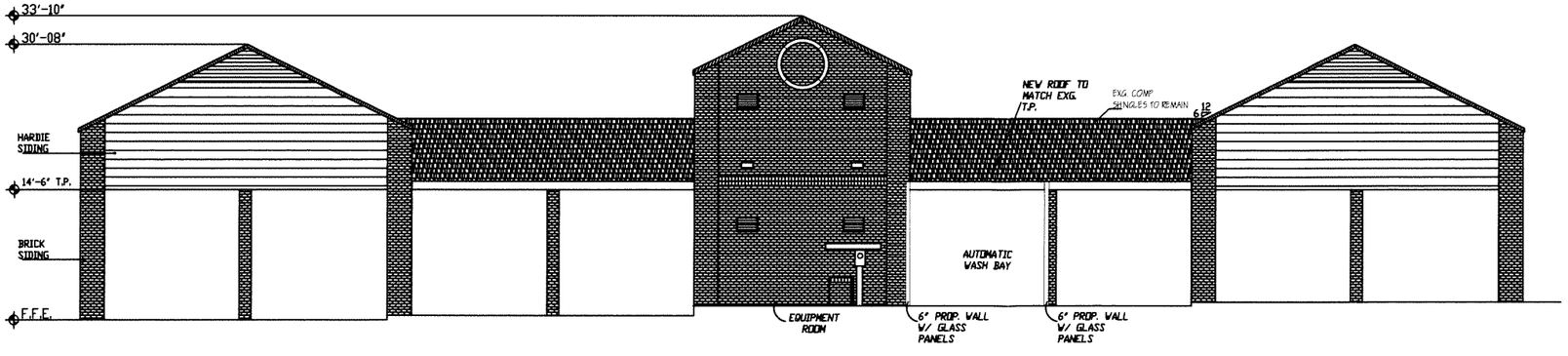
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Plan #: 21-2201-10
Date: 02/07/2022
Drawn: AG
Checked: DB

sheet no.:
A2



1 PROPOSED NORTH ELEVATION

Scale: 1/16" = 1' - 0"



2 PROP. SOUTH ELEVATION

Scale: 1/16" = 1' - 0"

CASE NAME: WASH YOUR STUFF
CASE NUMBER: CU21-27

LOCATION: 2201 IRA E WOODS AVE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____
SHEET 6 OF 7
ZONING: COMMUNITY COMMERCIAL
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DEPARTMENT OF DEVELOPMENT SERVICES

STATE OF TEXAS
DONALD L. BLEVINS
27835
LICENSED
PROFESSIONAL ENGINEER

THE REMO GUYS
1211 PROVIDENCE DR.
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project address:
WASH YOUR STUFF
2201 IRA E WOODS AVE
GRAPEVINE, TX. 76051
LOT 6, BLK 1

Revision Schedule

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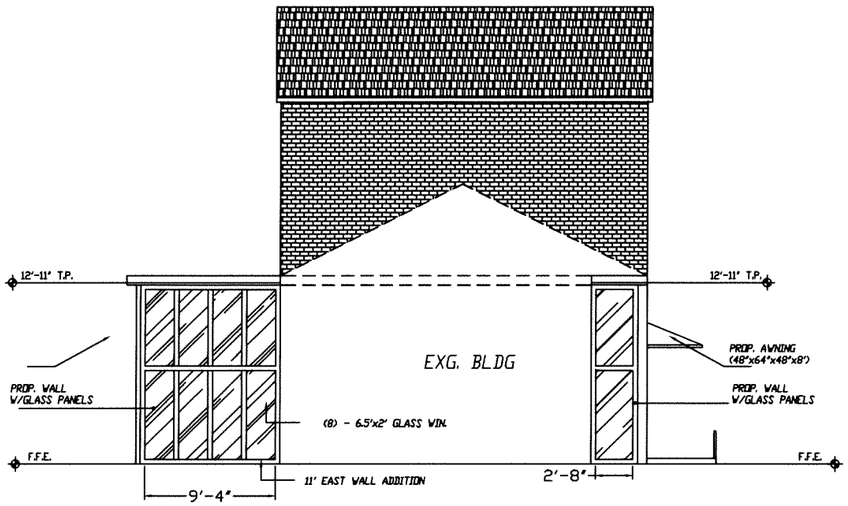
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Plan #: 21-2201-10

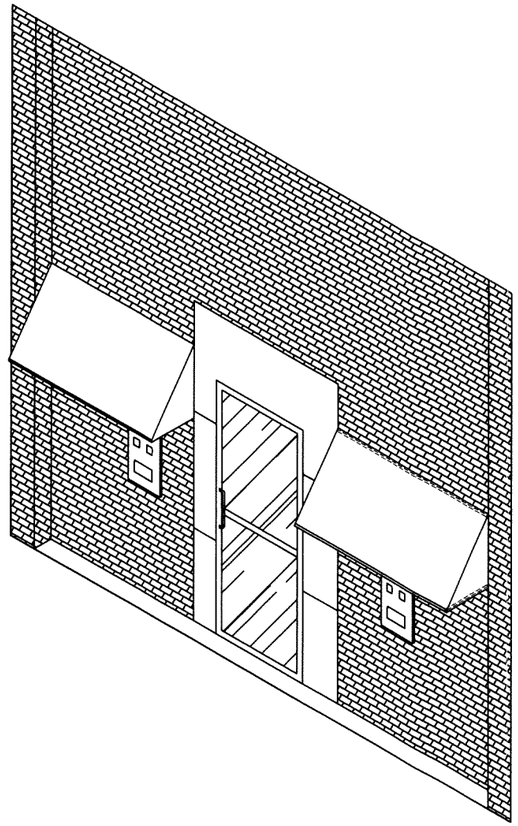
Date: 02/07/2022
Drawn: AG
Checked: DB

sheet no.:
A3.1



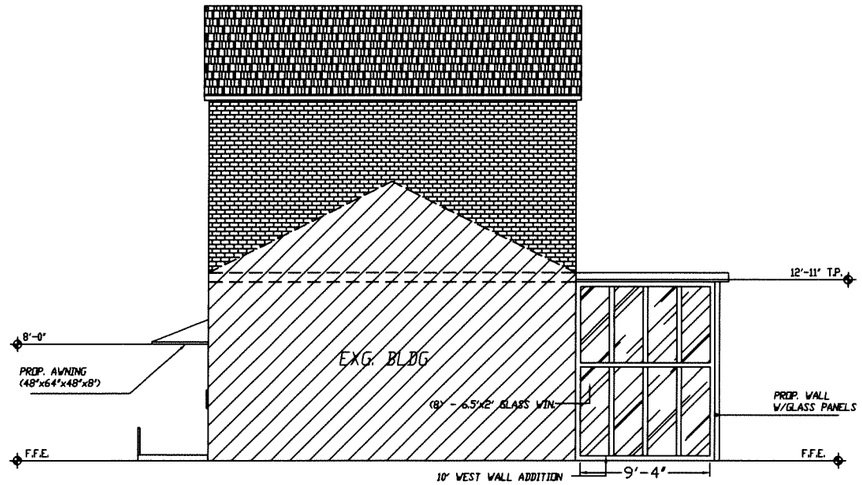
1 PROP LEFT ELEVATION

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



3 SIDE VIEW AWNING

Scale: N.T.S.



2 PROP RIGHT ELEVATION

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

CASE NAME: WASH YOUR STUFF
CASE NUMBER: CU21-27

LOCATION: 2201 IRA E WOODS AVE

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:
SHEET 7 OF 7
ZONING: COMMUNITY COMMERCIAL
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DEPARTMENT OF DEVELOPMENT SERVICES

STATE OF TEXAS
DONALD L. BLEVINS
27855
LICENSED
PROFESSIONAL ENGINEER

THE REMO GUYS
1211 PROVIDENCE DR.
ALLEN, TX.
O. 832-298-6101

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WASH YOUR STUFF
2201 IRA E WOODS AVE
GRAPEVINE, TX. 76051
LOT 6, BLK 1

Revision Schedule

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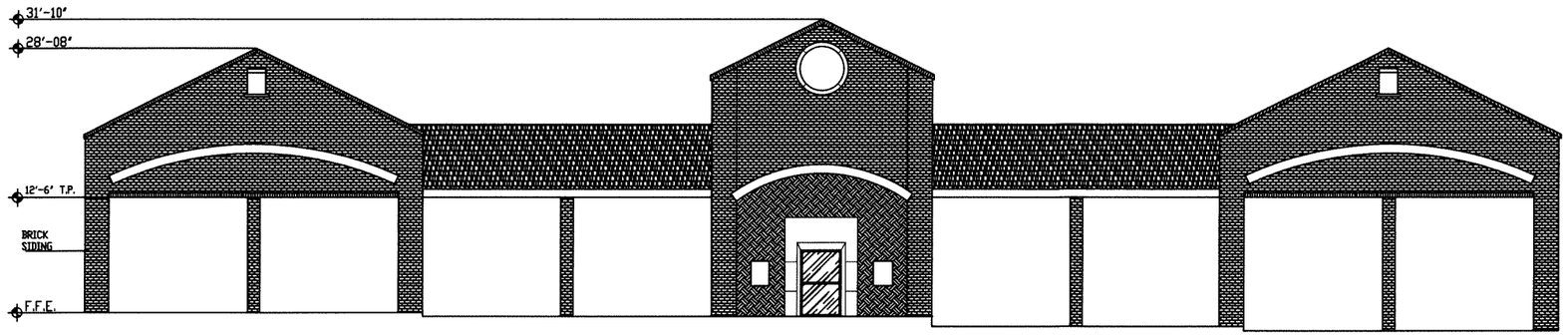
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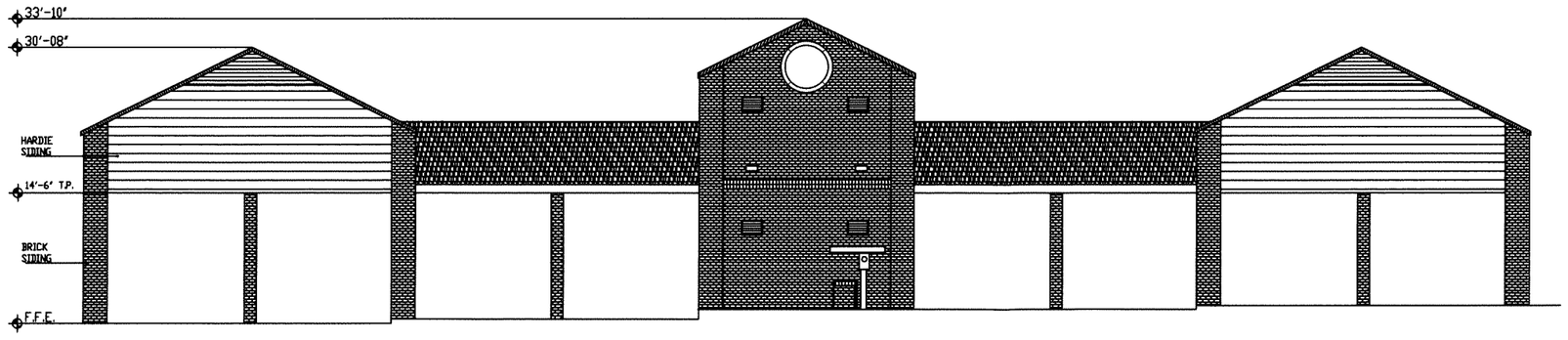
Plan #: 21-2201-10

Date: 02/07/2022
Drawn: AG
Checked: DB

sheet no.:
A3.2



1 EXG. NORTH ELEVATION
Scale: 1/16" = 1' - 0"



2 EXG. SOUTH ELEVATION
Scale: 1/16" - 1' - 0"

CASE NAME: WASH YOUR STUFF
CASE NUMBER: CU21-27

LOCATION: 2201 IRA E WOODS AVE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____
SHEET 5 OF 7
ZONING: COMMUNITY COMMERCIAL
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

STATE OF TEXAS
DONALD L. BLEVINS
27606
LICENSED
PROFESSIONAL ENGINEER

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LOT 6, BLK 1

Revision Schedule

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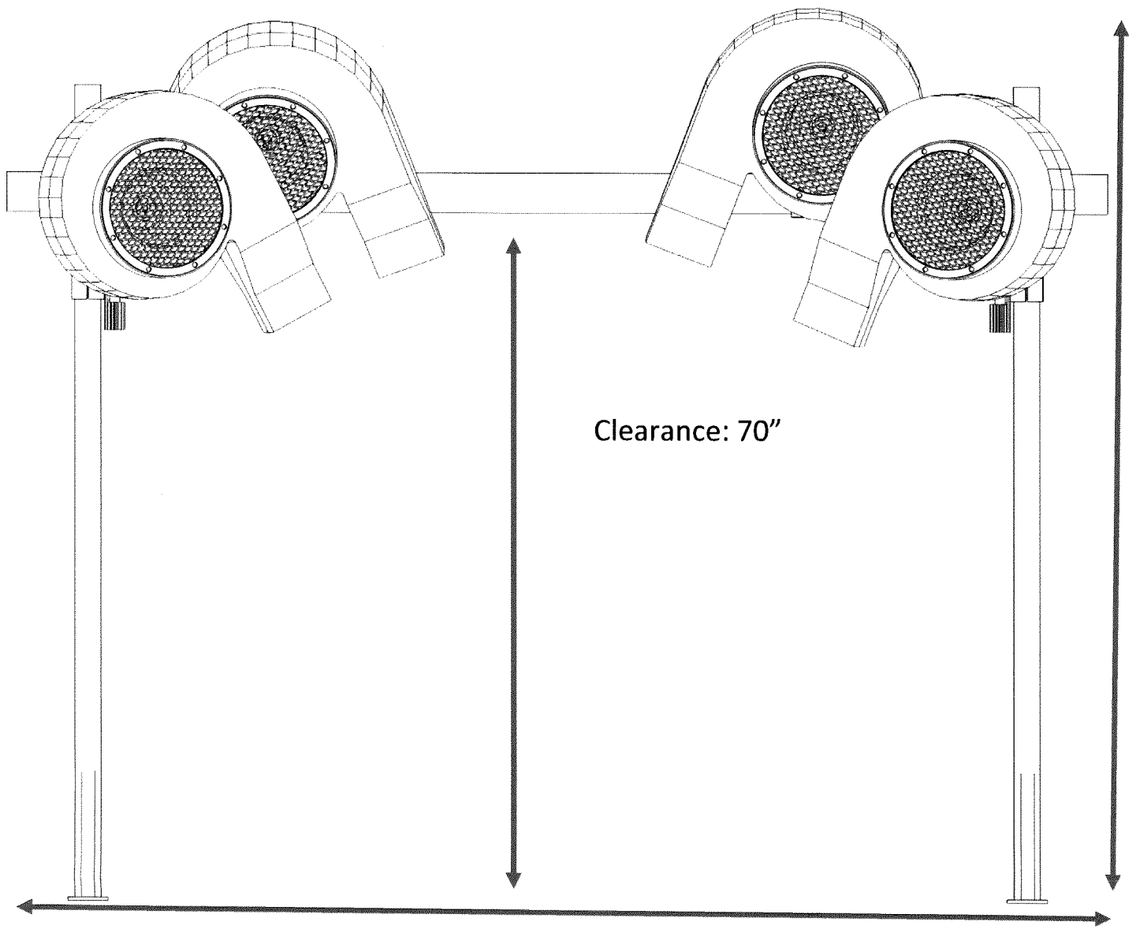
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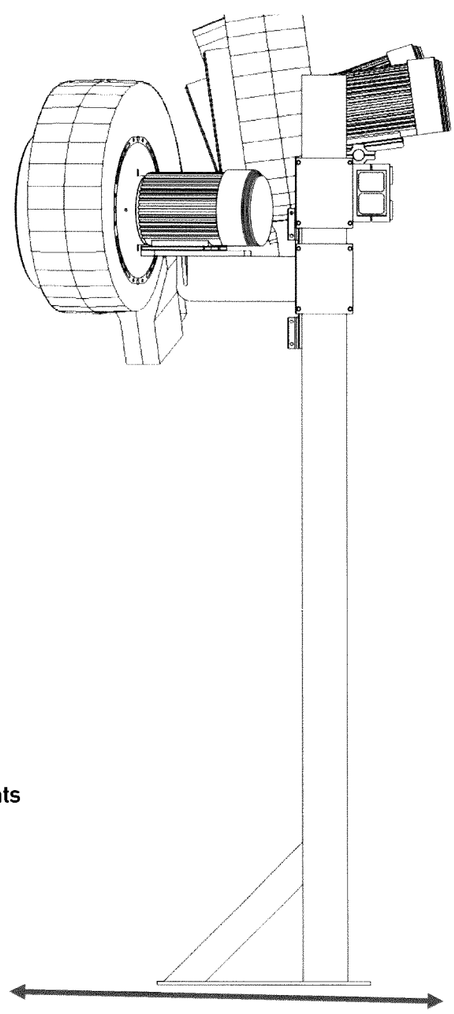
Plan # 21-2201-10

Date: 02/07/2022
Drawn: AG
Checked: DB

sheet no.:
A3

4 Nozzle/40 HP Blower





“Removable Blower” Notes:
- Car Dryer bolted to ground
- Dimensions: 136” (h) x 164” (w) x 36” (d)
- Prop. 4 Nozzle 40 HP Blowers (see graphic)
- Max 85 DbA at 50 ft (see chart)
- DbA can be lowered by silencers or by reducing number of blowers to meet ordinance requirements

ITEM #11

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2022

SUBJECT: AWARD OF BEST VALUE ANNUAL CONTRACTS FOR GROUNDS MANAGEMENT AND LANDSCAPING SERVICES

RECOMMENDATION: City Council to consider approval for the awards of Best Value annual contracts for RFB 505-2022 for Grounds Management and Landscaping Services with Superscapes and Brightview as primary vendors and American Landscape Systems, Brightview, and Incircle Management as secondary vendors for the Parks and Recreation Services Department.

FUNDING SOURCE: Funding is available in various accounts for landscaping services in the estimated amount of $1,600,000.

BACKGROUND: The purpose of this bid was to establish fixed annual pricing for grounds maintenance services for mowing, bed maintenance and weed abatement. The contract also includes fertilization, herbicides, pesticides, fungicide application, landscaping and irrigation services to be performed at various parks, medians, right-of-ways, open spaces, facilities and athletic complexes. In this bid process, the City was split into 4 zones to increase competition and to allow more vendors to do the work. This approach is designed to increase the overall quality of maintenance and reduce the overall cost.

The department recommends the following:

Zone 1 Primary Vendor -Superscapes--$348,745.89
Zone 1 Secondary Vendor - American Landscape Systems--$410,016.82

Zone 2 Primary Vendor -Superscapes--$272,960.56
Zone 2 Secondary Vendor - American Landscape Systems--$439,838.00

Zone 3 Primary Vendor-Superscapes--$473,160.43
Zone 3 Secondary Vendor-Brightview--$420,101.30

Zone 4 Primary Vendor - Brightview--$416,472.38
Zone 4 Secondary Vendor - Incircle--$324,372.16

The City of Grapevine solicited "Best Value" bids in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was advertised in the Fort Worth Star Telegram on January 25, 2022 and February 1, 2022. There were 1038 vendors electronically notified of the bid through the eBid system. Six bids were received. The bid was opened electronically and publicly on February 22, 2022 at 2 pm. The contract will be for an initial two-year period, with four, two-year renewal options.

Based on the evaluation of the bid by the Parks and Recreation Department and Purchasing, it was determined that primary contracts would be awarded to Superscapes and Brightview and the secondary contracts be awarded to American Landscape Systems, Brightview, and Incircle Management based on the overall best value to the City meeting all requirements of the bid specifications. Evaluation criteria used to determine best value for each zone was based on the following formula:

*Pricing--30%
*Operational Plan--30%
*Work History--30%
*Equipment and Vehicles--10%

Staff recommends approval.

CS/LW

ITEM #12

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2022

SUBJECT: ANNUAL CONTRACT RENEWAL FOR PARKS AND RECREATION DEPARTMENT MAGAZINE PRINT SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for Parks and Recreation Department magazine print services with Texas Monthly.

FUNDING SOURCE: Funds are available in the General Fund (Parks and Recreation) and the Lake Parks Fund for an annual amount not to exceed $137,556.

BACKGROUND: The purpose of this contract is to establish an annual contract to assist in design, layout, production, and delivery of the Parks and Recreation Department's Go Grapevine Magazine with three editions annually.

The City of Grapevine solicited "Best Value" bids in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). Bids were taken in accordance with the City Purchasing Policy. The contract is for an initial one-year period with four, one-year optional renewals. If approved, this will be for the first renewal available.

Staff recommends approval.

AR/LW

ITEM #13

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2022

SUBJECT: RENEWAL OF AN ANNUAL CONTRACT FOR AQUATIC MAINTENANCE SERVICE

RECOMMENDATION: City Council to consider the renewal of an annual contract for aquatic maintenance service with Century Pool Service for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks and Recreation) for an annual estimated amount of $40,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for swimming pool maintenance services for City aquatic facilities and fountains on an as-needed basis operated by the Parks and Recreation Department. Century Pool Service will assist with sanitization needs to comply with maintaining public health standards and provide scheduled cleaning of pools and fountains. These services include vacuuming of pool walls and floors, scrubbing and brushing, removing debris and complete any normal repair issues that might arise.

Century Pool Service submitted the lowest quote meeting specifications. The original contract approved in 2019 was for one-year with four optional renewals. If approved, this will be the third renewal available.

TK/LW

ITEM #14

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2022

SUBJECT: RENEWAL OF AN ANNUAL CONTRACT FOR NEWSBANK SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for NewsBank services with NewsBank, Inc. for the Library.

FUNDING SOURCE: Funds are available in the General Fund (Library) for an amount not to exceed $23,608.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for consolidated current and archived information from thousands of newspapers and other publications for the Library. The NewsBank, Inc. company has been a premier information provider for more than forty-five years and provides excellent customer service which meets the diverse needs of public library customers.

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

Staff recommends approval.

CH/LW

ITEM #15

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2022

SUBJECT: POLICE ANNUAL AUDIT AND ANALYSIS FOR 2021

RECOMMENDATION: City Council to consider the approval for an annual audit and analysis for police force application incidents for 2021 with Del Carmen Consulting, LLC.

FUNDING SOURCE: Funds are available in the General Fund (Police Department) for an amount not to exceed $19,000.

BACKGROUND: Dr. Alex Del Carmen is currently the Executive Director for the School of Criminology at Tarleton State University. He is an instructor for the Texas Commission on Law Enforcement (TCOLE), as well as a certified grant evaluator for the United States Department of Justice. Mr. Del Carmen and his team of experienced analysts, Del Carmen Consulting LLC, have expertise in the field of law enforcement, racial profiling, ethnicity and crime, and crime prevention. The Police Department is seeking an independent review of 2021 force applications, to include providing industry trends and recommendations to enhance future training and response.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4), personal, professional or planning services. The contract is for an initial one-year period with three optional, one-year renewals.

Staff recommends approval.

TH/LW

ITEM #16

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2022

SUBJECT: ANNUAL CONTRACT FOR FLEET PARTS SUPPLY

RECOMMENDATION: City Council to consider approval of an annual contract for fleet parts supply from NAPA Auto Parts for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Fleet Department) for an annual estimated amount of $200,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for various automotive fleet parts, supplies and accessories for the purpose of servicing and maintaining the City fleet vehicles and equipment. Public Works Fleet Services Department provides the maintenance, repairs and service to all City vehicles and equipment and many of the filters, brake parts, A/C parts, electronic parts, etc. are purchased and/or ordered through the local NAPA Auto Parts. By having local parts vendors that stock and deliver parts to the City, it reduces the need of idle inventory on City shelves and the need for City staff to pick up or deliver parts.

This purchase will be made in accordance with existing and interlocal agreements with Sourcewell as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791. The contract is for an initial three-year period with one optional, one-year renewal.

Bids were taken by the Cooperative and a contract was awarded to NAPA Auto Parts. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

PH/LW

ITEM #17

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2022

SUBJECT: ANNUAL CONTRACT FOR VEHICLE TIRES, ACCESSORIES AND RELATED SERVICES

RECOMMENDATION: City Council to consider approval of an annual contract for vehicle tires, accessories and related services from Blagg Tire & Auto Service for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Fleet Services) for an annual estimated amount of $125,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for vehicle tires, accessories and related services. Public Works Fleet Department monitors, inspects, and maintains serviceable tires on all City vehicles and equipment as required, meeting the Texas Department of Public Safety State Inspections requirements. Blagg Tire provides tires for city fleet inventory and 24/7 tire service for off-site emergency repairs.

This purchase will be made in accordance with existing and interlocal agreements with Omnia Partners Public Sector, Region VIII Education Service Center in Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791. The contract is for an initial two-year period with one optional, five-year renewal.

Bids were taken by the Cooperative and a contract was awarded to Blagg Tire & Auto Service. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

PH/LW

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 1st day of March, 2022 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
Jennifer Hibbs	Assistant City Manager
Matthew C.G. Boyle	City Attorney
Tara Brooks	City Secretary

Call to Order

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

Item 1. Invocation

Mayor Pro Tem Darlene Freed gave the invocation.

Item 2. Posting of the Colors and Pledges of Allegiance

Boy Scout Troop 28 Posted the Colors and led the Pledges of Allegiance.

Item 3. Citizen Comments

Marty Epstein, 3701 Grapevine Mills Parkway, Grapevine spoke about the COVID vaccines.

Alexander Hayden Stein, 2311 North Grapevine Mills Circle, Grapevine spoke about sexually oriented businesses.

NEW BUSINESS

Item 4. Consider **Resolution No. 2022-002** cancelling the 2022 General Election scheduled for Saturday, May 7, 2022 due to no opposed candidates being on the ballot, declaring the candidates for Council Place 3 and Place 4 elected, and taking any necessary action.

City Secretary Tara Brooks presented this item to Council. Since there are no opposed races in the May 7, 2022 election, the City can cancel the election and declare Leon Leal elected to City Council Place 3 and Darlene Freed elected to City Council Place 4.

Motion was made to approve Resolution No. 2022-002 cancelling the 2022 General Election scheduled for Saturday, May 7, 2022 and declaring Leon Leal elected to City Council Place 3 and Darlene Freed elected to City Council Place 4.

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

RESOLUTION NO. 2022-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 7, 2022 GENERAL CITY ELECTION ELECTED TO OFFICE; CANCELING THE ELECTION; AND PROVIDING AN EFFECTIVE DATE

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. 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 5. Consider the award of contracts for Masonry Services to Chibli Stone Works, Inc. as primary vendor and Weatherproofing Services as secondary vendor.

Acting Parks and Recreation Director Chris Smith recommended approval of the award of contracts for masonry services on as-needed basis for an annual amount not to exceed $120,000.

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

Item 6. Consider the purchase of exercise equipment for The REC from Team Marathon Fitness.

Acting Parks and Recreation Director Smith recommended approval of the purchase of cardiovascular exercise equipment for The REC for a total amount not to exceed $109,828.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Freed
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 veterinary medical care from Northwest Animal Hospital (Grapevine Veterinary Services).

Police Chief Mike Hamlin recommended approval of the renewal of an annual contract for veterinary medical care for an annual estimated amount of $30,000. Veterinary medial care includes care of the shelter animals for sterilization, vaccination, testing, exams, procedures, medication, grooming and other surgical services.

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

Item 8. Consider the award of an informal request for quote for traffic signal poles from Redwine Wallace & Associates.

Public Works Director Bryan Beck recommended approval of the award of an informal request for quote for traffic signal poles to be installed on South Main Street between Vine Street and State Highway 114 for a total amount not to exceed $42,690.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Freed
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal

Nays: None
Approved: 7-0

Item 9. Consider the minutes of the February 15, 2022 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: Freed
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 7:45 p.m.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 15th day of March, 2022.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

CC ITEM #26
PZ ITEM #16

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2022

SUBJECT: AMENDED FINAL PLAT APPLICATION
LOT 6A, BLOCK 1, DFW BUSINESS PARK

PLAT APPLICATION FILING DATE..... March 8, 2022

APPLICANT ..... Islam Shahin, BRKH, LLC

REASON FOR APPLICATION .....Amending plat to add easements and show the ROW take of SH26 from TxDOT

PROPERTY LOCATION 1

ACREAGE..... 1.44

ZONING ..... CC: Community Commercial

NUMBER OF LOTS 1

PREVIOUS PLATTING 2004

CONCEPT PLAN .....No

SITE PLAN CU21-27

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED .....No

CC ITEM #26
PZ ITEM #16

PLAT INFORMATION SHEET
AMENDED FINAL PLAT APPLICATION
LOT 6A, BLOCK 1, DFW BUSINESS ADDITION

I. GENERAL:

- The applicant, Islam Shahin is amending a final plat of 1.44 acres to show the right-of-way take from TxDOT for SH26 along his property and to add easements. The property is located at 2201 Ira E. Woods Avenue (SH26).

II. STREET SYSTEM:

- The development has access to SH26
- Abutting roads: ☒ on the City Thoroughfare Plan: SH26
  ☐ 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: All perimeter roads constructed to Master Thoroughfare Plan Standard.

III. STORM DRAINAGE SYSTEM:

- The site drains north into an inlet connected to the existing storm sewer system along SH26.
- 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 offsite water system improvements will be necessary 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: Lot 6A, Block 1, DFW Business Park

☐ Water and Wastewater Impact Fees are due prior to the issuance of building permits for:

☐	Single Family Residential	($ 2,388/ Lot)
☐	Multifamily	($ 1,049/ Unit)
☐	Hotel	($ 43,606/ Acre)
☐	Corporate Office	($ 20,572/ Acre)
☐	Government	($ 4,426/ Acre)
☐	Commercial / Industrial	($ 5,670/ Acre)

☒ Open Space Fees are not required for: Lot 6A, Block 1, DFW Business Park

☐ Open Space Fees are due prior to the issuance of building permits and/or any public infrastructure improvements for

☐	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 Amended Final Plat of Lot 6A, Block 1, DFW Business Park."

Field:AT/BNN
Drafter:ML/BNN
Revision:
Revision:

MONUMENTS / DATUMS / BEARING BASIS

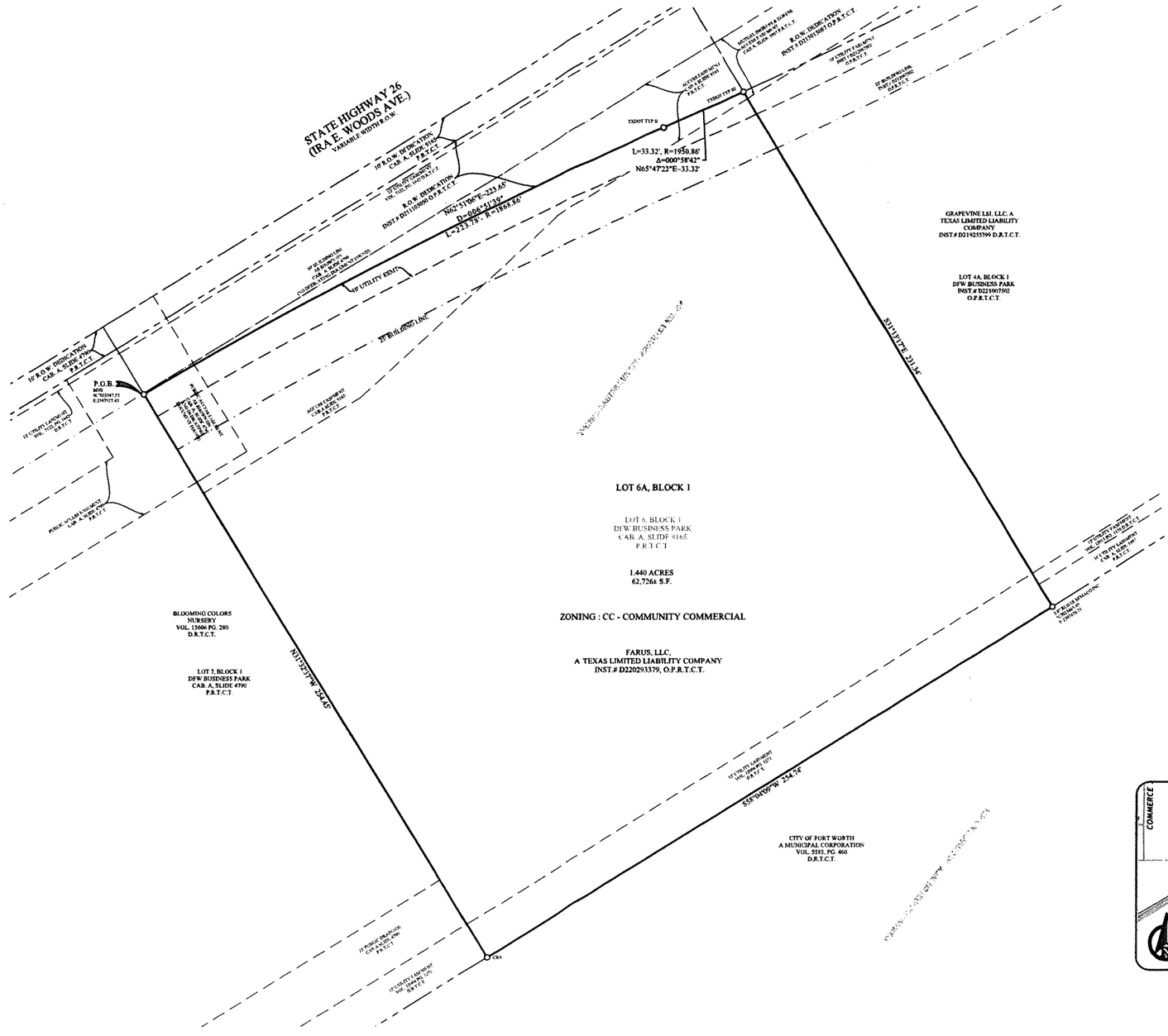
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ◈ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,NCZ
Distances & areas shown are represented in surface values
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.T.C.T.	Plat Records of Tarrant County, Texas
O.P.R.T.C.T.	Official Public Records of Tarrant County, Texas
D.R.T.C.T.	Deed Records of Tarrant County, Texas
VOL/PG/D/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line

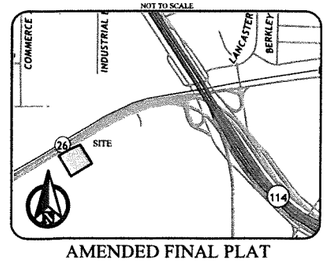
OWNER:
FARUS, LLC,A TEXAS LIMITED
LIABILITY COMPANY
2028 E. BEN WHITE BLVD. #240-3336
AUSTIN, TEXAS 78741

PREPARED BY:
Jewel Chadd
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971



RECEIVED
MAR 8 2022
BY_____

VICINITY MAP
NOT TO SCALE



AMENDED FINAL PLAT
LOT 6A, BLOCK 1
DFW BUSINESS PARK

BEING A REVISION OF
LOT 6, BLOCK 1, DFW BUSINESS PARK
SITUATED IN THE THOMAS EASTER SURVEY, ABSTRACT NO. 474
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
PREPARED ON DECEMBER 2021
PAGE 2 OF 2
(1 LOT)

THIS PLAT FILED ON _____, INSTRUMENT NUMBER D_____

JPH LaNd Surveying, Inc.

0 20' 40'
Scale: 1" = 20'

JPH Job/Drawing No. (see below)
2021.271.001 2201 Ira E Woods Ave, Grapevine, Tarrant Co., TX - REPLAT.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, Farus, LLC, a Texas limited liability company, is the owner of Lot 6, Block 1, DFW Business Park, an addition in the City of Grapevine, Tarrant County, Texas, recorded in Cabinet A, Slide 9165, Plat Records, Tarrant County, Texas, according to the deed to said Farus, LLC, a Texas limited liability company recorded under Instrument Number D220293379, Official Public Records, Tarrant County, Texas, SAVE & EXCEPT that portion of said Lot 6 described in the deed to The State of Texas for the south right of way of State Highway 26, recorded under Instrument Number D211105050, Official Public Records, Tarrant County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a Mag nail with a metal washer stamped "JPH Land Surveying" set at the most southerly corner of the said State of Texas tract, on the southwest line of said Lot 6, said corner lies on a curve concave to the southeast (curve to the right) having a radius of 1,868.86 feet;

THENCE In a northeasterly direction, through the interior of Lot 6, with the southeast line of the State of Texas tract, and along the arc of said curve, an arc length of 223.78 feet (a chord bearing of NORTH 62°51'06"EAST, a chord distance of 223.65 feet) to a Texas Department of Transportation monument found at the end of the curve and the beginning of a compound curve concave to the southeast (curve to the right) having a radius of 1,950.86 feet;

THENCE Continuing in a northeasterly direction, through the interior of Lot 6, with the southeast line of the State of Texas tract, and along the arc of said compound curve, an arc length of 33.32 feet (a chord bearing of NORTH 65°47'22"EAST, a chord distance of 33.32) to a Texas Department of Transportation monument found on the northeast line of Lot 6;

THENCE SOUTH 31°13'17"EAST, with the northeast line of Lot 6, a distance of 231.34 feet to a 5/8 inch rebar stamped "SEMACO INC" found at the east corner of Lot 6;

THENCE SOUTH 58°04'09"WEST, with the southeast line of Lot 6, a distance of 254.74 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the south corner of Lot 6;

THENCE NORTH 31°32'37"WEST, with the said southwest line of Lot 6, a distance of 254.45 feet returning to the POINT OF BEGINNING and enclosing 1.440 Acres (±62,726 Square Feet).

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT _____, authorized officer of Farus, LLC, a Texas limited liability company, does hereby adopt this plat of Lot 6A, Block 1, DFW Business Park, an addition in 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 platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness my hand this the _____ day of _____, 20___.

_____ _____ _____

Authorized Agent of
Farus, LLC,
a Texas limited liability company

Name & Title

STATE OF TEXAS §

COUNTY OF _____ §

Before me _____ on this day personally appeared _____, authorized officer of Farus, LLC, a Texas limited liability company known to me (or proved to me on the oath of _____ or through _____to be the person whose name is 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 _____, 20___.

_____

Notary Signature

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, Farus, LLC, a Texas limited liability company, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as 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 my 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 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 his 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.

Witness my hand this the _____ day of _____, 20___.

_____ _____ _____

Authorized Agent of
Farus, LLC,
a Texas limited liability company

Name & Title

STATE OF TEXAS §

COUNTY OF _____ §

Before me _____ on this day personally appeared _____, authorized officer of Farus, LLC, a Texas limited liability company known to me (or proved to me on the oath of _____ or through _____to be the person whose name is 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 _____, 20___.

_____

Notary Signature

SURVEYOR'S NOTES:

1. The sole purpose of this amended plat is to show the ROW take from TxDOT and to add the 10-foot utility easement and 25-foot building line each along said ROW take.
2. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.
3. The fieldwork was completed on December 1, 2021.
4. Zoning classifications shown hereon are based on City of Grapevine Zoning map.
5. This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0115K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

SURVEYOR'S CERTIFICATION

I, Jewel Chadd, of JPH Land Surveying, Inc., 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.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date:TBD

PLANNING AND ZONING COMMISSION:

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL:

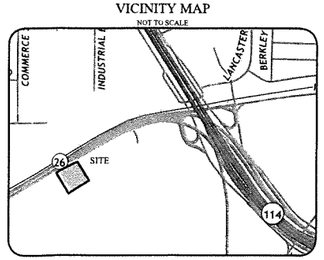
Date Approved: _____

Mayor: _____

City Secretary: _____

VICINITY MAP

NOT TO SCALE



AMENDED FINAL PLAT
LOT 6A, BLOCK 1
DFW BUSINESS PARK

BEING A REVISION OF
LOT 6, BLOCK 1, DFW BUSINESS PARK
SITUATED IN THE THOMAS EASTER SURVEY, ABSTRACT NO. 474
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PAGE 2 OF 2
(1 LOT)

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JPH LaNd Surveying, Inc.

JPH Job/Drawing No. (see below)
2021.271.001 2201 Ira E Woods Ave, Grapevine, Tarrant Co., TX - REPLAT.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas

OWNER:
UDM Company, LLC
a Texas limited liability company
3860 W. Northwest Highway Suite 162
Dallas, Texas 75220

PREPARED BY:
Jewel Chadd
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 15, 2022

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

7:00 p.m. Briefing Session – Planning and Zoning Conference Room
7:30 p.m. Joint Regular Meeting – City Council Chambers

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 15th day of February 2022 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Beth Tiggelaar	Member
Traci Hutton	Member
David Hallberg	Member
Dennis Luers	Member
Jimmy Fechter	Member
Gabe Griess	Alternate

With Monica Hotelling and Jason Parker absent, constituting a quorum the following City Staff:

Erica Marohnic	Planning Services Director
Albert L. Triplett, Jr.	Planner II
John Robertson	Development Engineer and Construction Manager
Natasha Gale	Planning Technician

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

BRIEFING SESSION

1. Planning and Zoning Commission members to recess to the Planning & Zoning Conference Room to conduct a closed briefing session relative to:

CU21-23	**Grapevine Station North**
CU21-27	**Wash Your Stuff**

CU22-08 **Mac's An American Grill (Mac's on Main)**
CU22-10 **ServPro**

Oliver closed the Briefing Session at **7:14 p.m.**

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

2. Invocation and Pledge of Allegiance: Commissioner Luers

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU21-23** (Grapevine Station North) and **Amended Final Plat** of Lots 6A and 7A, Block 1, Opryland Second Addition - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kirkman Engineering requesting to amend the previously approved site plan of CU18-19 for a planned commercial center, to allow for a 5,230 sq. ft. multi-tenant building with outdoor dining and a drive through and to amend the final plat to abandon an access easement. The subject property is located at 845 East Northwest Highway and is currently zoned "CC" Community Commercial District.

4. Conditional Use Permit **CU21-27** (Wash Your Stuff) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by BRKH, LLC requesting to amend the previously approved site plan of CU03-48 to allow for the development of a car wash facility, specifically to revise and renovate the facility. The subject property is located at 2201 Ira E. Woods Avenue and is currently zoned "CC" Community Commercial District.

5. Conditional Use Permit **CU22-08** (Mac's - An American Grill) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CMP Commercial Construction requesting to amend the previously approved site plan of CU14-11 to allow the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and an expansion in conjunction with an existing restaurant. The subject property is located at 909 South Main Street Building A, Suite 110 and is currently zoned "MXU" Mixed Use District.

6. Conditional Use Permit **CU22-10** (ServPro) and **Final Plat** of Lot 1, Block 1, ServPro Addition - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ClayMoore Engineering requesting a conditional use permit to allow outdoor storage in conjunction with a proposed 31,324 sq. ft. building. The subject property is located at 2045 Grayson Drive and is currently zoned "LI" Light Industrial District.

Erica Marohnic presented the proposed plan and answered questions from the Commission and Council.

CU21-23 applicant representatives, Chris Leighton, answered questions from the Commission and Council.
CU21-27 applicant representatives, Islam Shahin, answered questions from the Commission and Council.
CU22-08 applicant representatives, Rayna Frost, answered questions from the Commission and Council.
CU22-10 applicant representatives, Clay Cristy answered questions from the Commission and Council.

CITIZEN COMMENTS

7. No one spoke during citizen comments.

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

8. Motion was made to approve Conditional Use Permit **CU21-23** (Grapevine Station North):

   Motion: Luers
   Second: Hallberg
   Ayes: Luers, Hallberg, Oliver, Tiggelaar, Hutton, Griess, Fechter
   Nays: None
   Approved: 7-0

9. Motion was made to approve **Amended Final Plat** of Lots 6A and 7A, Block 1, Opryland Second Addition:

   Motion: Luers
   Second: Hutton
   Ayes: Luers, Hallberg, Oliver, Tiggelaar, Hutton, Griess, Fechter
   Nays: None
   Approved: 7-0

10. Motion was made to approve Conditional Use Permit **CU21-27** (Wash Your Stuff):

    Motion: Hallberg
    Second: Luers
    Ayes: Luers, Hallberg, Oliver, Tiggelaar, Hutton, Griess, Fechter

Nays: None
Approved: 7-0

11. Motion was made to approve Conditional Use Permit **CU22-08** (Mac's American Grill):

    Motion: Hutton
    Second: Tiggelaar
    Ayes: Luers, Hallberg, Oliver, Tiggelaar, Hutton, Griess, Fechter
    Nays: None
    Approved: 7-0

12. Motion was made to approve Conditional Use Permit **CU22-10** (ServPro):

    Motion: Hallberg
    Second: Fechter
    Ayes: Luers, Hallberg, Oliver, Tiggelaar, Hutton, Griess, Fechter
    Nays: None
    Approved: 7-0

13. Motion was made to approve **Final Plat** of Lot 1, Block 1, ServPro Addition:

    Motion: Luers
    Second: Hutton
    Ayes: Luers, Hallberg, Oliver, Tiggelaar, Hutton, Griess, Fechter
    Nays: None
    Approved: 7-0

14. Motion was made to approve the minutes from January 18, 2022, Planning and Zoning Public Hearing:

    Motion: Hutton
    Second: Hallberg
    Ayes: Hutton, Hallberg, Oliver, Tiggelaar, Fechter
    Nays: None
    Approved: 5-0-2
    Abstention: Luers, Griess

Adjournment

Motion was made to adjourn the meeting at **8:24 p.m.**

Motion: Fechter
Second: Tiggelaar

Ayes: Luers, Hallberg, Oliver, Tiggelaar, Hutton, Griess, Fechter
Nays: None
Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 15TH DAY OF MARCH 2022.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN