

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, MAY 16, 2023

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

6:45 p.m. Dinner – City Council Conference Room
7:15 p.m. Call to Order and Canvass of General Election – City Council Chambers
7:30 p.m. Joint Regular Meeting – City Council Chambers

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

1. Consider **Resolution No. 2023-009** canvassing the May 6, 2023 City Election for City Council Place 5 and City Council Place 6, declaring the results, and taking any necessary action.
2. City Secretary to administer the Oath of Office for City Council Place 5 to Chris Coy.
3. City Secretary to administer the Oath of Office for City Council Place 6 to Duff O'Dell.
4. Consider the appointment of the Mayor Pro Tem and take any necessary action.

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

5. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

PRESENTATION

6. Mayor Tate to recognize Grapevine Girls Soccer Team for winning the Class 5A Girls Soccer State Finals.

JOINT PUBLIC HEARINGS

7. Conditional Use Permit **CU23-02** (Swanson Industrial Warehouse) and **Final Plat** of Lots 1-4, Block A, Curnes Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ARCO Murray National Construction Co. Dallas, Inc. requesting a conditional use permit specifically to allow outdoor storage in conjunction with the development of an industrial warehouse building and a replat of Lot 1, Block 1, A.C. Stone and 85.33 acres of unplatted land. The subject property is located at 3642 Eules-Grapevine Road and is currently zoned “PID”, Planned Industrial District.

8. Conditional Use Permit **CU23-07** (Moon Valley Nursery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Moon Valley Nursery requesting a conditional use permit to amend the previously approved site plan CU2008-33 (Ordinance No. 2008-075) for outside storage and a 20-foot pole sign in conjunction with a garden and pet supply company. This request is specifically to allow outdoor retail and display of large, boxed trees and shrubs. The subject property is located at 3525 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.
9. Conditional Use Permit **CU23-08** (Vine Academy) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting a conditional use permit to allow a private school of educational type to operate within the former Mt. Horum Baptist Church. The subject property is located at 417 West Wall Street and is currently zoned “CN”, Neighborhood Commercial District.
10. Conditional Use Permit **CU23-09** and Special Use Permit **SU23-01** (EVA Esports) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Site Selection Group requesting a conditional use permit to allow for the possession, storage, retail sale and on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverage) in conjunction with a restaurant and virtual gaming arena. The applicant is also requesting a special use permit to allow eight or more skill or coin-operated machines. The subject property is located at 2330 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District. **The applicant has requested to table the public hearing and consideration of this item to the June 20, 2023 Joint Meeting.**
11. Conditional Use Permit **CU23-11** (Ship Ex) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dunaway Associates requesting a conditional use permit to amend the previously approved site plan CU22-30 (Ordinance No. 2022-047) to allow outdoor storage in conjunction with the development of a new two-story construction trade office building. This request is specifically to allow outdoor storage of vehicles in conjunction with a freight forwarding warehouse. The subject property is located at 1039 East Dallas Road and is currently zoned “LI”, Light Industrial District. **The applicant has requested to withdraw this request.**
12. Zoning Change Application **Z23-04** (226 North Lucas Drive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by The Wykes Group requesting to rezone 0.512 acre from “CC”, Community Commercial District to “R-7.5”, Single-Family District.
13. **Final Plat** of Lots 76R-1, 76R-2, 76R-3, 76R-4 and 76R-5, Shorecrest Acres – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Edward Khalil requesting to replat Lot 76,

Shorecrest Acres. The subject property is located at 1610 Silverside Drive and is currently zoned "R-7.5" Single Family Residential District.

14. **Final Plat** of Lots 1R-1, 1R-2 and 2R, Block 4 Canterbury Village – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Edward Khalil requesting to replat Lots 1 and 2, Block 4, Canterbury Village. The subject property is located at 2740 and 2746 Manchester Lane and is currently zoned "R-12.5" Single Family Residential District. **The application for this Plat has been withdrawn. As such, no action will be taken on this Plat.**

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

15. 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 three (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.

PRESENTATIONS

16. Mayor Tate to present a proclamation recognizing May as National Building Safety Month.
17. Public Works to present an update on Water and Wastewater Treatment Plants Facility Improvement Plan.

NEW BUSINESS

18. Consider a contract for the construction of the 2023 Water Improvements for West Kimball Road and Lakeridge Drive with RK Construction, LLC, **Ordinance No. 2023-026** to appropriate the funds, and take any necessary action.
19. Consider the purchase of an arch culvert structure for Kimball Road from Contech Engineered Solutions, LLC. 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.

20. Consider **Ordinance No. 2023-027** designating the Grapevine-Colleyville Independent School District Tax Assessor – Collector to perform duties imposed by Tax Code Chapter 26. Chief Financial Officer recommends approval.
21. Consider the renewal of an annual workforce management cloud hosting with Kronos, Inc. Fire Chief recommends approval.
22. Consider the award of an informal request for quote for fence replacement at Parkwood and CJ Hutchings Parks from Llano River Fence Company. Parks and Recreation Director recommends approval.
23. Consider the renewal of annual services for animal medications and supplies from Elanco US Inc. Police Chief recommends approval.
24. Consider the award of annual contracts for RFB 48-23 for waterworks products with Ferguson and Core & Main LP. Public Works Director recommends approval.
25. Consider the renewal of an annual contract for carpet and tile flooring services from RCS Flooring Servicers, LLC. Public Works Director recommends approval.
26. Consider the purchase of lab equipment, chemicals and instruments for the Wastewater Treatment Plant from IDEXX Industries and North Central Laboratories. Public Works Director recommends approval.
27. Consider the purchase of a 2100i Vactor truck from Doggett Freightliner of Austin. Public Works Director recommends approval.
28. Consider **Resolution No. 2023-010** authorizing City of Grapevine participation in the North Central Texas Council of Governments' FY 2024/FY2025 Regional Solid Waste Program Local Implementation Project and authorizing staff to submit a funding application under this Call for Projects for a Screened Materials Recycle Program. Public Works Director recommends approval.
29. Consider the minutes of the April 18, 2023 and May 2, 2023 Regular City Council meetings. 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

30. Conditional Use Permit **CU23-02** (Swanson Industrial Warehouse) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-028**, if applicable, and take any necessary action.
31. **Final Plat** of Lots 1-4, Block A, Curnes Addition – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.
32. Conditional Use Permit **CU23-07** (Moon Valley Nursery) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-029**, if applicable, and take any necessary action.
33. Conditional Use Permit **CU23-08** (Vine Academy) – Consider the recommendation of the Planning and Zoning Commission and the **first reading** of **Ordinance No. 2023-030**, if applicable, and take any necessary action.
34. Conditional Use Permit **CU23-11** (Ship Ex) – The applicant requested to withdraw this request. No action is needed.
35. Zoning Change Application **Z23-04** (226 North Lucas Drive) – Consider the recommendation of the Planning and Zoning Commission and the **first reading** of **Ordinance No. 2023-032**, if applicable, and take any necessary action.
36. **Final Plat** of Lots 76R-1, 76R-2, 76R-3, 76R-4 and 76R-5, Shorecrest Acres – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
37. **Final Plat** of Lot 3, Block 1, Lakeshore Estates – Consider the recommendation of the Planning and Zoning Commission, and take any other necessary action, regarding the application submitted by Patrick Monahan to plat unplatted property into one lot. The subject property is located at 2464 Lakeshore Drive and is currently zoned “R-7.5” Single Family Residential District.

ADJOURNMENT

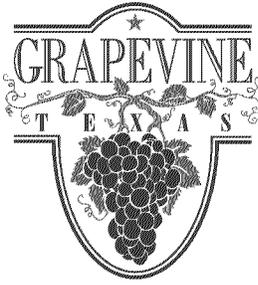
In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on May 12, 2023 by 5:00 p.m.


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, MAY 16, 2023

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 Traci Hutton

PRESENTATION

3. Mayor Tate to recognize Grapevine Girls Soccer Team for winning the Class 5A Girls Soccer State Finals.

JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU23-02** (Swanson Industrial Warehouse) and **Final Plat** of Lots 1-4, Block A, Curnes Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ARCO Murray National Construction Co. Dallas, Inc. requesting a conditional use permit specifically to allow outdoor storage in conjunction with the development of an industrial warehouse building and a replat of Lot 1, Block 1, A.C. Stone and 85.33 acres of unplatted land. The subject property is located at 3642 Eules-Grapevine Road and is currently zoned "PID", Planned Industrial District.
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supply company. This request is specifically to allow outdoor retail and display of large, boxed trees and shrubs. The subject property is located at 3525 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.

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Lane and is currently zoned “R-12.5” Single Family Residential District. **The Application for this Plat has been withdrawn. As such, no action will be taken on this Plat.**

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

13. Conditional Use Permit **CU23-02** (Swanson Industrial Warehouse) – Consider the application and make a recommendation to City Council.
14. **Final Plat** of Lots 1-4, Block A, Curnes Addition – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU23-07** (Moon Valley Nursery) – Consider the application and make a recommendation to City Council.
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20. **Final Plat** of Lot 3, Block 1, Lakeshore Estates – Consider the application submitted by Patrick Monahan to plat unplatted property into one lot, and make a recommendation to City Council. The subject property is located at 2464 Lakeshore Drive and is currently zoned “R-7.5” Single Family Residential District.
21. Consider the minutes of the March 21, 2023 Planning and Zoning Commission Meeting.

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

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on May 12, 2023 by 5:00 p.m.

Tara Brooks

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.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 16, 2023

SUBJECT: CANVASS GENERAL ELECTION

RECOMMENDATION: Consider a resolution canvassing the May 6, 2023 City Election for City Council Place 5 and City Council Place 6; declaring the results; and take any necessary action.

FUNDING SOURCE:

BACKGROUND: On May 6, a General Election was held to elect a member to City Council Place 5 and City Council Place 6.

The unofficial results are as follows:

City Council, Place 5

	Absentee	Early Voting	Election Day	Total	%
Chris Coy	46	4,044	987	5,077	78.92%
William Thorsell	10	1,059	287	1,356	21.08%
Under Votes	7	916	274	1,197	

City Council, Place 6

	Absentee	Early Voting	Election Day	Total	%
Duff O'Dell	44	3,696	863	4,603	70.52%
Theresa Strayer	14	1,496	414	1,924	29.48%
Under Votes	5	827	271	1,103	

After the Early Voting Ballot Board meets, Tarrant County will provide the official results early next week. At the time, Resolution No. 2023-009 will be finalized and the final results and resolution will be provided to Council at the meeting.

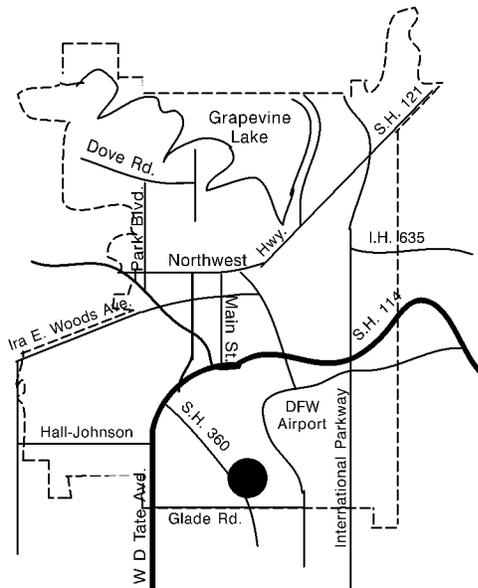
As a result of the May 6, 2023 General Election, Chris Coy is declared duly elected to City Council, Place 5 and Duff O'Dell is declared duly elected to City Council, Place 6.

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: MAY 16, 2023

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU23-02, SWANSON
INDUSTRIAL WAREHOUSE



APPLICANT: ARCO Murray National Construction
Company, Dallas, Inc.

PROPERTY LOCATION AND SIZE:

The subject property is located at 3642 Eules-Grapevine Road and proposed to be platted as Block A, Lot 4, Curnes Addition. The addition contains approximately 30.67 acres and has approximately 1,815.52 feet of frontage along Eules-Grapevine Road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow outdoor storage in conjunction with a proposed 230,340 square feet building.

The property owner, Curnes Partners, LP, intends to construct a one-story, 46-feet, 6-inches tall, 230,340 square feet building for warehouse purposes. The proposed use classified as warehousing within a completely enclosed building is permitted when the Standard Development option for development is utilized in the "PID", Planned Industrial District in the City of Grapevine's Zoning Ordinance. Standard Development adheres to the same restrictions as apply in the "LI", Light Industrial District. The purpose of this development is to allow for businesses that will have vehicles including over the road trucks stored onsite. The placement of these commercial vehicles is considered outdoor storage and therefore, Subsection 31.C.4., *Conditional Uses* of Section 31, "LI", Light Industrial District Regulations of the Zoning Ordinance applies which requires approval of

a conditional use permit, “Outside storage in conjunction with permitted uses in Section 31.A., of Section 31, “LI”, Light Industrial District Regulations of the Zoning Ordinance and conditional uses in Section 31.C., provided that such storage shall be screened in accordance with Section 50, Alternates A, C or E.”

The commercial vehicles parked onsite will be fully screened from surrounding properties to the north, south and west with a 6-foot wood screen fence and to the east by the proposed warehouse building. All passenger vehicles will be in a lot parked between Euless-Grapevine Road and the front or east side of proposed building. Truck maneuvering area is proposed to be located behind the proposed building.

Access to the site will be provided by two new driveways on Euless-Grapevine Road. Total required parking is 101 parking spaces; 177 parking spaces are provided. Fifty (50) of these proposed spaces are over-sized as compared to a typical parking stall with dimensions of 9 feet wide by 18 feet deep.

PRESENT ZONING AND USE:

The property is currently zoned “PID”, Planned Industrial Development and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site and surrounding property were zoned “R-1”, Single-Family Dwelling District prior to the 1984 City-wide Rezoning. Once a portion of the A.C. Stone tract, the property was a part of the City of Grapevine’s Extraterritorial Jurisdiction (ETJ). When the property was re-annexed in November of 1993, it received the zoning designation “R-20”, Single-Family District, which is the default designation given to all property immediately after annexation.

- On December 16, 2008, City Council approved SU08-05 (Ord. 2008-76) on the subject site to allow for gas well drilling and production in a nonresidential district.
- On February 16, 2010, City Council approved a one-year extension of SU08-05 on the subject site to allow gas well drilling and production in a nonresidential zoning district to expire on December 16, 2010.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “LI”, Light Industrial District - Westport Business Park; freight-forwarding and Game Stop

SOUTH: “R-TH”, Townhouse District - Reserve at Bear Creek, partially developed property

EAST: DFW International Airport Property

WEST: "PID", Planned Industrial Development – undeveloped
AIRPORT IMPACT:

The subject property is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In Zone B, the following uses may be considered only if sound treatment is included in building design: multifamily apartments, motels, office buildings, movie theaters, restaurants, personal and business services. Single family residential and sound sensitive uses such as schools and churches should avoid this zone. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property for Commercial (CO) land uses. The request is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine Thoroughfare Plan designates Eules-Grapevine Road as a Type D, Minor Arterial with a minimum 75-foot right-of-way developed as four lanes.

at/

CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact Chase Killingsworth/ARCO Murray National Construction Co. Dallas, Inc.	
Street address of applicant / agent: 4925 Greenville Ave. Ste 915	
City / State / Zip Code of applicant / agent: Dallas, TX 75206	
Telephone number of applicant / agent: 469-251-9017	Fax number of applicant/agent
Email address of applicant/agent [REDACTED]	Mobile phone number of applicant/agent 469-251-9017

PART 2. PROPERTY INFORMATION

Street address of subject property 3642 Euless-Grapevine Rd	
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)	
Lot Abstract 354	Block Tract 2A Addition
Size of subject property 88.66 Acres 3,861,964 Square footage	
Present zoning classification: PID	Proposed use of the property: Planned Industrial Development
Circle yes or no, if applies to this application Outdoor speakers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Minimum / maximum district size for conditional use request:	
Zoning ordinance provision requiring a conditional use: outside storage for fifty (50) trailer parking spaces	

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner: Bunker Curnes	
Street address of property owner: 3811 Turtle Creek Blvd, Suite 1825	
City / State / Zip Code of property owner: Dallas, TX 75204	
Telephone number of property owner: 214-600-3057	Fax number of property owner:

C423-02

RECEIVED
JAN 03 2011

- 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

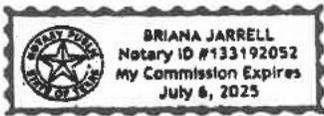
Chase Killingsworth
 Print Applicant's Name: Chase Killingsworth Applicant's Signature: [Signature]

The State Of Texas
 County Of Dallas

Before Me Briana Jarrell (notary) on this day personally appeared Chase Killingsworth (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 3rd day of January, A.D. 2023.



[Signature]
 Notary In And For State Of Texas

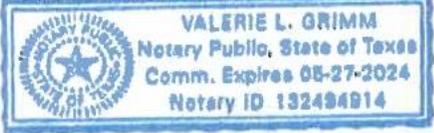
Bunker Curnes
 Print Property Owner's Name: Bunker Curnes Property Owner's Signature: [Signature]

The State Of Texas
 County Of DALLAS

Before Me VALERIE L. GRIMM (notary) on this day personally appeared BUNKER CURNES (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 28th day of DECEMBER, A.D. 2022.



[Signature]
 Notary In And For State Of Texas

CU23-02

RECEIVED
JAN 03 2023



CITY OF GRAPEVINE

SITE PLAN APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant: agent/company/contact

Chase Killingsworth/ARCO Murray National Construction Co. Dallas, Inc.

Street address of applicant / agent:

4925 Greenville Ave. Ste 915

City / State / Zip Code of applicant / agent:

Dallas, TX 75206

Telephone number of applicant / agent:

469-251-9017

Fax number of applicant / agent:

Email address of applicant/agent

Mobile phone number of applicant/agent

469-251-9017

Applicant's interest in subject property:

General Contractor

PART 2. PROPERTY INFORMATION

Street address of subject property

3642 Euless-Grapevine Rd

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

Abstract 354 Tract 2A

Size of subject property

88.66 Acres

3,861,964

Square footage

Present zoning classification:

PID

Planned Industrial Development

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

One 200,340 sq ft industrial building

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Bunker Curnes

Street address of property owner:

3811 Turtle Creek Blvd, Suite 1825

City / State / Zip Code of property owner:

Dallas, TX 75219

Telephone number of property owner:

214-600-3057

Fax number of property owner:

- 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 blue-line copy)
- Submit a site plan showing all information required by Section 47.E., Site Plan review requirements (see attached requirements).
- 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.

CU23-02

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JAN 03 20??

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

Chase Killingsworth



Print Applicant's Name:

Applicant's Signature:

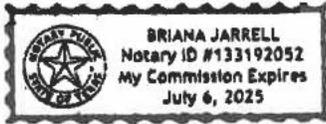
The State Of Texas

County Of Dallas

Before Me Briana Jarrell (notary) on this day personally appeared Chase Killingsworth (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 3rd day of January, A.D. 2023.



Briana Jarrell
Notary In And For State Of Texas

Bunker Curnes



Print Property Owner's Name:

Property Owner's Signature

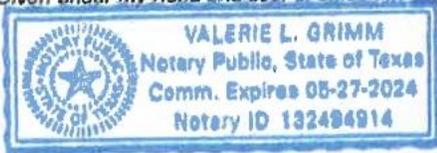
The State Of TEXAS

County Of DALLAS

Before Me VALERIE L. GRIMM (notary) on this day personally appeared BUNKER CURNES (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 28th day of DECEMBER, A.D. 2022.



Valerie L. Grimm
Notary In And For State Of Texas

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C423-02

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.

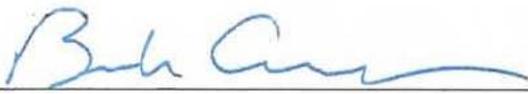
Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

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: 12/21/22

Signature of Owner  _____

Date: 12/28/22

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CU23-02

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: 12/21/22

Property Owner Signature 

Date: 12/20/2022

CU23-02

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JAN 03 2022

LEGAL DESCRIPTION

Being a tract of land in the Catherine Clanton Survey, Abstract No. 354, in the City of Grapevine, Tarrant County, Texas, being a part that called 90.44 acre tract of land, an undivided 1% interest as described in Special Warranty Deed to Curnes Partners, LP as recorded in Volume 13631, Page 179 in the Official Records of Tarrant County, Texas (O.R.T.C.T.), being a part that called 90.44 acre tract of land, an undivided 99% interest as described in Special Warranty Deed to Curnes Partners, LP as recorded in Volume 13631, Page 181 O.R.T.C.T., being all of Lot 1, Block 1 of the plat of A. C. Stone, an addition to the City of Grapevine, Tarrant County, Texas as recorded in Document No. D210239706 O.R.T.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod at the northeast corner of said Curnes Partners, LP tract, being on the south line of Lot 1, Block 2, Westport Business Park, an addition to the City of Grapevine, Tarrant County, Texas as recorded in Cabinet A, Page 6271 (Doc. No. D200260812) in the Plat Records of Tarrant County, Texas, and being on the west right-of-way line of Euless-Grapevine Road (variable width right-of-way);

THENCE South 00 degrees 32 minutes 17 seconds East, along said west right-of-way line, passing a 1/2-inch found iron rod with cap for the northeast corner of said Lot 1, Block 1 at a distance of 201.28 feet, passing the southeast corner of said Lot 1, Block 1 at a distance of 591.29 feet, and continuing a total distance of 939.21 feet to a point for corner;

THENCE South 89 degrees 27 minutes 04 seconds West, departing said west right-of-way line, a distance of 732.72 feet to a point for corner;

THENCE North 00 degrees 31 minutes 15 seconds West, a distance of 944.85 feet to a point for corner on the common north line of said Curnes Partners, LP tract, and the south line of said Lot 1, Block 2;

THENCE North 89 degrees 53 minutes 33 seconds East, along said common line, a distance of 732.46 feet to the **POINT OF BEGINNING AND CONTAINING** 690,115 square feet or 15.84 acres of land, more or less.

RECEIVED

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C423-02

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JAN 03 2021

CU23-02

ORDINANCE NO. 2023-028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU23-02 TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING, FOR PROPOSED TO BE PLATTED AS BLOCK A, LOT 4, CURNES ADDITION (3642 EULESS-GRAPEVINE ROAD) IN A DISTRICT ZONED "PID", PLANNED INDUSTRIAL 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 CU23-02 to allow outdoor storage in conjunction with the development of an industrial warehouse building in a district zoned “PID”, Planned Industrial District within the following described property: proposed to be platted as Block A, Lot 4, Curnes Addition (3642 Euless-Grapevine 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. 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 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. 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 this the 16th day of May, 2023.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

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

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE MAY 16, 2023

SUBJECT: FINAL PLAT APPLICATION
LOTS 1-4, BLOCK 4, CURNES ADDITION
(BEING A REPLAT OF LOT 1, BLOCK 1, A.C. STONE AND 85.33
ACRES OF UNPLATTED LAND)

PLAT APPLICATION FILING DATE.....May 9, 2023

APPLICANTChase Killingsworth

REASON FOR APPLICATION Platting 88.66 acres into four (4) lots

PROPERTY LOCATION North of SH 360 and west of Euless-Grapevine Road

ACREAGE..... 88.66

ZONING PID; Planned Industrial Development

NUMBER OF LOTS 4

PREVIOUS PLATTING 2010

CONCEPT PLANNo

SITE PLAN CU23-02

OPEN SPACE REQUIREMENTNo

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1-4, BLOCK A, CURNES ADDITION
(BEING A REPLAT OF LOT 1, BLOCK 1, A.C. STONE AND
85.33 ACRES OF UNPLATTED LAND)**

I. GENERAL:

- The applicant, Chase Killingsworth is platting 88.66 acres into four (4) lots. In 2010 a portion of the land, 3.33 acres was platted into A.C. Stone for a gas well pad. The property is north of State Highway 360 and west of Euless-Grapevine Road.

II. STREET SYSTEM:

- The development has access to State Highway 360 and Euless-Grapevine Road

- Abutting road: is on the City Thoroughfare Plan:
Euless-Grapevine Road

are not on the City Thoroughfare Plan:

Curb, gutter and sidewalk exist across the frontage of this lot.

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains south to Big Bear Creek.

- 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. Owner has submitted construction plans to extend sanitary sewer to this property.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 1-4, Block A, Curnes 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 1-4, Block A, Curnes 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 & Rear building lines
 - 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:
 - 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 1-4, Block A, Curnes Addition."

February 6, 2023

City of Grapevine
200 S Main St.
Grapevine, TX 76051

RE: 200,340 SF warehouse with outside storage area
Curnes Addition | 3642 Euless-Grapevine Rd, Grapevine, TX
Case #: CU23-02
Project ID#: CU23-0050

To whom it may concern:

We are requesting a conditional use permit for outside storage for our project located at 3642 Euless-Grapevine Road. The site is currently zoned PID.

The proposed site is approximately 15.85-acres with a single 200,340 square foot industrial warehouse. The building is oriented in a north/south direction with car parking on the east side facing Euless Grapevine Road and the truck court and trailer parking (outside storage) on the west side. This orientation allows the building to screen the truck dock and trailer parking (outside storage) from the adjacent public roadway. The site is constrained to the west and south by wetland features that cannot be impacted. Additionally, prospective tenants for a building of this size will require onsite trailer parking/storage to accommodate their uses.

This will not detract from other properties in the area as it will not be visible from the road with the area of outside storage being located on the west side of the building. The trailer parking spaces will allow for additional queuing/parking of trucks as they wait for dock positions to open for loading/offloading and avoid backup in the truck dock or fire lane, which prevents idling trucks resulting in overall noise reduction of the property. The project will not cause substantial harm to the surrounding neighbors with the proposed development.

We appreciate your consideration. Please call with any questions or clarifications you may have regarding the request.

Respectfully,



Chase Killingsworth
ARCO/Murray National Dallas
Project Manager
469-251-9017
ckillingsworth@arcomurray.com

cc: Bunker Curnes, Curnes Partners, LP

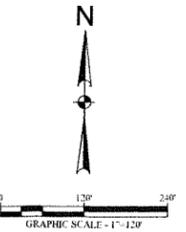
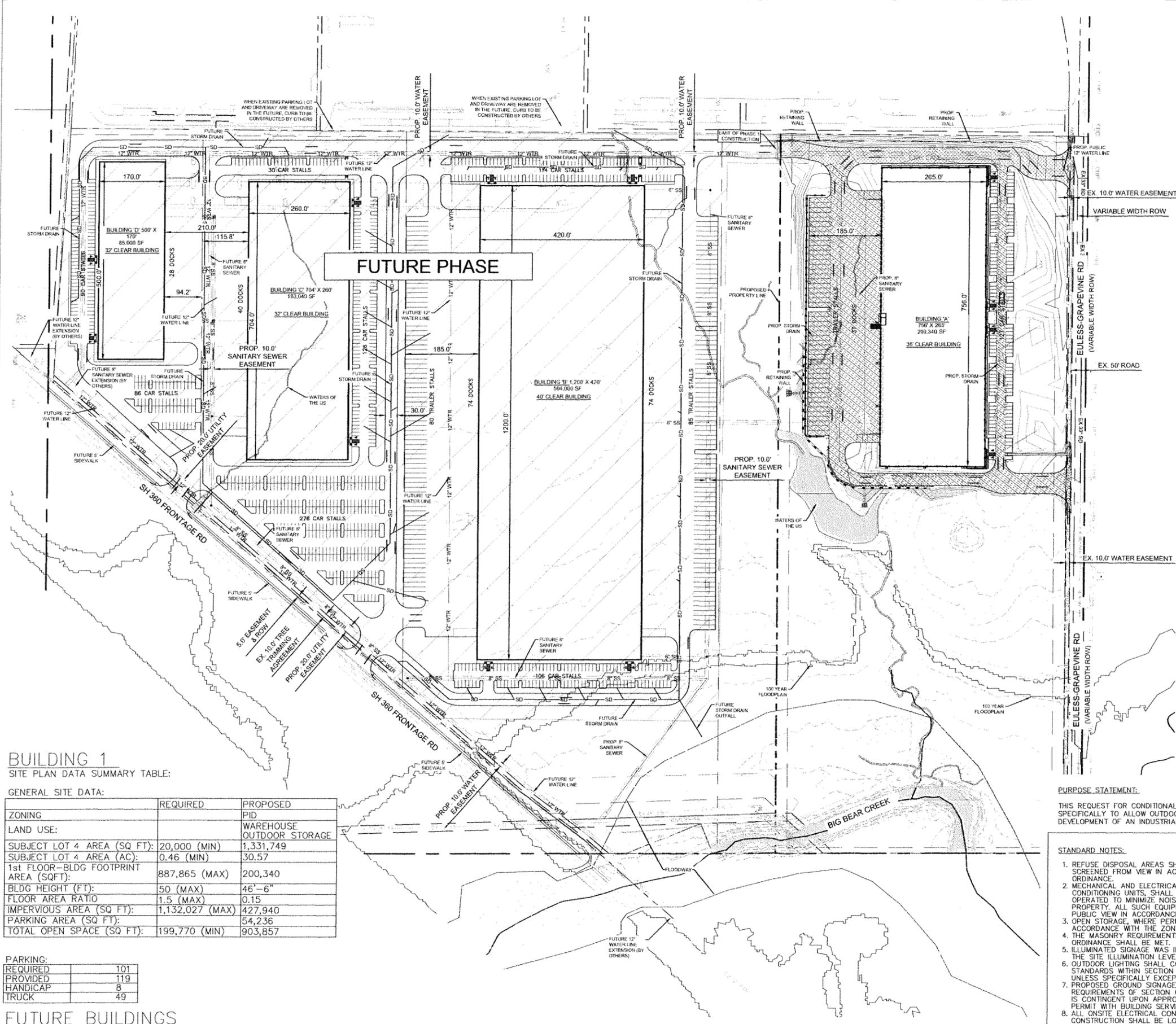
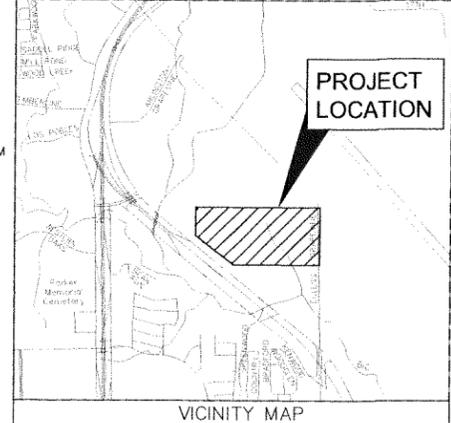
OWNER
 CURNES PARTNERS, LP
 CONTACT: BUNKER CURNES
 TEL: 214-600-3057
 EMAIL: BUNKERCURNES@GMAIL.COM

CONTRACTOR
 ARCO MURRAY
 CONTACT: CHASE KILLINGSWORTH
 TEL: 469-251-9017
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ELECTRICAL ENGINEER
 ARCO MURRAY ENGINEERING
 CONTACT: JOE BUSHMAN
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- LEGEND**
- 5" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. 95% COMPACTED NATIVE
 - 4" THICK, 4,000 PSI CONCRETE PAVEMENT
 - 7" THICK, 4,000 PSI CONCRETE PAVEMENT 95% COMPACTED NATIVE
 - 8" THICK, 4,000 PSI CONCRETE PAVEMENT 95% COMPACTED NATIVE
 - TRAFFIC CIRCULATION PLAN - COUNTERCLOCKWISE CIRCULATION
 - PROPOSED PROPERTY LINE
 - FUTURE DESIGN PHASE

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS STATED OTHERWISE NOTED.
 - ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.
 - ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

FOR SITE PLAN REVIEW ONLY. NOT FOR CONSTRUCTION.



MAY 09 2023

BUILDING 1
 SITE PLAN DATA SUMMARY TABLE:

GENERAL SITE DATA:

	REQUIRED	PROPOSED
ZONING		PID
LAND USE:		WAREHOUSE OUTDOOR STORAGE
SUBJECT LOT 4 AREA (SQ FT):	20,000 (MIN)	1,331,749
SUBJECT LOT 4 AREA (AC):	0.46 (MIN)	30.57
1st FLOOR-BLDG FOOTPRINT AREA (SQFT):	887,865 (MAX)	200,340
BLDG HEIGHT (FT):	50 (MAX)	46'-6"
FLOOR AREA RATIO	1.5 (MAX)	0.15
IMPERVIOUS AREA (SQ FT):	1,132,027 (MAX)	427,940
PARKING AREA (SQ FT):		54,236
TOTAL OPEN SPACE (SQ FT):	199,770 (MIN)	903,857

PARKING:

REQUIRED	101
PROVIDED	119
HANDICAP	8
TRUCK	49

FUTURE BUILDINGS

ZONING: PID

PARKING:

REQUIRED	387
PROVIDED	812
HANDICAP	16
TRUCK	165

PURPOSE STATEMENT:
 THIS REQUEST FOR CONDITIONAL USE PERMIT CU23-02 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

- STANDARD NOTES:**
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
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 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
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 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

CASE NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
 CASE NUMBER: CU23-02
 LOCATION: 3642 EULESS-GRAPEVINE ROAD

MAYOR _____ SECRETARY _____
 PLANNING AND ZONING COMMISSION

DATE: _____
 SHEET: 1 of 19

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

PLANNING SERVICES DEPARTMENT

OVERALL CONCEPT PLAN
 for
 LOTS 1-4, BLOCK 1, SWANSON ADDITION
 Catherine Clanton Survey, Abstract 354
 City of Grapevine, Tarrant County, Texas
 88.66 Acres
 Zone: PID, Planned Industrial Development
 Date of Preparation: April 24, 2023

1:\45000\B46244\01\CAD\SHSHEET\TWC\CONCEPT PLAN-45244.DWG
 April 25, 2023

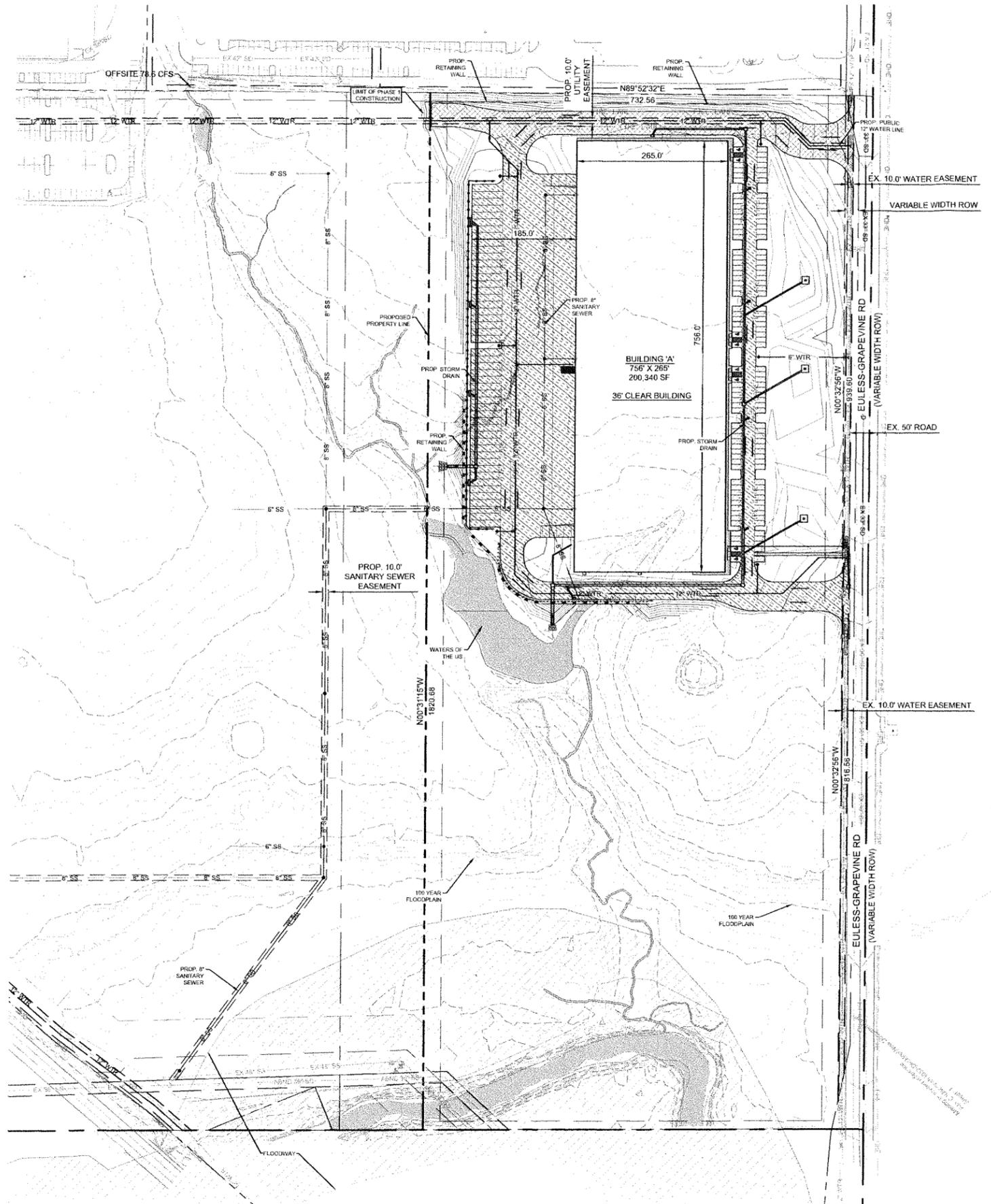
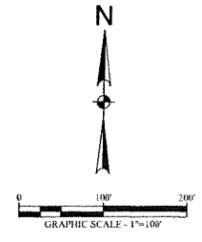
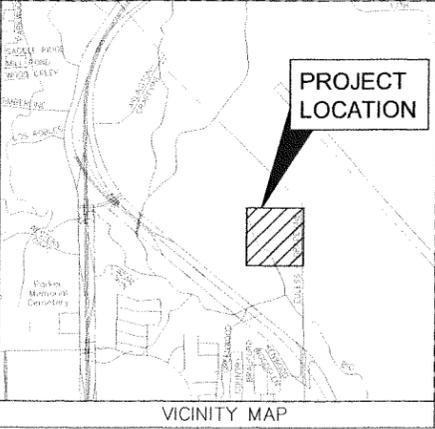
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LEGEND

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BUILDING 1

SITE PLAN DATA SUMMARY TABLE:

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PARKING:	REQUIRED	PROVIDED
REQUIRED	101	119
PROVIDED		119
HANDICAP	8	8
TRUCK		49

PURPOSE STATEMENT:

THIS REQUEST FOR CONDITIONAL USE PERMIT CU23-02 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

STANDARD NOTES:

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NOTES:
 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS STATED OTHERWISE NOTED.

2. ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

3. BUILDING TO BE USED AS AN INDUSTRIAL WAREHOUSE AND OFFICE.

FOR SITE PLAN REVIEW ONLY. NOT FOR CONSTRUCTION.



Cody R. Hodge 4/24/23

CASE NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
 CASE NUMBER: CU23-02
 LOCATION: 3642 EULESS-GRAPEVINE ROAD

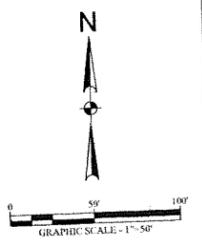
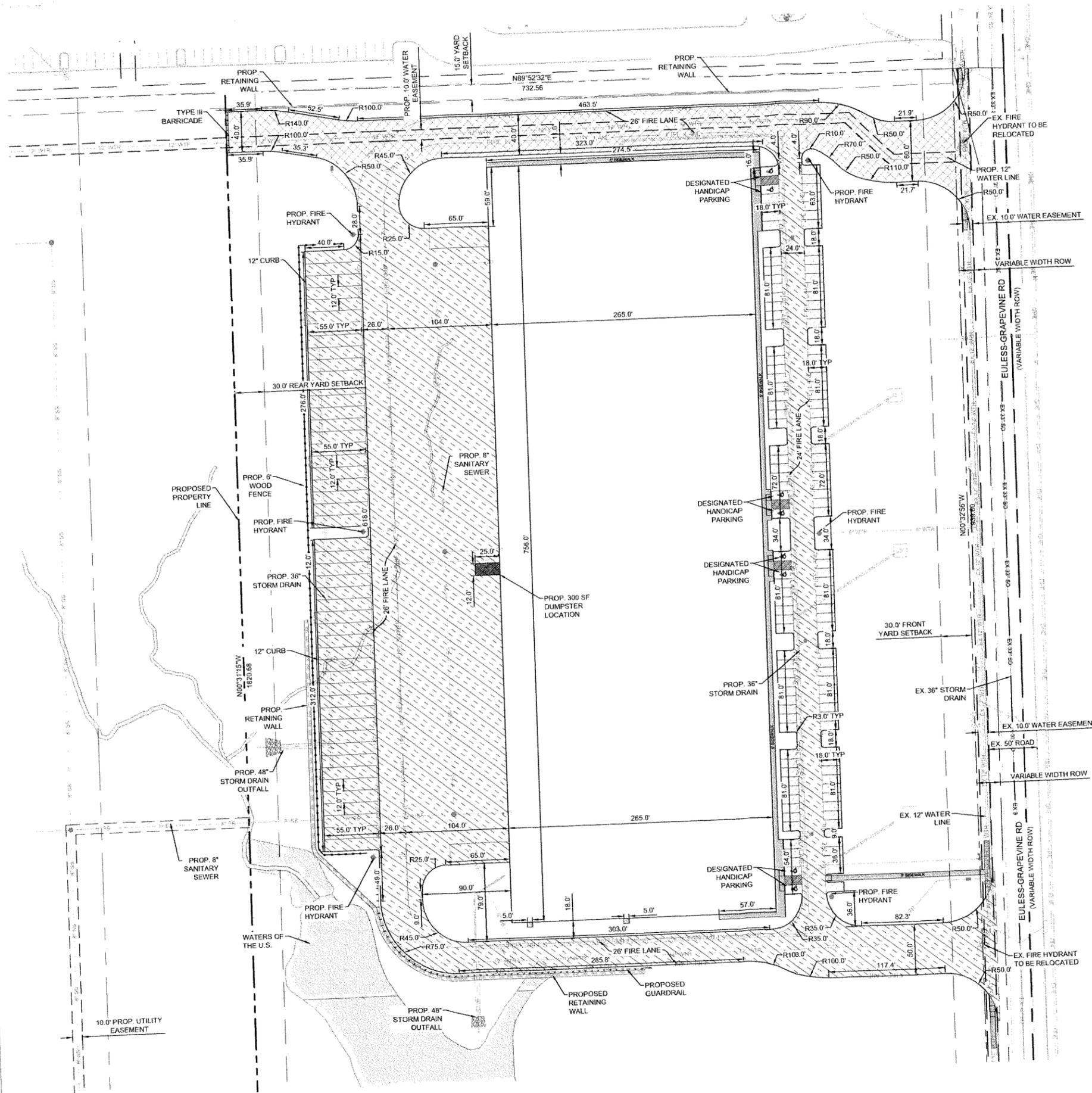
MAYOR _____ SECRETARY _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____

DATE: _____
 SHEET: 2 of 19
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

FULL EXTENT DIMENSION CONTROL PLAN
 for

LOT 4, BLOCK 1, SWANSON ADDITION
 Catherine Clanton Survey, Abstract 354
 City of Grapevine, Tarrant County, Texas
 30.57 Acres
 Zone: PID, Planned Industrial Development
 Date of Preparation: April 24, 2023



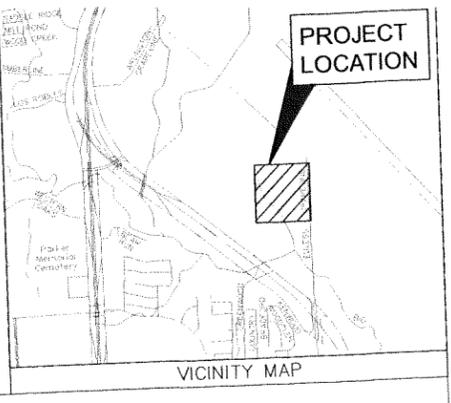
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ELECTRICAL ENGINEER
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- NOTES:**
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PURPOSE STATEMENT:

THIS REQUEST FOR CONDITIONAL USE PERMIT CU23-02 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

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FOR SITE PLAN REVIEW ONLY. NOT FOR CONSTRUCTION.



Cody R. Hodge 4/24/23

CASE NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
CASE NUMBER: CU23-02
LOCATION: 3642 EULESS-GRAPEVINE ROAD

MAYOR _____ SECRETARY _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: 4 of 19
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

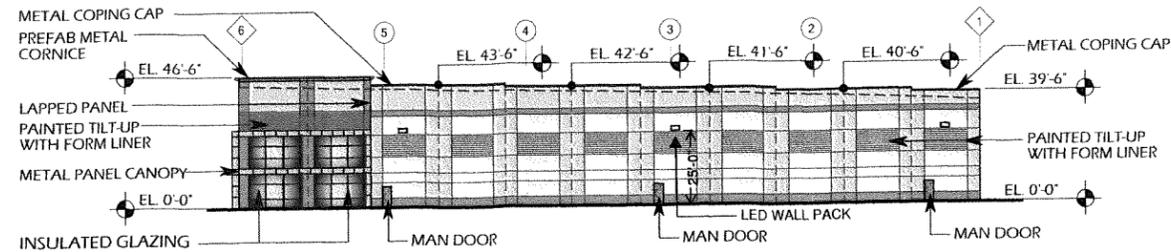
DIMENSION CONTROL PLAN

for
LOT 4, BLOCK 1, SWANSON ADDITION
Catherine Clanton Survey, Abstract 354
City Of Grapevine, Tarrant County, Texas
30.57 Acres
Zone: PID, Planned Industrial Development
Date of Preparation: April 24, 2023

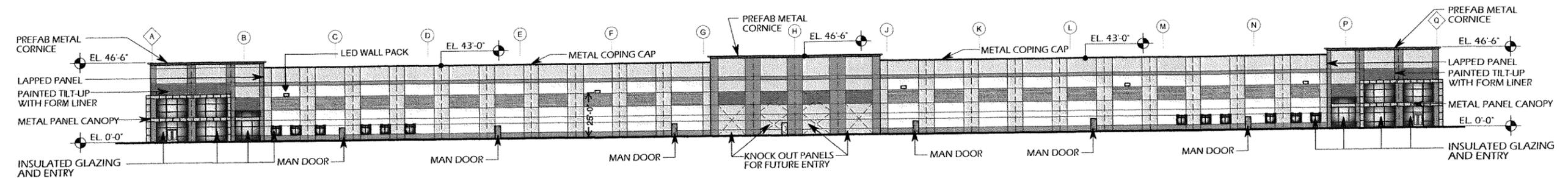
EXTERIOR PAINT COLORS

	SW 7063 NEBULOUS WHITE
	SW 7668 MARCH WIND
	SW 7067 CITYSCAPE

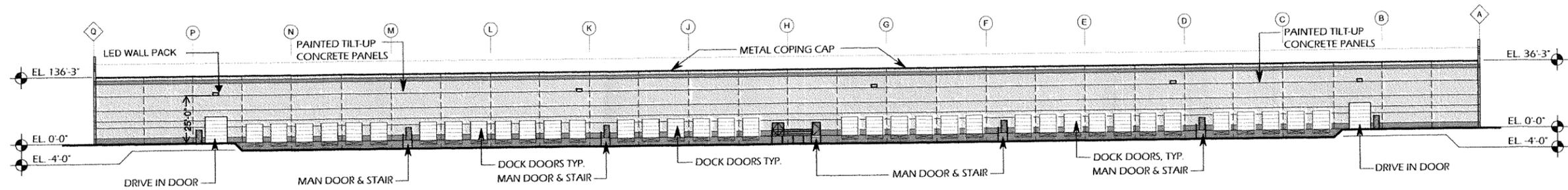
NOTE: ALL ON-PREMISE LIGHT FIXTURES INCLUDING BASE ARE NOT TO EXCEED 30'-0"



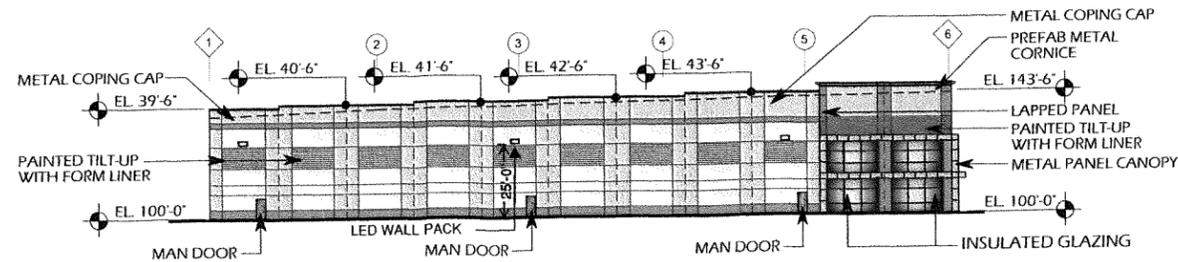
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

GRAPHIC SCALE: 0 10 20 30

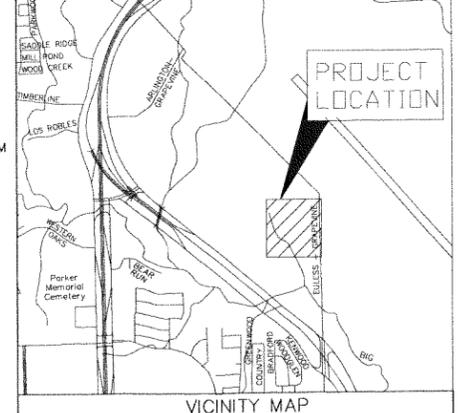
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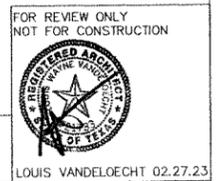
L:\ARCHITECTURAL\ARCH_DBS\GA1064 - DALLAS - GRAPEVINE DEVELOPMENT - GRAPEVINE, TX\PRELIMINARY\GRAPEVINE - BUILDING A - ELEVATIONS - 02-25-23.DWG

BUILDING A

Finish Materials	North		South		East		West (Dock Wall)	
	Area (sf)	%	Area (sf)	%	Area (sf)	%	Area (sf)	%
Painted Textured Concrete	7,811	75.0%	7,811	75.0%	23,914	77.7%	23,871	100.0%
Painted Formliner Concrete	1,448	13.9%	1,448	13.9%	3,746	12.2%	0	0.0%
Insulated Glazing	846	8.1%	846	8.1%	2,426	7.9%	0	0.0%
Aluminum Composite Material	316	3.0%	316	3.0%	688	2.2%	0	0.0%
Total Elevation Area	10,421	100.0%	10,421	100.0%	30,774	100.0%	23,871	100.0%

PURPOSE STATEMENT:
 THIS REQUEST FOR CONDITIONAL USE PERMIT CU23-02 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

- STANDARD NOTES:**
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 LOCATION: 3642 EULESS--GRAPEVINE ROAD

MAYOR _____ SECRETARY _____
 PLANNING AND ZONING COMMISSION

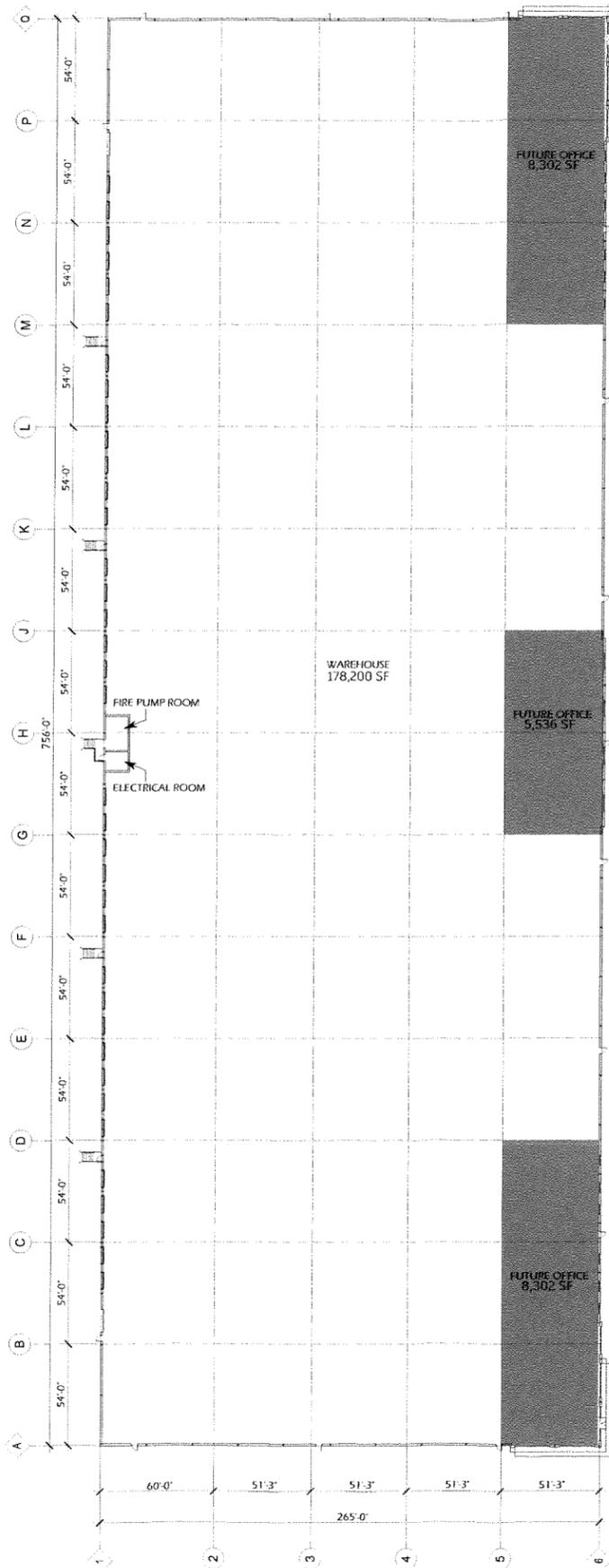
CHAIRMAN _____

DATE: _____
 SHEET: 5 of 19

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

PLANNING SERVICES DEPARTMENT

COLORED ELEVATIONS
 for
 LOT 4, BLOCK 1, SWANSON ADDITION
 Catherine Clanton Survey, Abstract 354
 City of Grapevine, Tarrant County, Texas
 30.57 Acres
 Zone: PID, Planned Industrial Development
 Date of Preparation: April 24, 2023



BUILDING AREA BREAKDOWN
TOTAL BUILDING: 200,340 SF
WAREHOUSE (S-1): 178,200 SF
FUTURE OFFICE (B-1): 22,140 SF

FLOOR PLAN



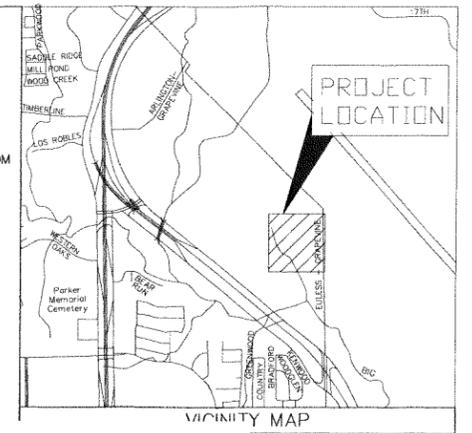
OWNER
 CURNES PARTNERS, LP
 CONTACT: BUNKER CURNES
 TEL: 214-600-3057
 EMAIL: BUNKERCURNES@GMAIL.COM

CONTRACTOR
 ARCO MURRAY
 CONTACT: CHASE KILLINGSWORTH
 TEL: 469-251-9017
 EMAIL: CKILLINGSWORTH@ARCOMURRAY.COM

ENGINEER
 HALFF ASSOCIATES
 CONTACT: CODY R. HODGE
 TEL: 817-847-1422
 EMAIL: CHODGE@HALFF.COM

ARCHITECT
 GMA ARCHITECTS
 CONTACT: MICHAEL YOUNG
 TEL: 314-835-3421
 EMAIL: MYOUNG@GMA-ARCHITECTS.COM

ELECTRICAL ENGINEER
 ARCO MURRAY ENGINEERING
 CONTACT: JOE BUSHMAN
 TEL: 331-998-3341
 EMAIL: JBUSHMAN@ARCOMURRAY.COM



PURPOSE STATEMENT:

THIS REQUEST FOR CONDITIONAL USE PERMIT CU23-02 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

STANDARD NOTES:

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
8. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION



LOUIS VANDELOECHT 02.27.23

CASE NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
 CASE NUMBER: CU23-02
 LOCATION: 3642 EULESS--GRAPEVINE ROAD

MAYOR _____ SECRETARY _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____

DATE:
 SHEET: 6 of 19

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

PLANNING SERVICES DEPARTMENT

OVERALL FLOOR PLAN

for

LOT 4, BLOCK 1, SWANSON ADDITION
 Catherine Clanton Survey, Abstract 354
 City of Grapevine, Tarrant County, Texas
 30.57 Acres
 Zone: PID, Planned Industrial Development
 Date of Preparation: April 24, 2023

Landscape Plan Data Summary Table		
Item	Required	Proposed
Total Lot Area	1,331,749 sf	690,428 sf
Site Area (square feet)		690,428 sf
Parking Area		43,620 sf
Parking Area Percentage		6.32%
Parking Spaces		127
Parking Lot Trees (1 Tree/400 sq. ft. of interior landscape area)	14	14
Landscape Perimeter Area (linear feet)		3,350 lf
Landscape Perimeter Trees	67	400
New Trees		28
Preserved Trees to be counted as proposed		372
Interior Landscape Area-Parking Lot Landscaping (square feet)	4,362 sf	4,494 sf
Landscape Area		
Landscape Buffer At Perimeter Of Parking Lot Between Parking Lot and Street	15'	15'+
Additional Interior Landscape Area	0 sf	0 sf
Other Landscape Area within the lot (square feet)	0 sf	0 sf
Front Yard Landscape (Not Less Than 50% Total Landscape)	51,782 sf	99,844 sf
Landscape Area (15% of Total Site) *Includes Re seeding Disturbed Areas	103,564 sf	174,089 sf
Non-Vehicular Open Space Trees (1 Tree/2500 sq. ft.)	106	106
Impervious Area		
Building Footprint		200,340 sf
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		223,727 sf
Other Impervious Area		0 sf
Total Open Space (square feet and percentage)		268,359 sf
Total Impervious Area (square feet and percentage)		424,067 sf

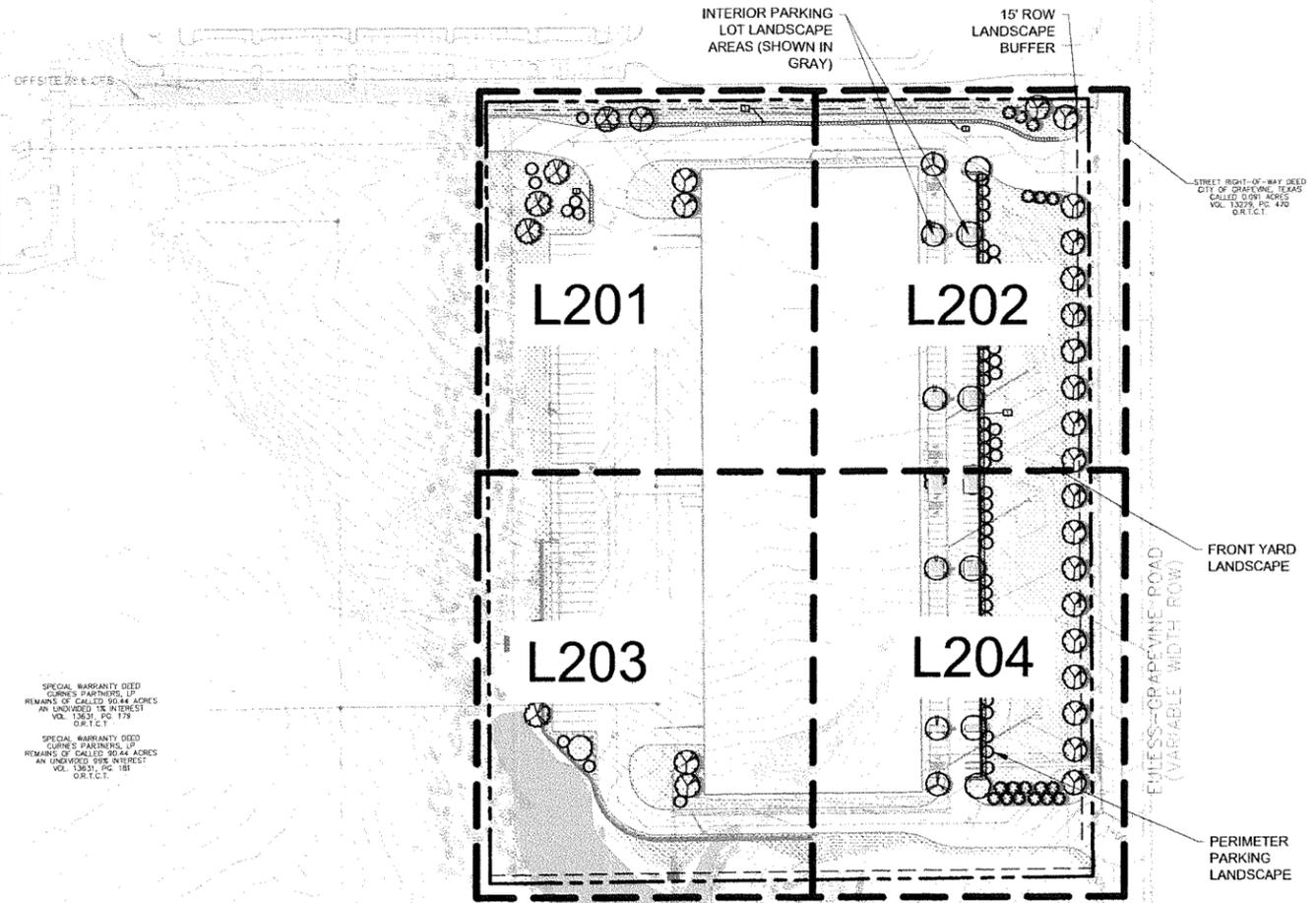
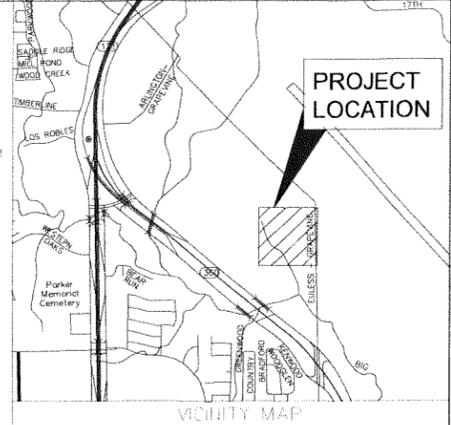
OWNER:
 CURTIS PARTNERS, LP
 CONTACT: BUNNIE CURTIS
 TEL: 214-656-3057
 EMAIL: BUNNIE@CURTISLP.COM

COLLECTOR:
 ARCO MURRAY
 CONTACT: CHASE KILLINGSWORTH
 TEL: 469-251-9017
 EMAIL: CHASE.KILLINGSWORTH@ARCOCOMMURRAY.COM

ENGINEER:
 HALTI ASSOCIATES
 CONTACT: COREY R. HODGE
 TEL: 817-847-1422
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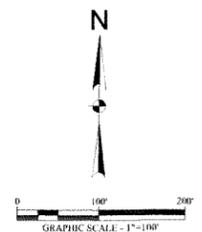
ELECTRICAL ENGINEER:
 ARCO MURRAY ENGINEERING
 CONTACT: JOE BUSHMAN
 TEL: 331-995-3341
 EMAIL: JBUSHMAN@ARCOCOMMURRAY.COM



PLANT SCHEDULE TOTAL				
TREES	QTY	BOTANICAL / COMMON NAME	CONT	
	17	Chilopsis linearis / Desert Willow	3" cal.	
	58	Ilex vomitoria / Yaupon Holly	3" cal.	
	9	Pistacia chinensis / Chinese Pistache	3" cal.	
	8	Quercus shumardii / Shumard Oak	3" cal.	
	24	Quercus virginiana / Southern Live Oak	3" cal.	
	7	Liriodendron tulipifera / Cedar Elm	3" cal.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	349	Azalea x grandiflora / Glossy Azalea	5 gal.	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	140	Juncus horizontalis / Creeping Juniper	5 gal.	36" o.c.
	1,238	Symphoricarpos orbiculatus / Coralberry	5 gal.	24" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	173,941 sf	Cynodon dactylon / Bermuda grass	Sod	

REFERENCE NOTES SCHEDULE TOTAL			
SYMBOL	DESCRIPTION	QTY	
	STEEL EDGE	1,456 lf	

NOTE:
 SHRUBS SHOULD BE A MINIMUM OF 2' IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHOULD BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE 3' HIGH WITHIN ONE YEAR AFTER TIME OF PLANTING.



FOR SITE PLAN REVIEW ONLY NOT FOR CONSTRUCTION

PURPOSE STATEMENT:
 THIS REQUEST FOR CONDITIONAL USE PERMIT CU23-02 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONNECTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

- STANDARD NOTES:**
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
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 - ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 - PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

LAST NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
 CASE NUMBER: CU23-02
 LOCATION: 3642 EULLESS-GRAPEVINE ROAD

HAZOP: _____ SECRETARY: _____
 PLANNING AND ZONING COMMISSION

DATE: _____ CHAIRMAN: _____
SHEET: 7 of 19 (L200)

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

PLANNING SERVICES DEPARTMENT

LANDSCAPE PLAN

for
 LOT 4, BLOCK 1, SWANSON ADDITION
 Catherine Clanton Survey, Abstract 354
 City of Grapevine, Tarrant County, Texas
 30.57 Acres
 Zone: PID, Planned Industrial Development
 Date of Preparation: April 24, 2023

Landscape Plan Data Summary Table		
Item	Required	Proposed
Total Lot Area		1,331,749 sf
Site Area (square feet)		690,426 sf
Parking Area		43,620 sf
Parking Area Percentage		6.32%
Parking Spaces		127
Parking Lot Trees (1 Tree/400 sq. ft. of interior landscape area)	14	14
Landscape Perimeter Area (linear feet)		3,350 lf
Landscape Perimeter Trees	67	400
New Trees		26
Preserved Trees to be counted as proposed		372
Interior Landscape Area-Parking Lot Landscaping (square feet)	4,362 sf	4,494 sf
Landscape Area		
Landscape Buffer At Perimeter Of Parking Lot Between Parking Lot and Street	15'	15'+
Additional Interior Landscape Area	0 sf	0 sf
Other Landscape Area within the lot (square feet)	0 sf	0 sf
Front Yard Landscape (Not Less Than 50% Total Landscape)	51,782 sf	99,844 sf
Landscape Area (15% of Total Site) *Includes Reseeding Disturbed Areas	103,564 sf	174,089 sf
Non-Vehicular Open Space Trees (1 Tree/2500 sq. ft.)	106	106
Impervious Area		
Building Footprint		200,340 sf
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		223,727 sf
Other Impervious Area		0 sf
Total Open Space (square feet and percentage)		266,359 sf
Total Impervious Area (square feet and percentage)		424,067 sf

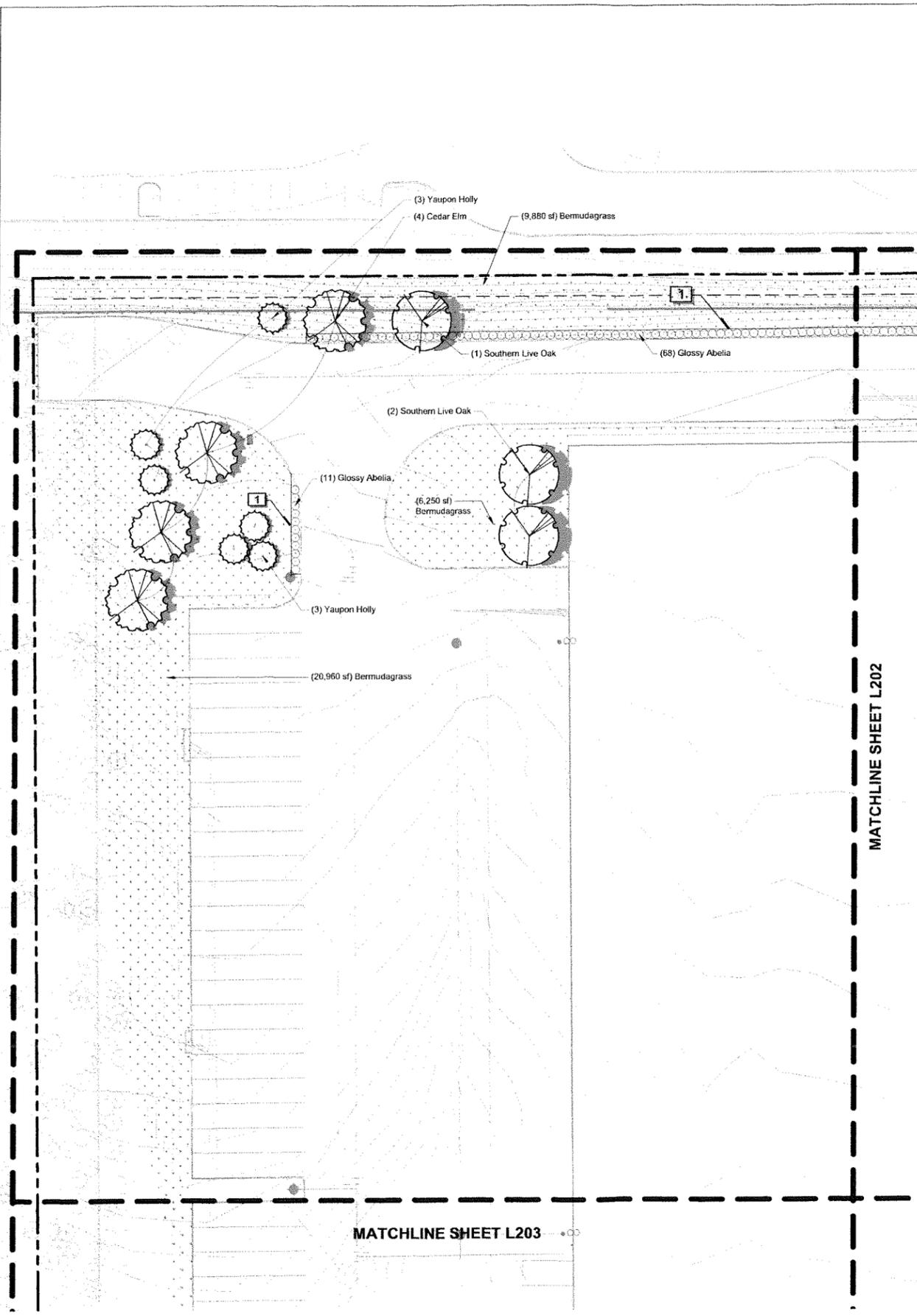
OWNER:
CURNES PARTNERS, LP
CONTACT: BUNYIP CURNES
TEL: 214-600-3057
EMAIL: BUNYIP.CURNES@GMAIL.COM

CONSULTANT:
ARCO MURRAY
CONTACT: CHASE FULLINGSWORTH
TEL: 469-261-9317
EMAIL: CFULLINGSWORTH@ARCOMURRAY.COM

ENGINEER:
HALFF ASSOCIATES
CONTACT: TONY P. HODGE
TEL: 817-847-4422
EMAIL: CHODGE@HALFF.COM

ARCHITECT:
GMA ARCHITECTS
CONTACT: MICHAEL YOUNG
TEL: 317-625-3421
EMAIL: MYOUNG@GMA-ARCHITECTS.COM

ELECTRICAL ENGINEER:
ARCO MURRAY ENGINEERING
CONTACT: JOE BUSHMAN
TEL: 331-998-3341
EMAIL: JBUSHMAN@ARCOMURRAY.COM



PLANT SCHEDULE 1				
TREES	QTY	BOTANICAL / COMMON NAME	CONT	
	6	Ilex vomitoria / Yaupon Holly	3" cal.	
	3	Quercus virginiana / Southern Live Oak	3" cal.	
	4	Ulmus crassifolia / Cedar Elm	3" cal.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	79	Abelia x grandiflora / Glossy Abelia	5 gal.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	30,999 sf	Cynodon dactylon / Bermudagrass	Sod	

REFERENCE NOTES SCHEDULE 1				
SYMBOL	DESCRIPTION	QTY	DETAIL	
	STEEL EDGE	322 lf		

NOTE:

SHRUBS SHOULD BE A MINIMUM OF 2' IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHOULD BE PLANTED AND MAINTAINED SP AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE 3' HIGH WITHIN ONE YEAR AFTER PLANTING.



CASE NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
CASE NUMBER: CU23-03
LOCATION: 3642 EQUUS - GRAPEVINE ROAD

MAJOR SECRETARY
PLANNING AND ZONING COMMISSION

DATE: SHEET: 8 of 19 (L201)

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

PLANNING SERVICES DEPARTMENT

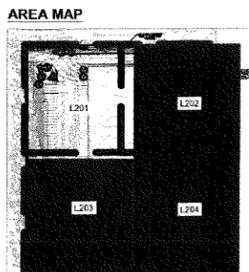
LANDSCAPE PLAN

for
LOT 4, BLOCK 1, SWANSON ADDITION
Catherine Clanton Survey, Abstract 354
City of Grapevine, Tarrant County, Texas
30.57 Acres
Zone: PID, Planned Industrial Development
Date of Preparation: April 24, 2023

PURPOSE STATEMENT:

THIS REQUEST FOR CONDITIONAL USE PERMIT CU23-03 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

- STANDARD NOTES:**
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 - ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 - PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.



Item	Required	Proposed
Total Lot Area		1,331,749 sf
Site Area (square feet)		690,426 sf
Parking Area		43,620 sf
Parking Area Percentage		6.32%
Parking Spaces		127
Parking Lot Trees (1 Tree/400 sq. ft. of interior landscape area)	14	14
Landscape Perimeter Area (lineal feet)		3,350 lf
Landscape Perimeter Trees	67	400
New Trees		28
Preserved Trees to be counted as proposed		372
Interior Landscape Area-Parking Lot Landscaping (square feet)	4,362 sf	4,494 sf
Landscape Area		
Landscape Buffer At Perimeter Of Parking Lot Between Parking Lot and Street	15'	15'+
Additional Interior Landscape Area	0 sf	0 sf
Other Landscape Area within the lot (square feet)	0 sf	0 sf
Front Yard Landscape (Not Less Than 50% Total Landscape)	51,782 sf	99,844 sf
Landscape Area (15% of Total Site) *Includes Reseeding Disturbed Areas	103,564 sf	174,089 sf
Non-Vehicular Open Space Trees (1 Tree/2500 sq. ft.)	106	106
Impervious Area		
Building Footprint		200,340 sf
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		223,727 sf
Other Impervious Area		0 sf
Total Open Space (square feet and percentage)		266,359 sf
Total Impervious Area (square feet and percentage)		424,067 sf

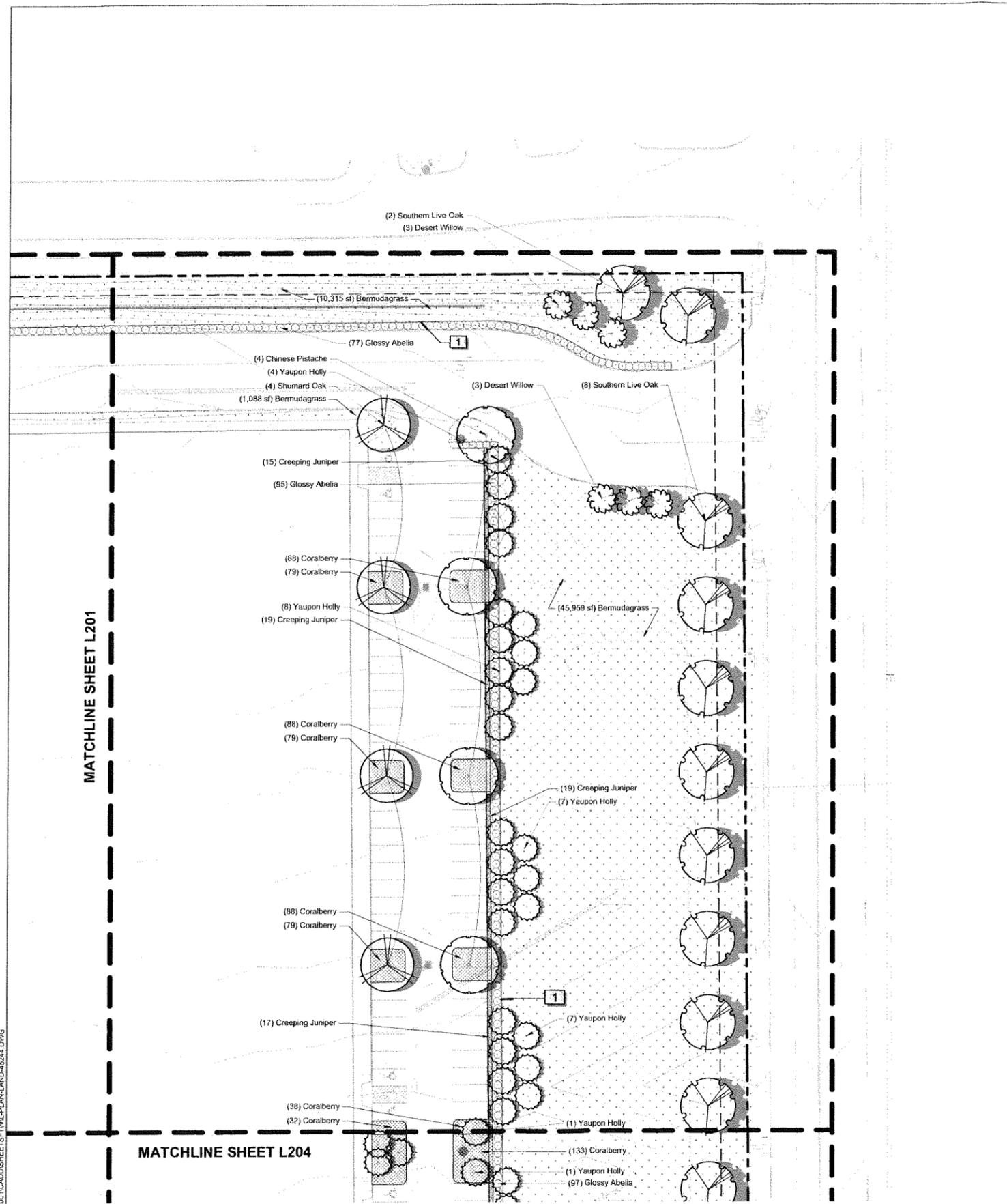
OWNER:
 CURNIE'S PARTNERS, LP
 CONTACT: BUNIER CURNIE
 TEL: 214-695-3057
 EMAIL: BUNIER@CURNIES.COM

CONTRACTOR:
 ARCO MURRAY
 CONTACT: CHASE HILGSEWORTH
 TEL: 469-251-2017
 EMAIL: CHILINGSWORTH@ARCUMURRAY.COM

ENGINEER:
 HALFT ASSOCIATES
 CONTACT: BOB B. HODGE
 TEL: 817-847-1422
 EMAIL: CHODGE@HALFT.COM

ARCHITECT:
 PMA ARCHITECTS
 CONTACT: MICHAEL YOUNG
 TEL: 517-835-3421
 EMAIL: M.YOUNG@PMA-ARCHITECTS.COM

ELECTRICAL ENGINEER:
 ARCO MURRAY ENGINEERING
 CONTACT: JOE BUSHMAN
 TEL: 331-938-3241
 EMAIL: JBUSHMAN@ARCUMURRAY.COM



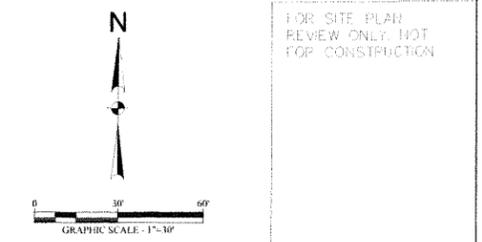
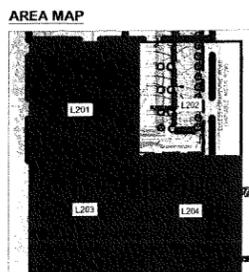
TREES	QTY	BOTANICAL / COMMON NAME	CONT	
	6	Chilopsis linearis / Desert Willow	3" cal.	
	27	Ilex vomitoria / Yaupon Holly	3" cal.	
	4	Pistacia chinensis / Chinese Pistache	3" cal.	
	4	Quercus shumardii / Shumard Oak	3" cal.	
	10	Quercus virginiana / Southern Live Oak	3" cal.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	173	Abelia x grandiflora / Glossy Abelia	5 gal.	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	70	Juniperus horizontalis / Creeping Juniper	5 gal.	36" o.c.
	571	Symphoricarpos orbiculatus / Coralberry	5 gal.	24" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	57,362 sf	Cynodon dactylon / Bermudagrass	Sod	

SYMBOL	DESCRIPTION	QTY
	STEEL EDGE	737 lf

NOTE:
 SHRUBS SHOULD BE A MINIMUM OF 2' IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHOULD BE PLANTED AND MAINTAINED SP AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE 3' HIGH WITHIN ONE YEAR AFTER PLANTING.

PURPOSE STATEMENT:
 THIS REQUEST FOR CONDITIONAL USE PERMIT CU23-02 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

- STANDARD NOTES:**
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
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 - PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
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 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.



CASE NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
 CASE NUMBER: CU23-02
 LOCATION: 3642 EUELESS-GRAPEVINE ROAD

MAYOR _____ SECRETARY _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
 SHEET: 9 of 19 (L202)

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

PLANNING SERVICES DEPARTMENT

LANDSCAPE PLAN

for
 LOT 4, BLOCK 1, SWANSON ADDITION
 Catherine Clanton Survey, Abstract 354
 City Of Grapevine, Tarrant County, Texas
 30.57 Acres
 Zone: PID, Planned Industrial Development
 Date of Preparation: April 24, 2023

Landscape Plan Data Summary Table		
Item	Required	Proposed
Total Lot Area		1,331,749 sf
Site Area (square feet)		690,426 sf
Parking Area		43,620 sf
Parking Area Percentage		6.32%
Parking Spaces		127
Parking Lot Trees (1 Tree/400 sq. ft. of interior landscape area)	14	14
Landscape Perimeter Area (lineal feet)		3,350 lf
Landscape Perimeter Trees	67	400
New Trees		28
Preserved Trees to be counted as proposed		372
Interior Landscape Area-Parking Lot Landscaping (square feet)	4,362 sf	4,494 sf
Landscape Area		
Landscape Buffer At Perimeter Of Parking Lot Between Parking Lot and Street	15'	15'+
Additional Interior Landscape Area	0 sf	0 sf
Other Landscape Area within the lot (square feet)	0 sf	0 sf
Front Yard Landscape (Not Less Than 50% Total Landscape)	51,782 sf	99,844 sf
Landscape Area (15% of Total Site) *Includes Reseeding Disturbed Areas	103,564 sf	174,089 sf
Non-Vehicular Open Space Trees (1 Tree/2500 sq. ft.)	106	106
Impervious Area		
Building Footprint		200,340 sf
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		223,727 sf
Other Impervious Area		0 sf
Total Open Space (square feet and percentage)		266,359 sf
Total Impervious Area (square feet and percentage)		424,067 sf

OWNER
 CURNIE'S PARTNERS, LP
 CONTACT: BUNNIE CURNIE
 TEL: 214-600-3057
 EMAIL: BUNNIE@CURNIE.COM

CONTRACTOR
 APCO MURRAY
 CONTACT: CHAPE WILKINSWORTH
 TEL: 469-251-9017
 EMAIL: CWILKINSWORTH@APCOMURRAY.COM

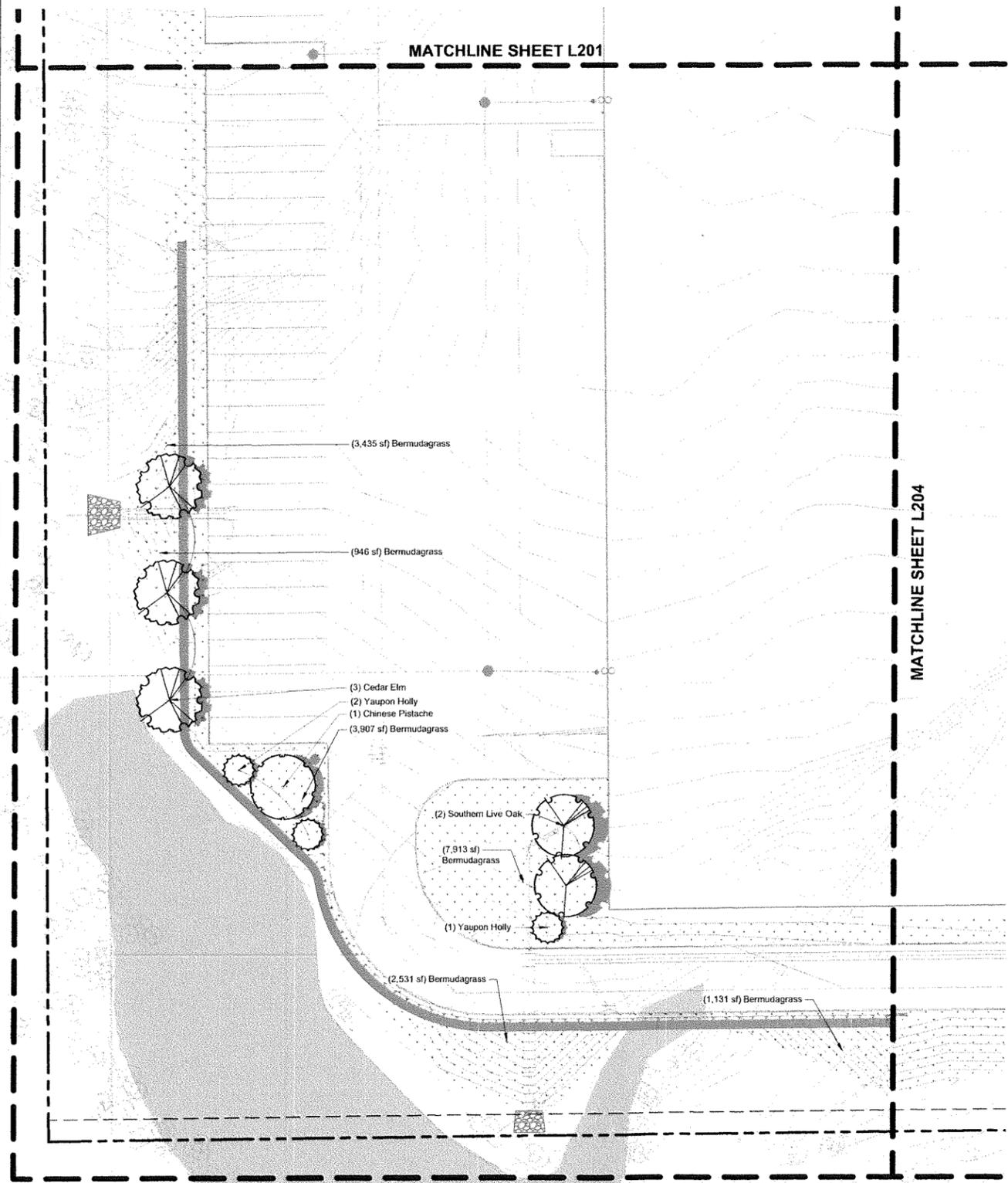
ENGINEER
 HALFF ASSOCIATES
 CONTACT: COLY R. HODGE
 TEL: 817-847-1422
 EMAIL: CHODGE@HALFF.COM

ARCHITECT
 SMA ARCHITECTS
 CONTACT: MICHAEL YOUNG
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 EMAIL: MYOUNG@SMA-ARCHITECTS.COM

ELECTRICAL ENGINEER
 APCO MURRAY ENGINEERING
 CONTACT: JOE BUSHMAN
 TEL: 331-998-3341
 EMAIL: JBUSHMAN@APCOMURRAY.COM



PLANT SCHEDULE 3				
TREES	QTY	BOTANICAL / COMMON NAME	CONT	
	3	Ilex vomitoria / Yaupon Holly	3" cal.	
	1	Pistacia chinensis / Chinese Pistache	3" cal.	
	2	Quercus virginiana / Southern Live Oak	3" cal.	
	3	Ulmus crassifolia / Cedar Elm	3" cal.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	24,583 sf	Cynodon dactylon / Bermudagrass	Sod	



NOTE:

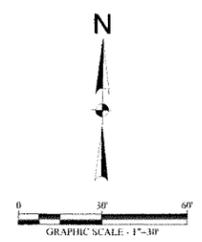
SHRUBS SHOULD BE A MINIMUM OF 2' IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHOULD BE PLANTED AND MAINTAINED SP AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE 3' HIGH WITHIN ONE YEAR AFTER PLANTING.

PURPOSE STATEMENT:

THIS REQUEST FOR CONDITIONAL USE PERMIT CU23-02 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

STANDARD NOTES:

- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
- PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
- ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.



FOR SITE PLAN REVIEW ONLY, NOT FOR CONSTRUCTION.

CASE NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
 CASE NUMBER: CU23-02
 LOCATION: 3642 LOUISIANA GRAPEVINE ROAD

MAYOR _____ SECRETARY _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
 SHEET: 10 of 19 (L203)

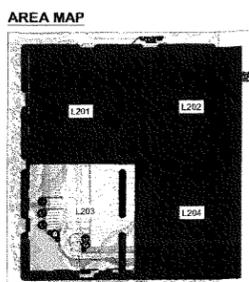
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

LANDSCAPE PLAN

for

LOT 4, BLOCK 1, SWANSON ADDITION
 Catherine Clanton Survey, Abstract 354
 City Of Grapevine, Tarrant County, Texas
 30.57 Acres
 Zone: PID, Planned Industrial Development
 Date of Preparation: April 24, 2023



Landscape Plan Data Summary Table		
Item	Required	Proposed
Total Lot Area		1,331,749 sf
Site Area (square feet)		890,426 sf
Parking Area		43,620 sf
Parking Area Percentage		6.32%
Parking Spaces		127
Parking Lot Trees (1 Tree/400 sq. ft. of interior landscape area)	14	14
Landscape Perimeter Area (linear feet)		3,350 lf
Landscape Perimeter Trees	67	400
New Trees		28
Preserved Trees to be counted as proposed		372
Interior Landscape Area-Parking Lot Landscaping (square feet)	4,362 sf	4,494 sf
Landscape Area		
Landscape Buffer At Perimeter Of Parking Lot Between Parking Lot and Street	15'	15'+
Additional Interior Landscape Area	0 sf	0 sf
Other Landscape Area within the lot (square feet)	0 sf	0 sf
Front Yard Landscape (Not Less Than 50% Total Landscape)	51,782 sf	99,844 sf
Landscape Area (15% of Total Site) *Includes Reseeding Disturbed Areas	103,564 sf	174,089 sf
Non-Vehicular Open Space Trees (1 Tree/2500 sq. ft.)	106	106
Impervious Area		
Building Footprint		200,340 sf
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		223,727 sf
Other Impervious Area		0 sf
Total Open Space (square feet and percentage)		266,359 sf
Total Impervious Area (square feet and percentage)		424,067 sf

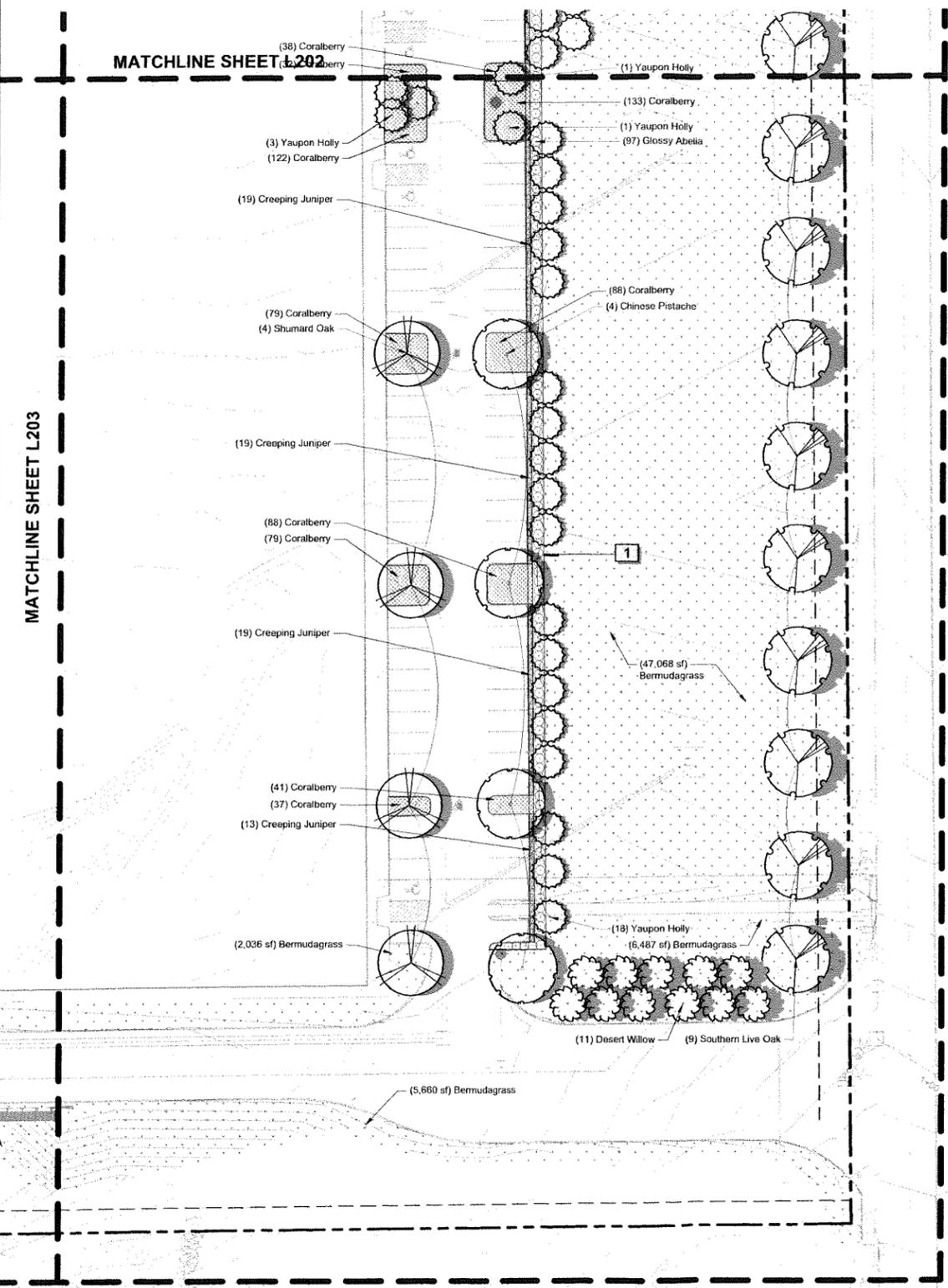
OWNER
 CURNIS PARTNERS, LP
 CONTACT: BUNNIP CURNIS
 TEL: 214-600-3057
 EMAIL: BUNNIP.CURNIS@GMAIL.COM

CONTRACTOR
 ARCO MURRAY
 CONTACT: CHASE HILLINGSWORTH
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EULESS-GRAPEVINE ROAD
 (VARIABLE WIDTH ROW)

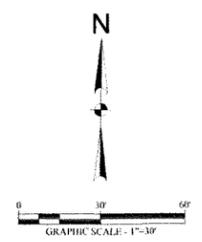
PLANT SCHEDULE 4				
TREES	QTY	BOTANICAL / COMMON NAME	CONT	
	11	Chilopsis linearis / Desert Willow	3" cal.	
	22	Bux vorsonia / Yaupon Holly	3" cal.	
	4	Pistacia chinensis / Chinese Pistache	3" cal.	
	4	Quercus shumardi / Shumard Oak	3" cal.	
	9	Quercus virginiana / Southern Live Oak	3" cal.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	97	Abelia x grandiflora / Glossy Abelia	5 gal.	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	70	Juniperus horizontalis / Creeping Juniper	5 gal.	36" o.c.
	667	Symphoricarpos orbiculatus / Coralberry	5 gal.	24" o.c.

REFERENCE NOTES SCHEDULE 4		
SYMBOL	DESCRIPTION	QTY
	STEEL EDGE	156 lf

NOTE:
 SHRUBS SHOULD BE A MINIMUM OF 2' IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHOULD BE PLANTED AND MAINTAINED SP AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE 3' HIGH WITHIN ONE YEAR AFTER PLANTING.

PURPOSE STATEMENT:
 THIS REQUEST FOR CONDITIONAL USE PERMIT CU23-02 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

- STANDARD NOTES:**
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
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FOR SITE PLAN REVIEW ONLY, NOT FOR CONSTRUCTION.

CASE NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
 CASE NUMBER: CU23-02
 LOCATION: 3642 EULESS-GRAPEVINE ROAD

MAJOR: _____ SECRETARY: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN: _____

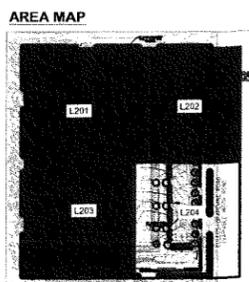
DATE: _____
 SHEET: 11 of 19 (L204)

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

PLANNING SERVICES DEPARTMENT

LANDSCAPE PLAN

for
 LOT 4, BLOCK 1, SWANSON ADDITION
 Catherine Clanton Survey, Abstract 354
 City of Grapevine, Tarrant County, Texas
 30.57 Acres
 Zone: PID, Planned Industrial Development
 Date of Preparation: April 24, 2023



DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

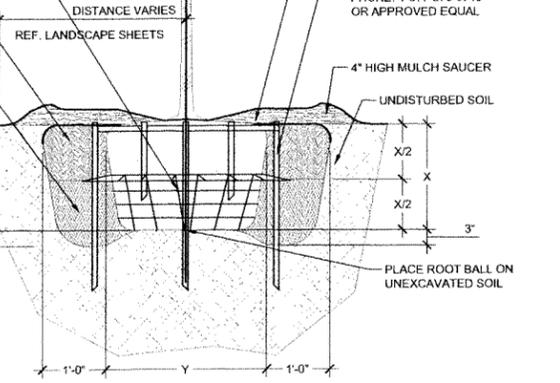
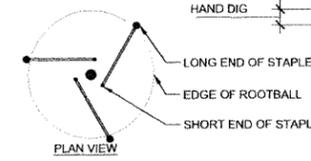
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE

REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP OF ROOT BALL. IF TREE IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE BASKET IN FOUR PLACES AND FOLD DOWN INTO PLANTING HOLE TO EXPOSE 90% OF ROOT BALL

BACKFILL WITH PLANTING SOIL MIX AND LIGHTLY COMPACT

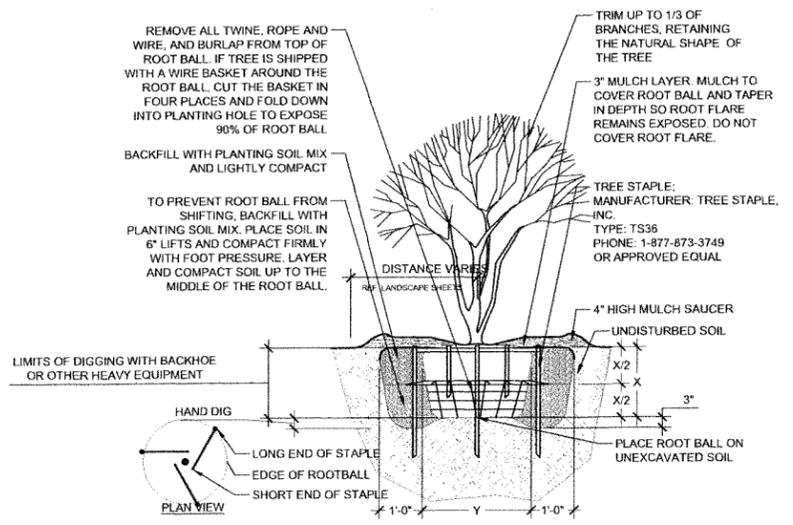
TO PREVENT ROOT BALL FROM SHIFTING, BACKFILL WITH PLANTING SOIL MIX. PLACE SOIL IN 6" LIFTS AND COMPACT FIRMLY WITH FOOT PRESSURE. LAYER AND COMPACT SOIL UP TO THE MIDDLE OF THE ROOT BALL.

LIMITS OF DIGGING WITH BACKHOE OR OTHER HEAVY EQUIPMENT



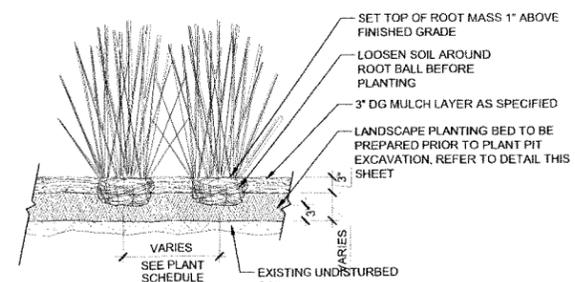
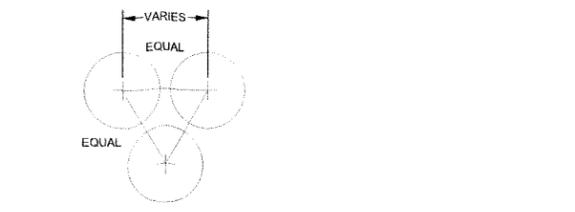
- NOTES:**
1. CONTRACTOR TO STAKE TREE LOCATION FOR OWNER AND LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
 2. SET TREE SO THAT TOP OF ROOTBALL IS FLUSH WITH FINISHED GRADE.
 3. SAUCERS TO BE CIRCULAR IN SHAPE AND CONSISTENT IN SIZE. SLOPE SIDES TO GENTLE, UNIFORM PROFILE.
 4. DIG PIT WITH TAPERED SIDES SO THAT TOTAL WIDTH AT TOP IS 3 TIMES ROOTBALL DIAMETER.
 5. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
- X = ROOT BALL HEIGHT
Y = ROOT BALL WIDTH

1 SINGLE-TRUNK TREE WITH STAPLES
3/4" = 1'-0"

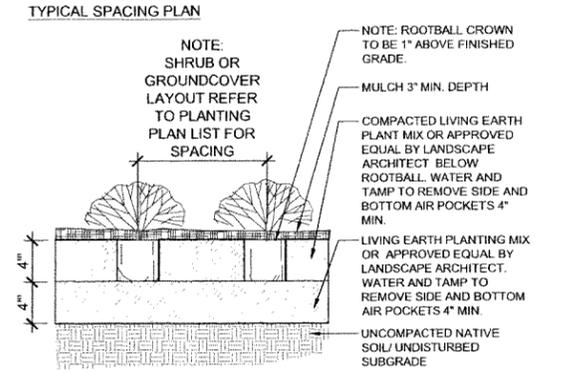
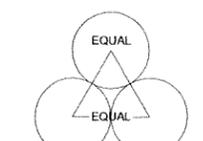


- NOTES:**
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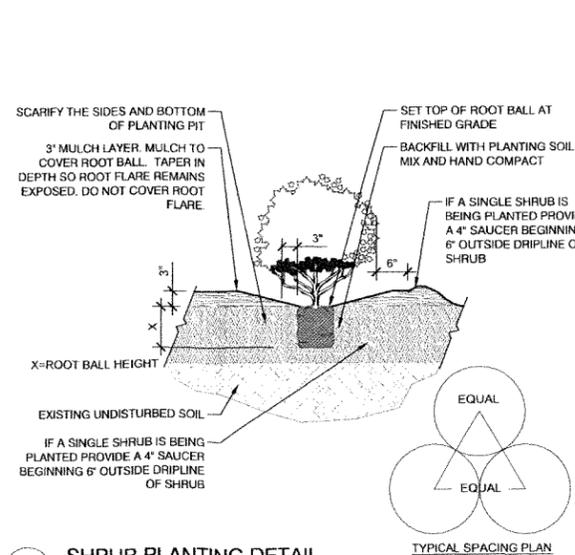
2 MULTI-TRUNK TREE PLANTING WITH STAPLES
1/2" = 1'-0"



3 ORNAMENTAL GRASS
3/4" = 1'-0"



4 GROUNDCOVER PLANTING DETAIL
1 1/2" = 1'-0" P.CO-ARC-11



5 SHRUB PLANTING DETAIL
3/4" = 1'-0"

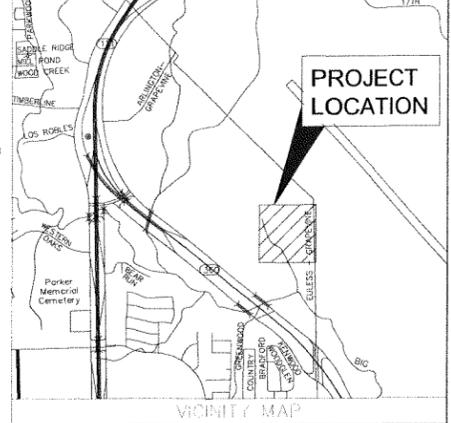
OWNER:
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CONTACT: BURRER CURNES
TEL: 214-600-3037
EMAIL: BURRER@CURNESPARTNERS.COM

CONTRACTOR:
ARCO MURRAY
CONTACT: CHASE KILLINGSWORTH
TEL: 469-251-3017
EMAIL: CKILLINGSWORTH@ARCOMURRAY.COM

LANDSCAPE ARCHITECT:
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ELECTRICAL ENGINEER:
ARCO MURRAY ENGINEERING
CONTACT: JOE BUSHMAN
TEL: 214-998-3341
EMAIL: JBUSHMAN@ARCOMURRAY.COM



FOR SITE PLAN REVIEW ONLY NOT FOR CONSTRUCTION

PURPOSE STATEMENT:
THIS REQUEST FOR CONDITIONAL USE PERMIT (CUP) IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONNECTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING

- STANDARD NOTES:**
1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
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 8. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

CITY OF GRAPEVINE
PLANNING AND ZONING COMMISSION

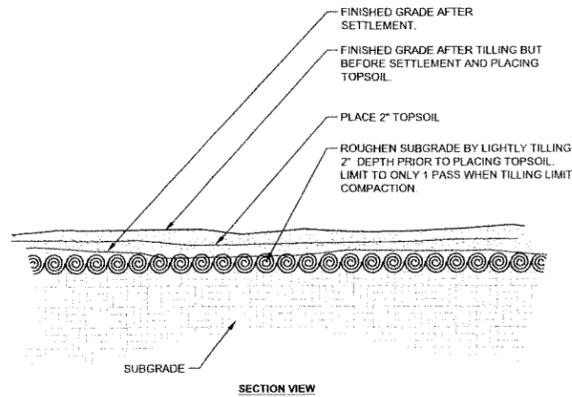
DATE: 12 of 19 (L300)

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

PLANNING SERVICES DEPARTMENT

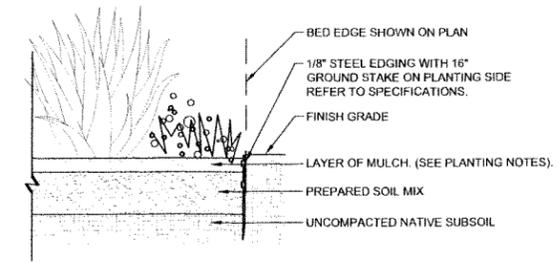
DETAIL SHEET

for
LOT 4, BLOCK 1, SWANSON ADDITION
Catherine Clanton Survey, Abstract 354
City of Grapevine, Tarrant County, Texas
30.57 Acres
Zone: PID, Planned Industrial Development
Date of Preparation: April 24, 2023

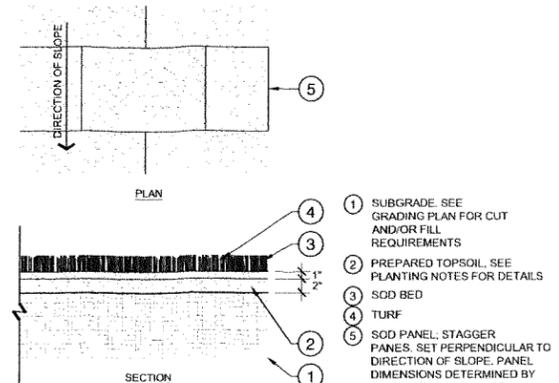


- NOTES:
- SEE PLANTING NOTES FOR ADDITIONAL REQUIREMENTS.
 - CONTRACTOR SHALL CAREFULLY EXAMINE THE CIVIL, RECORD, AND SURVEY DRAWINGS TO BECOME FAMILIAR WITH THE EXISTING UNDERGROUND CONDITIONS BEFORE DIGGING.
 - PHASE WORK SUCH THAT EQUIPMENT TO DELIVER OR GRADE SOIL DOES NOT HAVE TO OPERATE OVER PREVIOUSLY INSTALLED PLANTING SOIL.

1 TOPSOIL PREPARATION AND PLACEMENT
3/4" = 1'-0"
P.CO-ARC-14



2 TYPICAL STEEL EDGING
1" = 1'-0"



3 TYPICAL SOD PLANTING
1" = 1'-0"

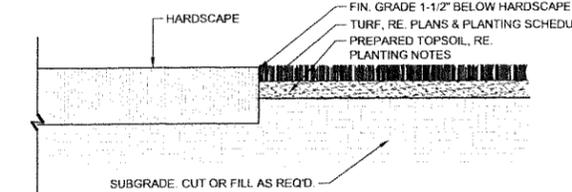
- SUBGRADE. SEE GRADING PLAN FOR CUT AND/OR FILL REQUIREMENTS
- PREPARED TOPSOIL. SEE PLANTING NOTES FOR DETAILS
- SOD BED
- TURF
- SOD PANEL; STAGGER PANS. SET PERPENDICULAR TO DIRECTION OF SLOPE. PANEL DIMENSIONS DETERMINED BY LANDSCAPE ARCHITECT

PLANTING NOTES

- EXISTING CONDITIONS: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING BID PROPOSAL, TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK. THE LANDSCAPE CONTRACTOR SHALL IDENTIFY AND REVIEW ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCING WORK AND SHALL EXERCISE EXTREME CAUTION WHEN WORKING CLOSE TO UTILITIES, AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION. THE LANDSCAPE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- ALL SITE FEATURES INCLUDING LIGHTS AND OTHER UTILITIES, ABOVE AND BELOW GRADE, TO BE VERIFIED ON SITE PRIOR TO PLANTING AND IRRIGATION INSTALLATION. NOTIFY OWNERS REPRESENTATIVE TO MAKE ADJUSTMENTS PRIOR TO INSTALLATION.
- LAYOUT AND GRADING: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATELY LAYING OUT THE PLANT BEDS AND TURF AREAS BY SCALING THE DRAWINGS. LAYOUT SHALL BE PAINTED OR STAKED ON THE GROUND FOR REVIEW AND APPROVAL OF OWNERS REPRESENTATIVE PRIOR TO EXCAVATION. FOLLOWING APPROVAL OF LAYOUT, CLOSELY COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM TO CONFORM TO THE APPROVED LAYOUT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF THE TURF AND PLANTING AREAS. THE LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE EXTENT OF GRADING OF AREA PRIOR TO COMMENCING WORK. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
- TURF AREAS SHALL BE RAKED SMOOTH, REMOVING AND DISPOSING OF STONES OVER 1" DIAMETER AND STICKS, ROOTS, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSING OF THEM OFF OWNERS PROPERTY. ALL AREAS SHALL BE FINE GRADED TO ACHIEVE POSITIVE DRAINAGE WITHOUT PUDDLES OR STANDING WATER AND FEATHER INTO NATURAL GRADE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL OF SLOPED AREAS. CONTRACTOR TO RESTORE TURF OR PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- TOPSOIL: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND PLACING TOPSOIL TO PREPARE THE TURF AREAS FOR THE SPECIFIED GRASS SOD AND/OR SEEDING. TURF AREAS SHALL RECEIVE A 2" LAYER OF AMENDED TOPSOIL. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE EXTENT OF THIS WORK PRIOR TO COMMENCEMENT OF INSTALLATION. DO NOT SPREAD TOPSOIL IF SOIL OR SUBGRADE IS FROZEN, MUDDY OR EXCESSIVELY WET. TOPSOIL SHALL BE A MIN. OF 2% ORGANIC WITH PH BETWEEN 5.3 - 6.0.
- PLANT BEDS: THE LANDSCAPE CONTRACTOR SHALL EXCAVATE FULLY PREPARED PLANT BEDS AS REQUIRED TO ACCOMMODATE A FULL 6" OF PREPARED SOIL AND 2" MULCH LAYER. CLEAN, NATIVE TOPSOIL REMOVED FROM THESE BEDS MAY BE SPREAD ON NEARBY AREAS TO BE SODDED OR SEEDDED.
- PREPARED SOIL MIX SHALL CONSIST OF 4" IMPORTED TOPSOIL AND 2" COMPOST, THOROUGHLY BLENDED TOGETHER. FOLLOWING EXCAVATION PLACE PREPARED SOIL MIX IN THESE PLANT BEDS. CREATE POSITIVE DRAINAGE IN LANDSCAPE AREAS AWAY FROM ALL BUILDINGS AND STRUCTURES. THIS MIX SHALL ALSO BE USED TO BACKFILL PLANTING PITS OF ALL PIT PLANTED SHRUBS AND TREES. IN BID PROPOSAL, FURNISH UNIT PRICES PER CUBIC YARD OF PREPARED SOIL MIX. SUBMIT SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- IN BID PROPOSAL, FURNISH UNIT PRICE PER CUBIC YARD OF PREPARED SOIL MIX, PREPARED AND SPREAD. CONTRACT AMOUNT WILL BE ADJUSTED BASED ON ACTUAL, APPROVED QUANTITIES NEEDED AND FURNISHED.
- FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1/2" BELOW ADJACENT PAVING OR HEADER.
- WEED CONTROL: TO BE COMPLETED PRIOR TO PREPARING PLANTING AREAS BY APPLICATION OF A 50/50 BLEND OF POST EMERGENT HUMIC ACID COMPLEX AND ROUNDUP HERBICIDE. APPLY 10 LB OF MICRO LIFE HUMATES PLUS PER 1,000 SQ FT TO RESTORE SOIL HEALTH.
- PLANT BED EDGING: FOLLOWING APPROVAL OF PLANT BED LAYOUT, INSTALL EDGING (OR APPROVED EQUIVA) WHERE INDICATED ON THE DRAWINGS. INSTALL EDGING FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS. MAINTAIN AN ACCURATE LAYOUT WITH SMOOTH CURVES AND TRANSITIONS, FREE OF KINKS AND ABRUPT BENDS. TOP OF EDGING TO BE 1" ABOVE SOIL LEVEL OF ADJACENT TURF. DO NOT INSTALL WHERE THE TOP OF EDGING IS ABOVE WALKS OR CURBS OR CREATES A TRIPPING HAZARD. NOTE THAT CONCRETE SIDEWALKS AND CURBS WILL ACT AS AN EDGING. IN BID PROPOSAL, FURNISH UNIT PRICE PER LINEAR FOOT.
- MULCH: FOLLOWING PLANTING, MULCH 'FULLY PREPARED' BEDS AND MULCHED AREAS WITH 2" LAYER OF SHREDDED HARDWOOD MULCH AND FILL BASINS OF PIT PLANTED SHRUBS AND TREES WITH MULCH. IN BID PROPOSAL, FURNISH UNIT PRICE PER CUBIC YARD.
- SOD AND GRASS SEEDING: LIMITS OF SOD AND GRASS SEEDING AREAS SHOWN ON THE DRAWINGS ARE SCHEMATIC AND NOT TO BE CONSTRUED TO BE PRECISE. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE LIMITS OF SEEDING AND SODDING PRIOR TO COMMENCING INSTALLATION. IN BID PROPOSAL, FURNISH UNIT PRICES FOR SOD AND GRASS SEEDING PER SQUARE YARD. THE CONTRACT AMOUNT WILL BE ADJUSTED BASED ON ACTUAL, APPROVED QUANTITIES INSTALLED.
- THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE LIMITS OF

- SEEDING PRIOR TO COMMENCING INSTALLATION. LANDSCAPE CONTRACTOR SHALL PROVIDE A UNIFORM STAND OF GRASS BY WATERING AND MAINTAINING SEEDING AREAS UNTIL DATE OF SUBSTANTIAL COMPLETION. RESEED AREAS, WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND UNTIL OWNER'S REPRESENTATIVE REVIEWS ALL AFFECTED AREAS. REPLACE IMMEDIATELY UNLESS REQUIRED TO SEED IN THE SUCCEEDING PLANTING SEASON. RESTRICT TRAFFIC FROM SEEDING AREAS UNTIL ESTABLISHED. ERECT SIGNS, FLAGGING AND BARRIERS AS REQUIRED. SOW GRASS SEED WHEN SOIL TEMPERATURE IS ABOVE 65 DEGREES F (IN EARLY SPRING THROUGH LATE SUMMER).
- GUYING AND STAKING, PLANT INSTALLATION, MAINTENANCE AND PRUNING TO BE DONE PER PLANS: ALL PLANTS ARE TO BE WARRANTED (FOR REPLACEMENT) FOR A PERIOD OF TWO YEARS AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. PROMPTLY REPLACE ANY PLANTINGS DEEMED UNACCEPTABLE BY THE OWNERS REPRESENTATIVE. REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE YEAR ESTABLISHMENT PERIOD STARTING FROM FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION. REPLACE ANY CRACKED OR DAMAGED TREE STAKES AND SECURE GUY WIRES AS NEEDED.
- PLANTS: ALL PLANTS SHALL BE NURSERY GROWN, GRADE 1 PLANTS MEETING NURSERYMAN ASSOCIATION STANDARDS, TYPICAL IN SHAPE AND SIZE FOR SPECIES. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS. PLANTS SHALL NOT BE ROOT-BOUND NOR LOOSE IN THEIR CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING, PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. PLANTS SHALL BE INSTALLED TO PRESENT THEIR BEST SIDE FACING THE VIEWER. USE TOTAL QUANTITIES OF PLANTS INDICATED; ADJUST SPACING AS NEEDED TO EVENLY FILL BEDS. OWNERS REPRESENTATIVE SHALL HAVE FINAL APPROVAL OF PLANT MATERIAL LAYOUT. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. CUT AND REMOVE BURLAP FROM TOP 1/4 OF BALL (IF B&B MATERIAL IS SPECIFIED OR APPROVED). CALIPER OF MULTI-TRUNK TREES DENOTES MINIMUM CALIPER OF MAJOR TRUNKS. OTHER TRUNKS MUST BE 1/2 SIZE OF MAJOR TRUNK OR LARGER.
- PROVIDE UNIT PRICES FOR ALL PLANT MATERIALS. UNIT PRICE IS TO INCLUDE COST OF MATERIAL, LABOR AND TAXES AS REQUIRED TO INSTALL THE PLANTS. UNIT PRICES SHALL BE USED IN THE CASE THAT FEWER OR MORE PLANTS ARE TO BE PLANTED.
- REGULAR CLEAN UP AT THE JOB SITE AND ACCESS ROUTES SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED OR REQUIRED BY THE OWNERS REPRESENTATIVE. DEMOLITION AND INSTALLATION SCHEDULING IS TO BE COORDINATED WITH OWNERS REPRESENTATIVE. DAILY AND ANY BARRIERS/PROTECTIVE DEVICES ARE TO BE INSTALLED AS NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. SPECIAL CARE SHALL BE TAKEN TO KEEP ALL VEHICULAR ROUTES OPEN AND PEDESTRIAN ACCESS UNOBSTRUCTED FOR SAFE PASSAGE DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR TO PROVIDE A NINETY-DAY MAINTENANCE AGREEMENT FOR ALL WORK PERFORMED.
- WARRANTY: CONTRACTOR TO PROVIDE IN WRITING TO OWNER A GUARANTEE FOR ALL PLANT MATERIAL PROVIDED. PROVIDE A ONE-YEAR REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS. WARRANTY SHALL COVER PLANTS WHICH HAVE DIED OR PARTIALLY DIED (THEREBY RUINING THEIR NATURAL SHAPE), BUT SHALL NOT INCLUDE DAMAGE BY VANDALISM, BROWSING, HAIL, ABNORMAL FREEZES, DROUGHT OR NEGLIGENCE BY THE OWNER. THE WARRANTY IS INTENDED TO COVER CONTRACTOR NEGLIGENCE, INFESTATIONS, DISEASE AND DAMAGE OR SHOCK TO PLANTS. PLANTS REPLACED UNDER WARRANTY WILL BE WARRANTED FOR ONE YEAR FOLLOWING REPLACEMENT.
- MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF AT LEAST SIXTY (60%) PERCENT OF ANY STREET OR PUBLIC RIGHT-OF-WAY.
- FOR NEWLY PLANTED TREES THE CALIPER IS THE TRUNK DIAMETER OF A TREE AT FOUR (4) INCHES ABOVE NATURAL GRADE PER THE COMPOSITE ZONING ORDINANCE.
- A MINIMUM 6-INCH TOPSOIL DEPTH WILL BE PROVIDED IN ALL LANDSCAPED BEDS AND MULCH WILL BE PROVIDED AROUND PLANTINGS. REF. TO NOTE 25 FOR SPECIFIC LOCATIONS.
- ALL NEW LANDSCAPES BEDS ARE REQUIRED TO HAVE A MINIMUM OF SIX INCHES (6") OF SOIL DEPTH. THIS SIX INCH (6") MINIMUM SOIL DEPTH WILL CONSIST OF 75 PERCENT SOIL BLENDED WITH 25 PERCENT COMPOST. THE SOIL/COMPOST BLEND SHALL BE INCORPORATED INTO THE TOP TWO INCHES OF THE NATIVE SOIL. THE SIX INCH (6") DEPTH REQUIREMENT DOES NOT APPLY TO THE AREA BETWEEN THE DRIP LINE AND TRUNK OF EXISTING TREES, SHRUB BEDS, HYDROSEED, REVEG OR WILDCAPE AREAS. CONTRACTOR TO SCARIFY SOIL PRIOR TO REVEG/HYDROSEED TO ENSURE PROPER ESTABLISHMENT. REF. TO AREAS WITH EXISTING NATIVE VEGETATION THAT REMAIN UNDISTURBED SHALL BE EXEMPT FROM THE SOIL DEPTH PROVISION; PROVIDED THAT NATIVE SOIL AND VEGETATION IN SUCH AREA IS FENCED DURING CONSTRUCTION AND PROTECTED FROM DISTURBANCE AND COMPACTION DURING THE CONSTRUCTION PROCESS.
- THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREA SAID AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE.
- ALL DISTURBED AREAS AND ROW WILL BE RE-VEGETATED BY THE DEVELOPER
- NO MORE THAN 50% OF THE SAME SPECIES MAY BE PLANTED TO MEET THE TREE PLANTING REQUIREMENTS.

- NOTE:
- REFER TO PLANTING NOTES REGARDING PREPARED TOPSOIL.
 - LIMIT LAWN SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
 - FOR NEWLY GRADED SUBGRADES, LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
 - IF LAWNS ARE TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS: REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL.
 - PROMPTLY REMOVE SOIL AND DEBRIS CREATED BY LAWN WORK FROM PAVED AREAS.



4 TURF EDGE AT HARDSCAPE
1" = 1'-0"

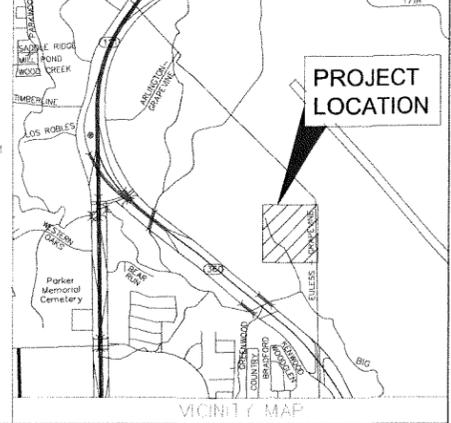
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February 24, 2023 1:450031452444001\CADD\SHEETS\FINAL\PLAN\DET-4-4244.DWG

PURPOSE STATEMENT:
THIS REQUEST FOR CONDITIONS USE PERMIT C023-02 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONNECTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING

- STANDARD NOTES:**
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 - ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 - PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

FOR SITE PLAN REVIEW ONLY, NOT FOR CONSTRUCTION.

(CASE NAME-PROJECT) SWANSON INDUSTRIAL WAREHOUSE
(CASE NUMBER-C023-02)
LOCATION: 3642 EULESS-GRAPEVINE ROAD

MAYOR _____ SECRETARY _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
SHEET: 13 of 19 (L301)

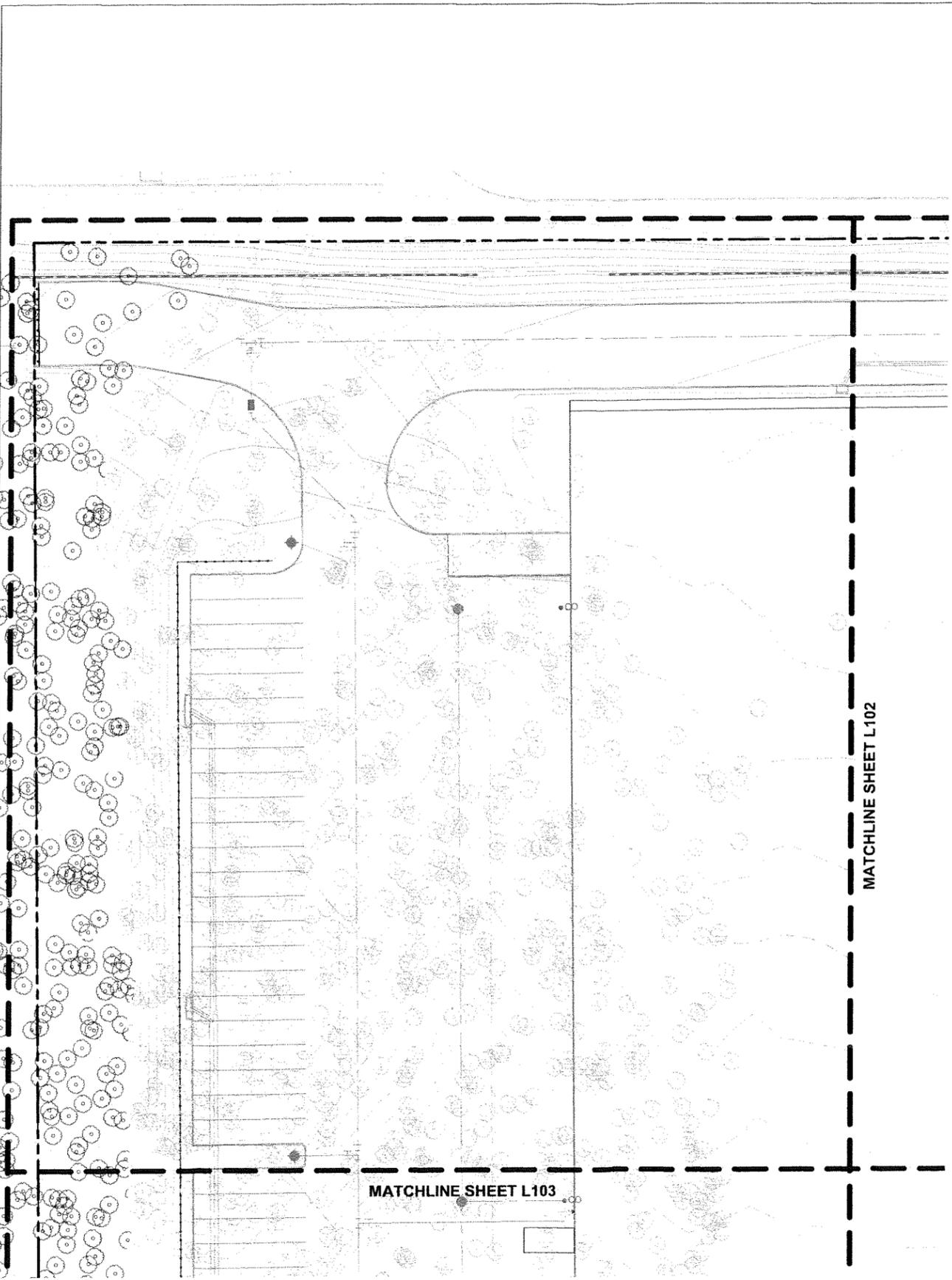
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

DETAIL SHEET

for
LOT 4, BLOCK 1, SWANSON ADDITION
Catherine Clanton Survey, Abstract 354
City of Grapevine, Tarrant County, Texas
30.57 Acres
Zone:PID, Planned Industrial Development
Date of Preparation: April 24, 2023

April 25, 2023 1:450001545244001CADDSHEETS\SET\PLAN\MITG-49244.DWG



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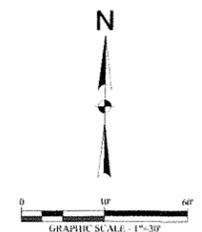
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NOTE:

1. THE REMAINING TREES ON THE NORTHWEST AND SOUTHWEST TREE LIST, IN ADDITION TO THE PROPOSED PERIMETER TREES WILL BE SUFFICIENT TO MEET THE PERIMETER TREE REQUIREMENT.

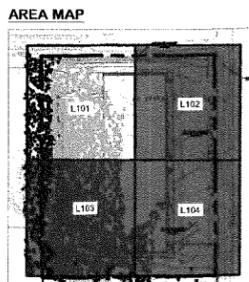


FOR SITE PLAN REVIEW ONLY, NOT FOR CONSTRUCTION.

PURPOSE STATEMENT:

THIS REQUEST FOR CONDITIONAL USE PERMIT (CUP) IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

- LEGEND**
- △ - TREE TO BE REMOVED
 - - TREE TO REMAIN



- STANDARD NOTES:**
1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
 6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 8. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
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 10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

CASE NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
 CASE NUMBER: CU23-02
 LOCATION: 3642 EULESS-GRAPEVINE ROAD

DATE: _____
 SHEET: 15 of 19 (L101)
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 PLANNING SERVICES DEPARTMENT

TREE MITIGATION PLAN

for
 LOT 4, BLOCK 1, SWANSON ADDITION
 Catherine Clanton Survey, Abstract 354
 City Of Grapevine, Tarrant County, Texas
 30.57 Acres
 Zone: PID, Planned Industrial Development
 Date of Preparation: April 24, 2023

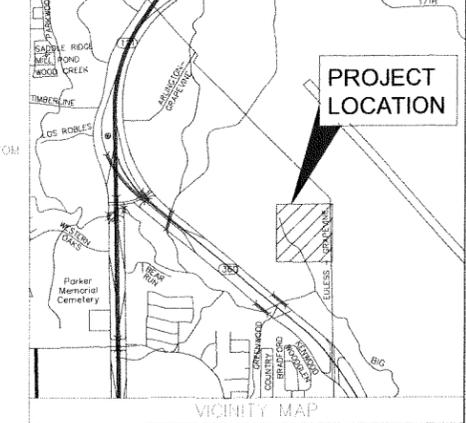
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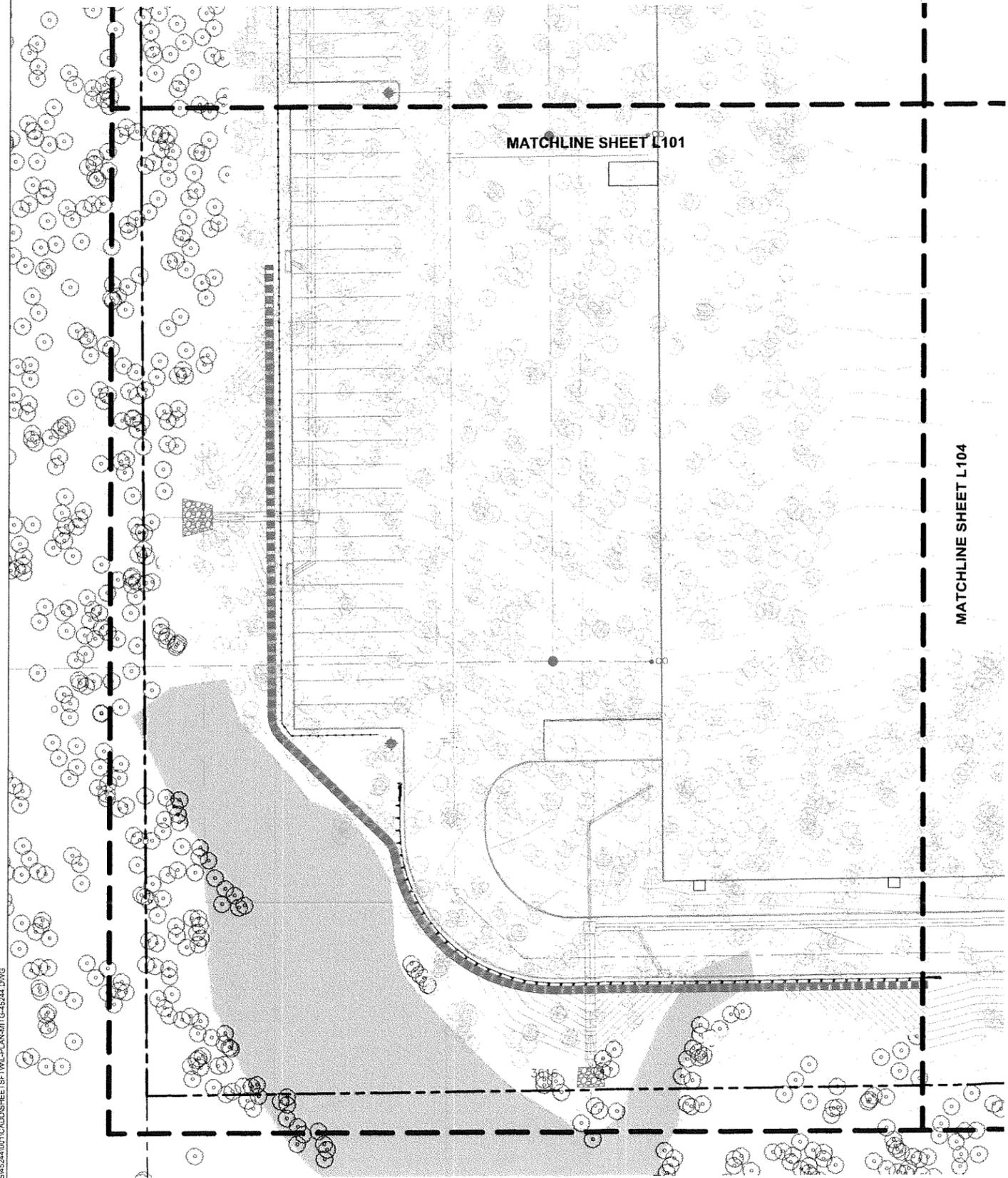
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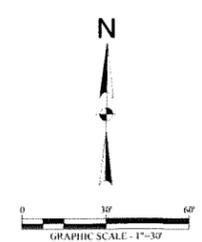
NOTE:

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MATCHLINE SHEET L104

MATCHLINE SHEET L101

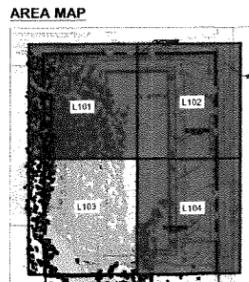


FOR SITE PLAN REVIEW ONLY. NOT FOR CONSTRUCTION.

PURPOSE STATEMENT:

THIS REQUEST FOR CONDITIONAL USE PERMIT (CUP) IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONNECTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

- LEGEND**
- △ - TREE TO BE REMOVED
 - - TREE TO REMAIN



- STANDARD NOTES:**
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CASE NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
 CASE NUMBER: CU23-02
 LOCATION: 3642 EULLESS-GRAPEVINE ROAD

MAYOR _____ SECRETARY _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
 SHEET: 16 of 19 (L103)

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

PLANNING SERVICES DEPARTMENT

TREE MITIGATION PLAN

for

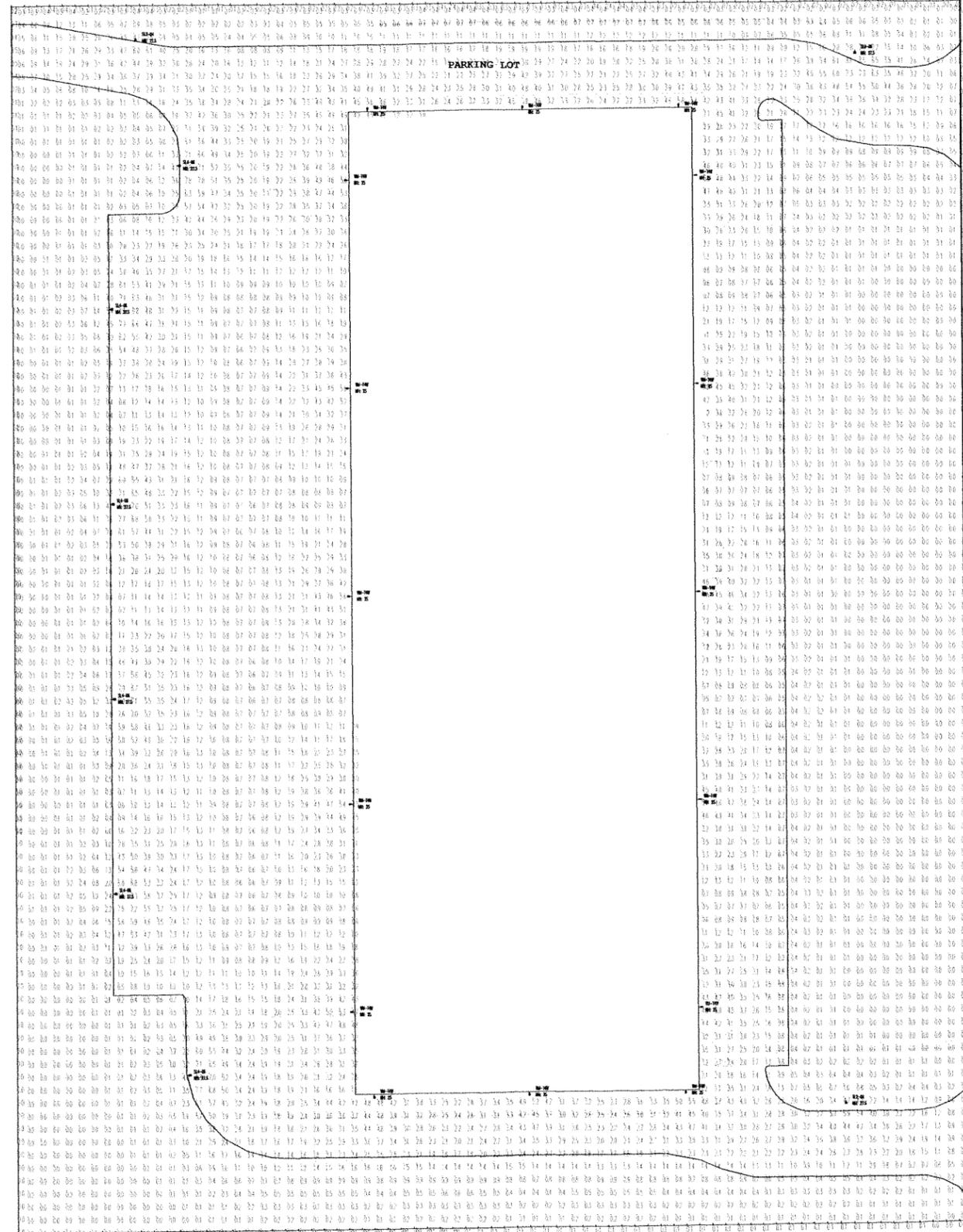
LOT 4, BLOCK 1, SWANSON ADDITION
 Catherine Clanton Survey, Abstract 354
 City Of Grapevine, Tarrant County, Texas
 30.57 Acres
 Zone: PID, Planned Industrial Development
 Date of Preparation: April 24, 2023

NORTHWEST REMAINING TREE LIST

Tag ID	Common Name	Scientific Name	DBH (in)	Remove/Remain	Tag ID	Common Name	Scientific Name	DBH (in)	Remove/Remain
33	Cedar elm	Ulmus crassifolia	5	REMAIN	1619	Eastern red cedar	Juniperus virginiana	5	REMAIN
34	Post oak	Quercus stellata	9.5	REMAIN	1620	Cedar elm	Ulmus crassifolia	7	REMAIN
35	Post oak	Quercus stellata	9	REMAIN	1621	Cedar elm	Ulmus crassifolia	5.5	REMAIN
36	Cedar elm	Ulmus crassifolia	4.5	REMAIN	1622	Cedar elm	Ulmus crassifolia	4.5	REMAIN
37	Cedar elm	Ulmus crassifolia	4	REMAIN	1623	Cedar elm	Ulmus crassifolia	5.5	REMAIN
38	Post oak	Quercus stellata	10	REMAIN	1624	Cedar elm	Ulmus crassifolia	10	REMAIN
39	Post oak	Quercus stellata	12	REMAIN	1625	Cedar elm	Ulmus crassifolia	5.5	REMAIN
40	Post oak	Quercus stellata	12.5	REMAIN	1626	Cedar elm	Ulmus crassifolia	4	REMAIN
41	Post oak	Quercus stellata	5	REMAIN	1627	Cedar elm	Ulmus crassifolia	4.5	REMAIN
42	Cedar elm	Ulmus crassifolia	5.5	REMAIN	1628	Cedar elm	Ulmus crassifolia	6	REMAIN
43	Post oak	Quercus stellata	9.5	REMAIN	1629	Cedar elm	Ulmus crassifolia	6.5	REMAIN
44	Cedar elm	Ulmus crassifolia	4	REMAIN	1630	Post oak	Quercus stellata	11.5	REMAIN
45	Eastern red cedar	Juniperus virginiana	3.5	REMAIN	1631	Cedar elm	Ulmus crassifolia	4	REMAIN
46	Eastern red cedar	Juniperus virginiana	3.5	REMAIN	1632	Cedar elm	Ulmus crassifolia	5.5	REMAIN
47	Cedar elm	Ulmus crassifolia	3.5	REMAIN	1633	Cedar elm	Ulmus crassifolia	5.5	REMAIN
52	Eastern red cedar	Juniperus virginiana	3.5	REMAIN	1634	Post oak	Quercus stellata	6	REMAIN
53	Cedar elm	Ulmus crassifolia	7	REMAIN	1635	Cedar elm	Ulmus crassifolia	4.5	REMAIN
54	Cedar elm	Ulmus crassifolia	4.5	REMAIN	1636	Cedar elm	Ulmus crassifolia	4	REMAIN
55	Cedar elm	Ulmus crassifolia	4.5	REMAIN	1637	Cedar elm	Ulmus crassifolia	4	REMAIN
56	Cedar elm	Ulmus crassifolia	4	REMAIN	1644	Cedar elm	Ulmus crassifolia	4	REMAIN
57	Cedar elm	Ulmus crassifolia	3.5	REMAIN	1646	Post oak	Quercus stellata	5.5	REMAIN
58	Cedar elm	Ulmus crassifolia	5	REMAIN	1647	Cedar elm	Ulmus crassifolia	5	REMAIN
59	Cedar elm	Ulmus crassifolia	4	REMAIN	1648	Cedar elm	Ulmus crassifolia	5.5	REMAIN
60	Cedar elm	Ulmus crassifolia	5	REMAIN	1649	Cedar elm	Ulmus crassifolia	4	REMAIN
61	Cedar elm	Ulmus crassifolia	5	REMAIN	1652	Post oak	Quercus stellata	4	REMAIN
62	Post oak	Quercus stellata	8.5	REMAIN	1653	Cedar elm	Ulmus crassifolia	3.5	REMAIN
63	Post oak	Quercus stellata	10	REMAIN	1654	Cedar elm	Ulmus crassifolia	5	REMAIN
64	Cedar elm	Ulmus crassifolia	4.5	REMAIN	1655	Cedar elm	Ulmus crassifolia	4	REMAIN
65	Cedar elm	Ulmus crassifolia	5	REMAIN	1656	Cedar elm	Ulmus crassifolia	4	REMAIN
66	Post oak	Quercus stellata	11	REMAIN	1657	Cedar elm	Ulmus crassifolia	4.5	REMAIN
67	Post oak	Quercus stellata	9	REMAIN	1658	Cedar elm	Ulmus crassifolia	5.5	REMAIN
68	Cedar elm	Ulmus crassifolia	6	REMAIN	1659	Cedar elm	Ulmus crassifolia	5.5	REMAIN
69	Cedar elm	Ulmus crassifolia	7	REMAIN	1660	Cedar elm	Ulmus crassifolia	5	REMAIN
113	Cedar elm	Ulmus crassifolia	4.5	REMAIN	1661	Cedar elm	Ulmus crassifolia	5	REMAIN
114	Post oak	Quercus stellata	8	REMAIN	1664	Post oak	Quercus stellata	12	REMAIN
115	Post oak	Quercus stellata	7.5	REMAIN	1665	Eastern red cedar	Juniperus virginiana	4	REMAIN
116	Post oak	Quercus stellata	7	REMAIN	1666	Post oak	Quercus stellata	8	REMAIN
117	Post oak	Quercus stellata	6	REMAIN	1667	Cedar elm	Ulmus crassifolia	6	REMAIN
118	Cedar elm	Ulmus crassifolia	5	REMAIN	1668	Cedar elm	Ulmus crassifolia	3.5	REMAIN
119	Post oak	Quercus stellata	6	REMAIN	1669	Cedar elm	Ulmus crassifolia	3.5	REMAIN
120	Cedar elm	Ulmus crassifolia	3.5	REMAIN	1670	Cedar elm	Ulmus crassifolia	4.5	REMAIN
121	Post oak	Quercus stellata	7	REMAIN	1671	Cedar elm	Ulmus crassifolia	3.5	REMAIN
122	Post oak	Quercus stellata	6	REMAIN	1672	Cedar elm	Ulmus crassifolia	6.5	REMAIN
123	Texas ash	Fraxinus albicans	5	REMAIN	1673	Cedar elm	Ulmus crassifolia	3.5	REMAIN
398	Post oak	Quercus stellata	10	REMAIN	1709	Cedar elm	Ulmus crassifolia	3.5	REMAIN
399	Cedar elm	Ulmus crassifolia	3.5	REMAIN	1710	Cedar elm	Ulmus crassifolia	5	REMAIN
401	Eastern red cedar	Juniperus virginiana	4	REMAIN	1711	Cedar elm	Ulmus crassifolia	3.5	REMAIN
402	Eastern red cedar	Juniperus virginiana	6.5	REMAIN	1712	Cedar elm	Ulmus crassifolia	3.5	REMAIN
403	Cedar elm	Ulmus crassifolia	6	REMAIN	1713	Cedar elm	Ulmus crassifolia	4.5	REMAIN
404	Post oak	Quercus stellata	10.5	REMAIN	1714	Cedar elm	Ulmus crassifolia	4	REMAIN
405	Post oak	Quercus stellata	6	REMAIN	1715	Cedar elm	Ulmus crassifolia	4.5	REMAIN
406	Post oak	Quercus stellata	9	REMAIN	1763	Post oak	Quercus stellata	11	REMAIN
407	Post oak	Quercus stellata	8	REMAIN	1764	Cedar elm	Ulmus crassifolia	4	REMAIN
409	Cedar elm	Ulmus crassifolia	4	REMAIN	1765	Cedar elm	Ulmus crassifolia	6	REMAIN
410	Post oak	Quercus stellata	14	REMAIN	1766	Cedar elm	Ulmus crassifolia	4	REMAIN
411	Post oak	Quercus stellata	7.5	REMAIN	1767	Post oak	Quercus stellata	5	REMAIN
412	Texas ash	Fraxinus albicans	5	REMAIN	1768	Post oak	Quercus stellata	5.5	REMAIN
413	Post oak	Quercus stellata	10.5	REMAIN	1769	Cedar elm	Ulmus crassifolia	3.5	REMAIN
415	Post oak	Quercus stellata	17	REMAIN	1770	Cedar elm	Ulmus crassifolia	4	REMAIN
422	Post oak	Quercus stellata	8.5	REMAIN	1771	Green ash	Fraxinus pennsylvanica	9.5	REMAIN
423	Post oak	Quercus stellata	12	REMAIN	1772	Post oak	Quercus stellata	4.5	REMAIN
424	Post oak	Quercus stellata	3.5	REMAIN	1784	Texas ash	Fraxinus albicans	5	REMAIN
425	Post oak	Quercus stellata	9.5	REMAIN	1785	Cedar elm	Ulmus crassifolia	4	REMAIN
426	Post oak	Quercus stellata	9.5	REMAIN	1786	Post oak	Quercus stellata	12.5	REMAIN
427	Post oak	Quercus stellata	6.5	REMAIN	1787	Cedar elm	Ulmus crassifolia	3.5	REMAIN
428	Post oak	Quercus stellata	8	REMAIN	1788	Cedar elm	Ulmus crassifolia	6.5	REMAIN
429	Post oak	Quercus stellata	8.5	REMAIN	1789	Cedar elm	Ulmus crassifolia	3.5	REMAIN
430	Post oak	Quercus stellata	9	REMAIN	1790	Cedar elm	Ulmus crassifolia	3.5	REMAIN
431	Post oak	Quercus stellata	7.5	REMAIN	1791	Cedar elm	Ulmus crassifolia	4.5	REMAIN
432	Texas ash	Fraxinus albicans	5.5	REMAIN	1840	Cedar elm	Ulmus crassifolia	3.5	REMAIN
433	Cedar elm	Ulmus crassifolia	3.5	REMAIN	1841	Cedar elm	Ulmus crassifolia	3.5	REMAIN
434	Post oak	Quercus stellata	8.5	REMAIN	1878	Post oak	Quercus stellata	8	REMAIN
435	Post oak	Quercus stellata	5.5	REMAIN	1879	Cedar elm	Ulmus crassifolia	3.5	REMAIN
436	Post oak	Quercus stellata	6.5	REMAIN	1880	Post oak	Quercus stellata	7.5	REMAIN
437	Texas ash	Fraxinus albicans	3.5	REMAIN	2119	Cedar elm	Ulmus crassifolia	4	REMAIN
438	Post oak	Quercus stellata	9	REMAIN	2122	Cedar elm	Ulmus crassifolia	6.5	REMAIN
439	Post oak	Quercus stellata	5	REMAIN	2124	Cedar elm	Ulmus crassifolia	4	REMAIN
441	Post oak	Quercus stellata	6	REMAIN	2125	Eastern red cedar	Juniperus virginiana	3.5	REMAIN
442	Post oak	Quercus stellata	5.5	REMAIN	2126	Post oak	Quercus stellata	8	REMAIN
443	Post oak	Quercus stellata	5.5	REMAIN					
444	Post oak	Quercus stellata	15	REMAIN					
445	Post oak	Quercus stellata	11.5	REMAIN					
446	Post oak	Quercus stellata	9.5	REMAIN					
447	Post oak	Quercus stellata	7	REMAIN					
448	Post oak	Quercus stellata	7.5	REMAIN					
552	Post oak	Quercus stellata	11.5	REMAIN					
553	Cedar elm	Ulmus crassifolia	4	REMAIN					
555	Cedar elm	Ulmus crassifolia	7	REMAIN					
1564	Eastern red cedar	Juniperus virginiana	4	REMAIN					
1565	Cedar elm	Ulmus crassifolia	3.5	REMAIN					
1566	Cedar elm	Ulmus crassifolia	3.5	REMAIN					
1567	Cedar elm	Ulmus crassifolia	4	REMAIN					
1568	Post oak	Quercus stellata	6	REMAIN					
1569	Cedar elm	Ulmus crassifolia	4.5	REMAIN					
1570	Post oak	Quercus stellata	10.5	REMAIN					
1571	Cedar elm	Ulmus crassifolia	5	REMAIN					
1572	Cedar elm	Ulmus crassifolia	4	REMAIN					
1618	Cedar elm	Ulmus crassifolia	18	REMAIN					

SOUTHWEST REMAINING TREE LIST

Tag ID	Common Name	Scientific Name	DBH (in)	Remove/Remain	Tag ID	Common Name	Scientific Name	DBH (in)	Remove/Remain
1487	Cedar elm	Ulmus crassifolia	6	REMAIN	2409	Cedar elm	Ulmus crassifolia	4	REMAIN
1488	Post oak	Quercus stellata	10	REMAIN	2410	Cedar elm	Ulmus crassifolia	6	REMAIN
1508	Cedar elm	Ulmus crassifolia	5.5	REMAIN	2411	Post oak	Quercus stellata	7	REMAIN
1884	Cedar elm	Ulmus crassifolia	7	REMAIN	2412	Cedar elm	Ulmus crassifolia	5.5	REMAIN
1885	Post oak	Quercus stellata	6	REMAIN	2413	Cedar elm	Ulmus crassifolia	4	REMAIN
1948	Post oak	Quercus stellata	10	REMAIN	2414	Cedar elm	Ulmus crassifolia	4	REMAIN
1957	Cedar elm	Ulmus crassifolia	7	REMAIN	2423	Cedar elm	Ulmus crassifolia	3.5	REMAIN
1958	Cedar elm	Ulmus crassifolia	7	REMAIN	3745	Post oak	Quercus stellata	8.5	REMAIN
1959	Cedar elm	Ulmus crassifolia	11	REMAIN	3746	Cedar elm	Ulmus crassifolia	13	REMAIN
1960	Cedar elm	Ulmus crassifolia	3.5	REMAIN	3780	Post oak	Quercus stellata	12.5	REMAIN
1961	Cedar elm	Ulmus crassifolia	6	REMAIN	3781	Post oak	Quercus stellata	8.5	REMAIN
1962	Cedar elm	Ulmus crassifolia	3.5	REMAIN	3782	Cedar elm	Ulmus crassifolia	6.5	REMAIN
1963	Cedar elm	Ulmus crassifolia	3.5	REMAIN	3783	Cedar elm	Ulmus crassifolia	6	REMAIN
1964	Cedar elm	Ulmus crassifolia	10	REMAIN	3784	Eastern red cedar	Juniperus virginiana	8.5	REMAIN
1965	Cedar elm	Ulmus crassifolia	5	REMAIN	3785	Eastern red cedar	Juniperus virginiana	8.5	REMAIN
1966	Osage orange	Maclura pomifera	10.5	REMAIN	3786	Eastern red cedar	Juniperus virginiana	3.5	REMAIN
1967	Cedar elm	Ulmus crassifolia	6.5	REMAIN	3787	Cedar elm	Ulmus crassifolia	5	REMAIN
1968	Cedar elm	Ulmus crassifolia	4.5	REMAIN	3788	Cedar elm	Ulmus crassifolia	3.5	REMAIN
1969	Cedar elm	Ulmus crassifolia	11	REMAIN	3789	Cedar elm	Ulmus crassifolia	4.5	REMAIN
1970	Cedar elm	Ulmus crassifolia	5.5	REMAIN	3790	Cedar elm	Ulmus crassifolia	4.5	REMAIN
1971	Cedar elm	Ulmus crassifolia	5.5	REMAIN	3791	Cedar elm	Ulmus crassifolia	7.5	REMAIN
1972	Cedar elm	Ulmus crassifolia	5.5	REMAIN	3792	Eastern red cedar	Juniperus virginiana	4	REMAIN
1973	Cedar elm	Ulmus crassifolia	4	REMAIN	3793	Cedar elm	Ulmus crassifolia	3.5	REMAIN
2120	Cedar elm	Ulmus crassifolia	3.5	REMAIN	3794	Cedar elm	Ulmus crassifolia	3.5	REMAIN
2121	Cedar elm	Ulmus crassifolia	6	REMAIN	3798	Shumard oak	Quercus shumardii	6	REMAIN
2123	Texas ash	Fraxinus albicans	4	REMAIN	3799	Post oak	Quercus stellata	7	REMAIN
2127	Post oak	Quercus stellata	10	REMAIN	3800	Eastern red cedar	Juniperus virginiana	8	REMAIN
2128	Cedar elm	Ulmus crassifolia	3.5	REMAIN	3801	Eastern red cedar	Juniperus virginiana	8	REMAIN
2129	Cedar elm	Ulmus crassifolia	4.5	REMAIN	3802	Post oak	Quercus stellata	4	REMAIN
2130	Post oak	Quercus stellata	11	REMAIN	3803	Eastern red cedar	Juniperus virginiana	5	REMAIN
2131	Cedar elm	Ulmus crassifolia	4.5	REMAIN	3804	Post oak	Quercus stellata	4.5	REMAIN
2132	Cedar elm	Ulmus crassifolia	3.5	REMAIN	3805	Eastern red cedar	Juniperus virginiana	10	REMAIN
2133	Cedar elm	Ulmus crassifolia	4	REMAIN	3806	Post oak	Quercus stellata	7	REMAIN
2134	Texas ash	Fraxinus albicans	3.5	REMAIN	3807	Post oak	Quercus stellata	4	REMAIN
2135	Cedar elm	Ulmus crassifolia	3.5	REMAIN	3808	Eastern red cedar	Juniperus virginiana	4.5	REMAIN
2136	Post oak	Quercus stellata	11	REMAIN	3809	Post oak	Quercus stellata	12	REMAIN
2137	Cedar elm	Ulmus crassifolia	4.5	REMAIN	3810	Cedar elm	Ulmus crassifolia	8	REMAIN
2138	Cedar elm	Ulmus crassifolia	4	REMAIN	3811	Cedar elm	Ulmus crassifolia	4	REMAIN
2139	Cedar elm	Ulmus crassifolia	4	REMAIN	3812	Post oak	Quercus stellata	15	REMAIN
2140	Cedar elm	Ulmus crassifolia	5.5	REMAIN	3813	Eastern red cedar	Juniperus virginiana	5	REMAIN
2143	Post oak	Quercus stellata	6	REMAIN	3814	Post oak	Quercus stellata	12	REMAIN
2318	Cedar elm	Ulmus crassifolia	3.5	REMAIN	3815	Post oak	Quercus stellata	10	REMAIN
2319	Eastern red cedar	Juniperus virginiana	7	REMAIN	3816	Cedar elm	Ulmus crassifolia	7	REMAIN
2320	Post oak	Quercus stellata	14.5	REMAIN	3817	Cedar elm	Ulmus crassifolia	7	REMAIN
2321	Cedar elm	Ulmus crassifolia	5.5	REMAIN	3818	Post oak	Quercus stellata	8	



1 SITE PHOTOMETRIC
E1.0 SCALE: 1" = 50'-0"

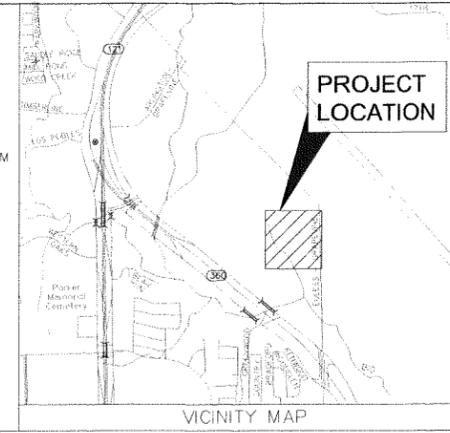
OWNER
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CONTACT: BUNKER CURNES
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EMAIL: BUNKERCURNES@GMAIL.COM

CONTRACTOR
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ARCO MURRAY ENGINEERING
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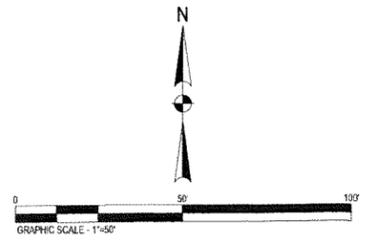


Luminaire Schedule	Qty	Label	Arrangement	LF/F	Description	Lum. Watts	Total Watts	Mounting Height
Symbol	2	SL2-04	Single	0.912	QLAN-SAC-740-U-SL2	213	426	27.50'
Symbol	7	SL4-06	Single	0.912	QLAN-SAC-740-U-SL4	321	2247	27.50'
Symbol	16	W-14W	Single	0.912	QLAN-SAC-740-U-14W WALL MOUNT	213	3408	25.00'

Calculation Summary	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.10	0.5	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.30	9.1	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	2.22	9.1	0.1	22.20	91.00

MOUNTING HEIGHT NEXT TO EACH FIXTURE
CALCS EVERY 10' ON GROUND

NOTE: ALL ON-PREMISE LIGHT FIXTURES INCLUDING BASE ARE NOT TO EXCEED 36"



PURPOSE STATEMENT:
THIS REQUEST FOR CONDITIONAL USE PERMIT CU23-02 IS SPECIFICALLY TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH THE DEVELOPMENT OF AN INDUSTRIAL WAREHOUSE BUILDING.

- STANDARD NOTES:
1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
 6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 8. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.



AME
ARCHITECTS

ARCO
MURRAY
ENGINEERING

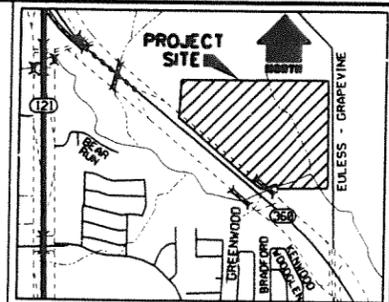
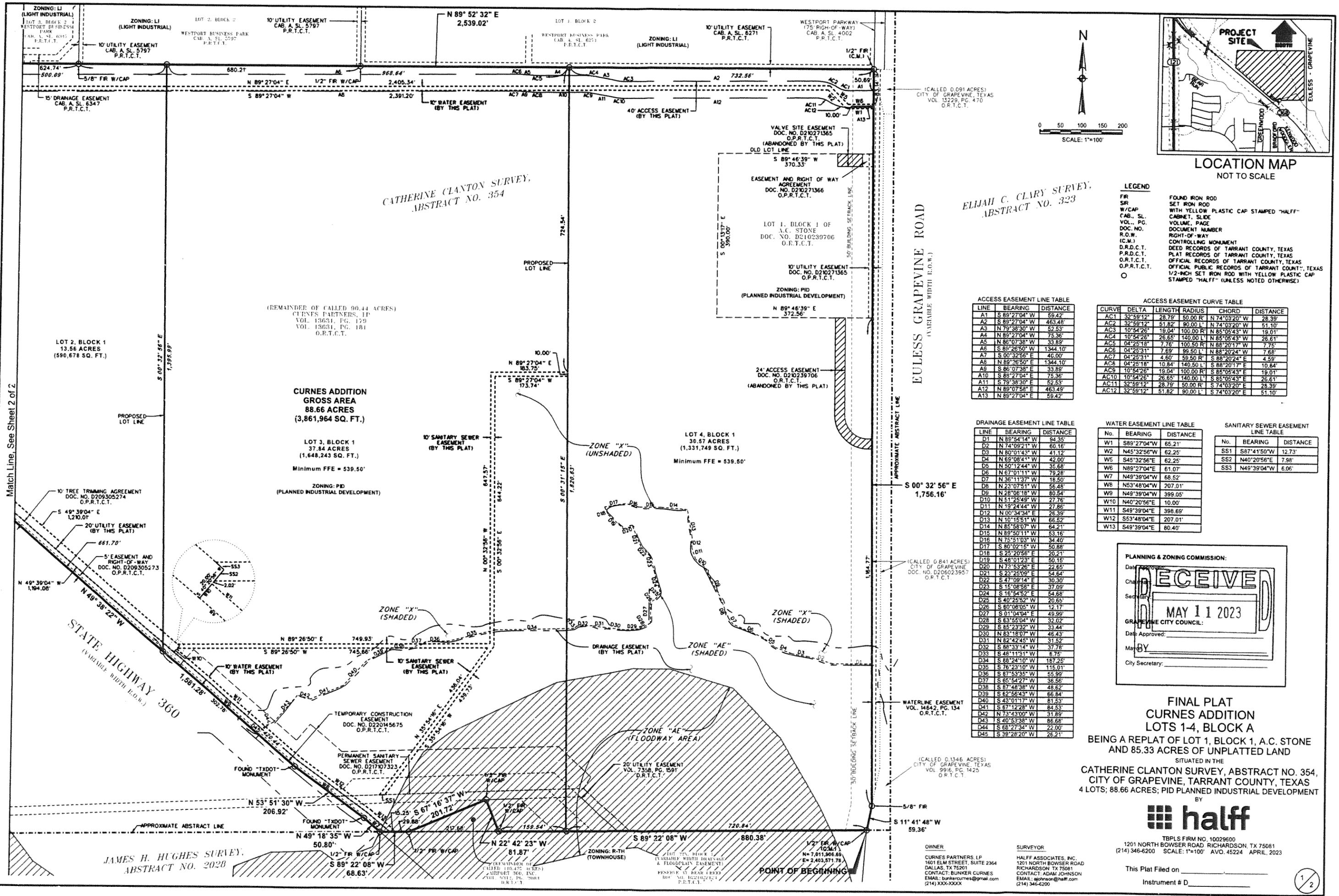
SHEET NO.
E1.0

CASE NAME: PROJECT SWANSON INDUSTRIAL WAREHOUSE
CASE NUMBER: CU23-02
LOCATION: 3642 EULESS--GRAPEVINE ROAD

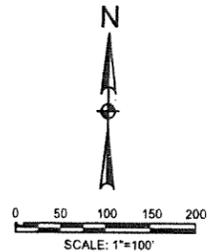
MAYOR _____ SECRETARY _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: **19 of 19**
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
STANDING SERVICES DEPARTMENT

SITE PHOTOMETRIC
for
LOT 4, BLOCK 1, SWANSON ADDITION
Catherine Clanton Survey, Abstract 354
City of Grapevine, Tarrant County, Texas
30.57 Acres
Zone: PID, Planned Industrial Development
Date of Preparation: April 24, 2023



LOCATION MAP
NOT TO SCALE



LEGEND

- FR SET IRON ROD
- SR WITH YELLOW PLASTIC CAP STAMPED "HALFF"
- W/CAP CAB., SL. VOL., PG. DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- (C.M.) CONTROLLING MONUMENT
- D.R.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- P.R.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- O.R.T.C.T. OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- 1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED OTHERWISE)

ELIJAH C. CLARY SURVEY,
ABSTRACT NO. 323

CATHERINE CLANTON SURVEY,
ABSTRACT NO. 354

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A1	S 89° 27' 04" W	59.42'
A2	S 89° 27' 04" W	463.48'
A3	N 79° 38' 30" W	75.36'
A4	N 89° 27' 04" W	75.36'
A5	N 86° 07' 38" W	33.89'
A6	S 89° 26' 50" W	1344.10'
A7	S 00° 32' 56" E	46.00'
A8	N 89° 26' 50" W	1344.10'
A9	S 86° 07' 38" W	33.89'
A10	S 88° 27' 04" E	75.36'
A11	S 79° 38' 30" E	52.53'
A12	N 89° 07' 58" E	463.49'
A13	N 89° 27' 04" E	59.42'

ACCESS EASEMENT CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE
AC1	32° 59' 12"	28.79'	50.00' R	N 74° 03' 20" W	28.39'
AC2	32° 59' 12"	51.82'	90.00' L	N 74° 03' 20" W	51.10'
AC3	10° 54' 26"	19.04'	100.00' R	N 85° 05' 43" W	19.01'
AC4	10° 54' 26"	26.65'	140.00' L	N 85° 05' 43" W	26.61'
AC5	04° 25' 18"	7.76'	100.50' R	N 88° 20' 17" W	7.75'
AC6	04° 25' 31"	7.69'	99.50' L	N 88° 20' 24" W	7.68'
AC7	04° 25' 31"	4.89'	59.50' R	N 88° 20' 17" E	4.89'
AC8	04° 25' 18"	10.84'	140.50' L	N 88° 20' 24" E	10.84'
AC9	10° 54' 26"	19.04'	100.00' R	N 85° 05' 43" W	19.01'
AC10	10° 54' 26"	26.65'	140.00' L	N 85° 05' 43" W	26.61'
AC11	32° 59' 12"	28.79'	50.00' R	N 74° 03' 20" W	28.39'
AC12	32° 59' 12"	51.82'	90.00' L	N 74° 03' 20" W	51.10'

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D1	N 89° 54' 14" W	94.35'
D2	N 74° 02' 11" W	41.12'
D3	N 80° 01' 43" W	60.16'
D4	N 68° 08' 41" W	42.00'
D5	N 50° 12' 44" W	35.68'
D6	N 67° 01' 11" W	79.28'
D7	N 36° 11' 37" W	18.50'
D8	N 23° 07' 51" W	56.48'
D9	N 28° 08' 18" W	80.54'
D10	N 51° 25' 49" W	27.76'
D11	N 19° 24' 44" W	27.86'
D12	N 00° 34' 34" E	26.39'
D13	N 10° 15' 51" W	66.52'
D14	N 85° 58' 07" W	64.21'
D15	N 88° 50' 11" W	53.16'
D16	N 75° 51' 03" W	34.40'
D17	S 80° 02' 15" W	50.88'
D18	S 25° 20' 56" E	20.21'
D19	S 48° 01' 23" E	50.15'
D20	N 73° 53' 26" E	22.65'
D21	S 23° 25' 09" E	54.64'
D22	S 47° 09' 14" E	30.30'
D23	S 15° 08' 56" E	37.09'
D24	S 16° 54' 52" E	54.68'
D25	S 40° 23' 52" W	20.65'
D26	S 60° 08' 05" W	12.17'
D27	S 01° 04' 04" E	48.99'
D28	S 63° 55' 04" W	32.02'
D29	S 85° 23' 32" W	33.44'
D30	N 83° 18' 07" W	46.43'
D31	N 82° 42' 45" W	31.52'
D32	S 86° 33' 14" W	37.78'
D33	S 48° 11' 31" W	6.75'
D34	S 88° 24' 10" W	187.25'
D35	S 76° 23' 10" W	115.01'
D36	S 87° 53' 35" W	55.99'
D37	S 65° 54' 27" W	38.56'
D38	S 87° 48' 38" W	48.82'
D39	S 62° 56' 43" W	66.84'
D40	S 43° 01' 17" W	81.53'
D41	S 67° 12' 28" W	84.53'
D42	N 73° 43' 00" W	31.89'
D43	S 40° 53' 38" W	86.68'
D44	S 68° 27' 34" W	22.00'
D45	S 39° 28' 20" W	26.21'

WATER EASEMENT LINE TABLE

No.	BEARING	DISTANCE
W1	S 89° 27' 04" W	65.21'
W2	N 45° 32' 56" W	62.25'
W3	S 45° 32' 56" E	62.25'
W4	N 89° 27' 04" E	61.07'
W5	N 49° 39' 04" W	68.52'
W6	N 53° 48' 04" W	207.01'
W7	N 49° 39' 04" W	399.05'
W8	N 40° 20' 56" E	10.00'
W9	S 49° 39' 04" E	398.69'
W10	S 63° 48' 04" E	207.01'
W11	S 49° 39' 04" E	80.40'
W12	S 49° 39' 04" E	80.40'
W13	S 49° 39' 04" E	80.40'

SANITARY SEWER EASEMENT LINE TABLE

No.	BEARING	DISTANCE
SS1	S 87° 41' 50" W	12.73'
SS2	N 40° 20' 56" E	7.98'
SS3	N 49° 39' 04" W	6.96'

PLANNING & ZONING COMMISSION:

Date Approved: _____

Checked by: _____

Secretary: _____

RECEIVED

MAY 11 2023

GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____

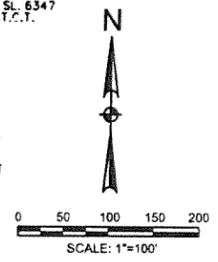
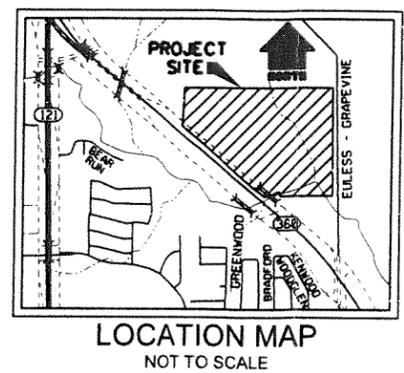
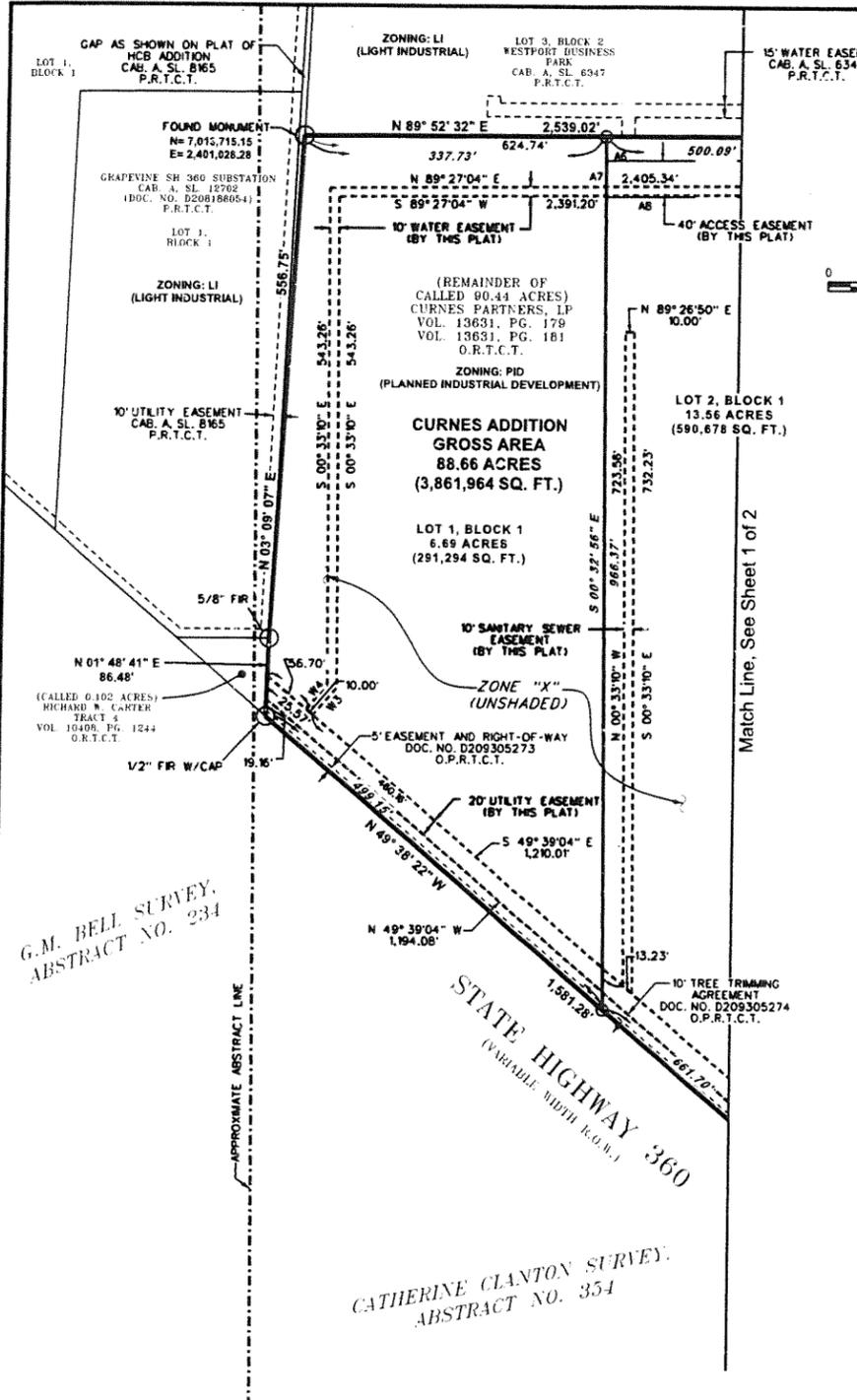
City Secretary: _____

FINAL PLAT
CURNES ADDITION
LOTS 1-4, BLOCK A
 BEING A REPLAT OF LOT 1, BLOCK 1, A.C. STONE
 AND 85.33 ACRES OF UNPLATTED LAND
 SITUATED IN THE
CATHERINE CLANTON SURVEY, ABSTRACT NO. 354,
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 4 LOTS; 88.66 ACRES; PID PLANNED INDUSTRIAL DEVELOPMENT
 BY



TBPLS FIRM NO. 10029600
 1201 NORTH BOWSER ROAD RICHARDSON, TX 75081
 (214) 346-6200 SCALE: 1"=100' AVO. 45224 APRIL 2023

This Plat Filed on _____
 Instrument # D _____



WATER EASEMENT LINE TABLE

No.	BEARING	DISTANCE
W3	S40°20'56"W	39.41'
W4	N40°20'56"E	35.68'

LEGEND

FIR	FOUND IRON ROD
SIR	SET IRON ROD
W/CAP	WITH YELLOW PLASTIC CAP STAMPED "HALFF"
CAB., SL.	CABINET, SLIDE
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
(C.M.)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
O.R.T.C.T.	OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
○	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED OTHERWISE)

AVIGATION RELEASE

STATE OF TEXAS
COUNTY OF TARRANT

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

This Instrument does not release the owners or operators of aircraft from liability for damage 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 _____, 2023.

WITNESS my hand this _____ day of _____, 2023.

Owner _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for the State of Texas
My commission expires: _____

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

We 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 _____ day of _____, 2023.

Owner _____

Title _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S STATEMENT:

I, Adam T. Johnson, 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 direct supervision, in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

Dated this the _____ day of _____, 2023.

Adam T. Johnson
Registered Professional Land Surveyor
State of Texas No. 6664
TBPELS Firm No. 10029600



GENERAL NOTES:

- Basis of bearing is NAD 83 (1983) Texas Coordinate System, Texas North Central Zone (4202), based upon RTK values using the Leica Smartnet network observed xxx/2021, distances shown are surface, scale factor is 1.00012.
- By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), Zone "X" (shaded), Zone "AE" (hatched), as delineated on the Tarrant County, Texas and Incorporated Areas Flood Insurance Rate Map Number 48439C0115K, map revised date of September 25, 2009, as published by the Federal Emergency Management Agency, with Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain." Zone "X" (shaded) is defined as "Areas of 2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood." Zone "AE" is defined as "Base Flood Elevations determined." Zone "AE" (hatched) is defined "Floodway Areas in Zone AE, the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height. The Surveyor utilized the above referenced flood plain information for this determination and the surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- The purpose of this plat is to create four lots from an unplatted tract and one platted lot.
- Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Curnes Partners, LP, is the owner of a 88.66 acre (3,861,964 square feet) tract of land situated in the Catherine Clanton Survey, Abstract Number 354, in the City of Grapevine, Tarrant County, Texas, being part of the remainder of a called 90.44 acre tract of land as described in Special Warranty Deed to Curnes Partners, LP, as recorded in Volume 13631, Page 179 and Volume 13631, Page 181 in the Official Records of Tarrant County, Texas (O.P.R.T.C.T.), in C.R.T.C.T., and all of Lot 1, Block 1 of the plat of A. C. Stone, an addition to the City of Grapevine, Tarrant County, Texas as recorded in Document No. D210239706, O.R.T.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") in the west line of Eules-Grapevine Road (a variable width right-of-way), at the southeast corner of said 90.44 acre tract and at the northeast corner of Reserve at Bear Creek, an addition to the City of Grapevine, Tarrant County, Texas, as recorded in Document Number D221022124 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.);

THENCE with the south line of said 90.44 acre tract, the following bearings and distances:

South 89 degrees 22 minutes 08 seconds West, with the north line of said Reserve at Bear Creek addition, a distance of 880.38 feet to a 1/2-inch found iron rod with HALFF cap for an "elf" corner of said 90.44 acre tract and the southeast corner of the remainder of a called 110.437 acre tract of land described in Special Warranty Deed to Airport 360, Inc., as recorded in Volume 9312, Page 2083, (O.P.R.T.C.T.);

North 22 degrees 42 minutes 23 seconds West, departing the north line of said Reserve at Bear Creek addition, a distance of 201.72 feet to a 1/2-inch found iron rod with HALFF cap for an interior corner of said 90.44 acre tract and the northernmost corner of said Airport 360 tract;

South 67 degrees 16 minutes 37 seconds West, with the northwest line of said Airport 360 tract, a distance of 201.72 feet to a 1/2-inch found iron rod with HALFF cap at an angle point for the southwest corner of said Airport 360 tract and on the north line of said Reserve at Bear Creek addition;

South 89 degrees 22 minutes 08 seconds West, with the north line of said Reserve at Bear Creek addition, a distance of 88.63 feet to a 1/2-inch found iron rod with HALFF cap for the southwest corner of said 90.44 acre tract and the southeast corner of said Reserve at Bear Creek addition, and on the northeast right-of-way line of State Highway 360 (a variable width right-of-way);

THENCE with the southwest line of said 90.44 acre tract and the northeast right-of-way line of said State Highway 360, the following bearings and distances:

North 49 degrees 18 minutes 35 seconds West, a distance of 50.80 feet to a found monument with cap stamped "TXDOT" for corner;

North 53 degrees 51 minutes 30 seconds West, a distance of 206.92 feet to a found monument with cap stamped "TXDOT" for corner;

North 49 degrees 38 minutes 22 seconds West, a distance of 1,581.28 feet to a 1/2-inch found iron rod with HALFF cap for the westernmost southwest corner of said 90.44 acre tract and the southeast corner of a called 102 acre tract of land described as "Tract 4" in Special Warranty Deed with Vendor's Lien to Richard W. Carrier, as recorded in Volume 10408, Page, O.R.T.C.T.;

THENCE North 01 degree 48 minutes 41 seconds East, departing said northeast right-of-way line, and with the west line of said 90.44 acre tract and the east line of said Tract 4, a distance of 86.48 feet to a 5/8-inch found iron rod at the northeast corner of said Tract 4 and the southeast corner of Lot 2, Block 1 of Grapevine SH 360 Substation, an addition to the City of Grapevine, Texas, as recorded in Cabinet A, Slide 12702 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE North 03 degrees 09 minutes 07 seconds East, with the west line of said 90.44 acre tract, a distance of 556.75 feet to a found monument at the northwest corner of said 90.44 acre tract and the southwest corner of Lot 3, Block 2 of Westport Business Park, an addition to the City of Grapevine, Texas, as recorded in Cabinet A, Slide 6347, P.R.T.C.T.;

THENCE North 89 degrees 52 minutes 32 seconds East, with the north line of said 90.44 acre tract and the south line of said Lot 3, passing at a distance of 624.74 feet a 5/8-inch found iron rod with cap at the southeast corner of said Lot 3 and the southwest corner of Lot 2, Block 2 of Westport Business Park, an addition to the City of Grapevine, Texas, as recorded in Cabinet A, Slide 5767, P.R.T.C.T., and continuing with said north line and the south line of said Lot 2, passing at a distance of 1,304.95 feet and continuing with said north line and the southeast corner of said Lot 2 and the southwest corner of Lot 1, Block 2 of Westport Business Park, an addition to the City of Grapevine, Texas, as recorded in Cabinet A, Slide 6271, P.R.T.C.T., and continuing with said north line and the south line of said Lot 1, in all, for a total distance of 2,539.02 feet to a 1/2-inch found iron rod on the west line of the aforementioned Eules-Grapevine Road;

THENCE South 00 degrees 32 minutes 56 seconds East, departing said north line and with west right-of-way line of said Eules-Grapevine Road, passing at a distance of 201.38 feet a 1/2-inch found iron rod with HALFF cap at the northeast corner of Lot 1, Block 1 of the aforementioned A.C. Stone addition, and continuing with the east line of said A.C. Stone addition and said west right-of-way line, passing at a distance of 591.39 feet, the southeast corner of said A.C. Stone addition, and continuing with said west right-of-way line, in all, for a total distance of 1,756.16 feet to a 5/8-inch found iron rod for corner;

THENCE South 11 degrees 41 minutes 46 seconds West, continuing with said west right-of-way line, a distance of 59.36 feet to the **POINT OF BEGINNING AND CONTAINING** 3,861,964 square feet, or 88.66 acres of land, more or less.

FINAL PLAT
CURNES ADDITION
LOTS 1-4, BLOCK A
BEING A REPLAT OF LOT 1, BLOCK 1, A.C. STONE
AND 85.33 ACRES OF UNPLATTED LAND
SITUATED IN THE
CATHERINE CLANTON SURVEY, ABSTRACT NO. 354,
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
4 LOTS; 88.66 ACRES; PID PLANNED INDUSTRIAL DEVELOPMENT



TBPELS FIRM NO. 10029600
1201 NORTH BOWSER ROAD RICHARDSON, TX 75081
(214) 346-6200 SCALE: 1"=100' AVO. 45224 APRIL 2023

OWNER
CURNES PARTNERS, LP
1601 ELM STREET, SUITE 2364
DALLAS, TX 75201
CONTACT: BUNKER CURNES
EMAIL: bunker.curnes@gmail.com
(214) XXX-XXXX

SURVEYOR
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: ADAM JOHNSON
EMAIL: ajohnson@halff.com
(214) 346-6200

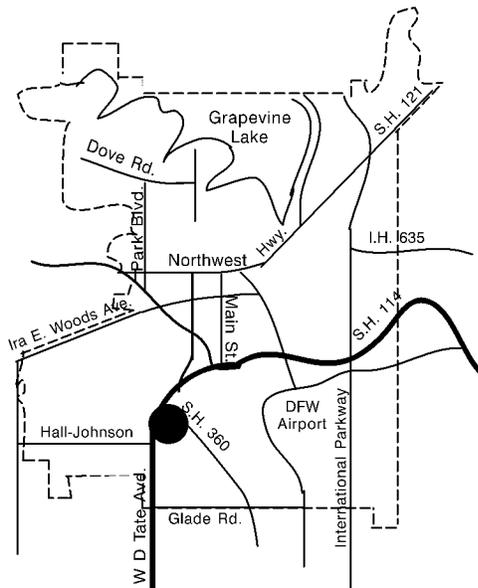
This Plat Filed on _____
Instrument # D _____

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

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

MEETING DATE: MAY 16, 2023

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU23-07, MOON VALLEY
NURSERY



APPLICANT: Robert J. Branston, Jr.

PROPERTY LOCATION AND SIZE:

The subject property is located at 3525 William D. Tate Avenue and is platted as Block F, Lot 1, Bear Run Addition. The addition contains 3.997 acres and has approximately 541 feet of frontage along the northbound service road of William D. Tate Avenue and 627 feet of frontage along Bear Run Drive.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU08-33 (Ord. 2008-75), specifically to allow outside display and sales of large boxed trees, shrubs and other nursery items.

The applicant proposes to utilize the existing Marshall Grain Company site to establish the Moon Valley Nursery. Moon Valley Nursery intends to sell large boxed trees, shrubs and other nursery items. The proposed changes to the site include: increasing the outdoor display area 29,108 square feet from 41,500 square feet to 70,608 square feet; removal of the overhead shading system while leaving the front facing shade system intact and connected to the existing 10,000 square foot building; replace an existing chain link fence adjacent to the south side of the shade system with a 6-foot tall wrought iron fence; and dedicate 56 parking spaces (20,013 square feet) of the available 117 parking spaces for outdoor display of large boxed trees. Three driveways provide access to the subject site;

two along Bear Run Drive and one along the William D. Tate Avenue service road. Total parking required for the proposed use is 58 parking spaces; 60 parking spaces are provided. The applicant proposes to restrict access to the site from Bear Run Drive by gating the southernmost driveway. A 6-foot tall wood screening fence will screen the outdoor display area located east and south of the existing 10,000 square foot retail building. A 3-foot post and cable system is proposed adjacent to Bear Run Drive for the large plant display area. An existing 20-foot tall, 108 square foot pole sign south of the main entry along William D. Tate Avenue will be refaced for the proposed use.

PRESENT ZONING AND USE:

The property is currently zoned "CC", Community Commercial District and is developed with a 10,000 square foot single-story commercial structure currently occupied by Marshall Grain Company.

HISTORY OF TRACT AND SURROUNDING AREA:

- On October 18, 1983, City Council approved Z1983-35 (Ord.1983-65) to rezone the subject site from "I-1", Light Industrial District to "S-P", Site Plan District for commercial uses.
- On December 16, 1986, City Council approved Z1998-17 (Ord.1998-89) to rezone the subject site from "S-P", Site Plan District to "CC", Community Commercial District.
- On December 16, 2008, City Council approved CU08-33 (Ord. 2008-75) to establish the Marshall Grain Company including a retail store/greenhouse containing 22,000 square feet, and a 20-foot pole sign.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "PID", Planned Industrial Development District - U-Haul Storage and truck leasing

SOUTH: "R-TH", Townhouse District - Bear Run Addition, residential town homes

EAST: "GU", Governmental Use District - Bear Creek Park

WEST: "CC", Community Commercial District - office uses

AIRPORT IMPACT:

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

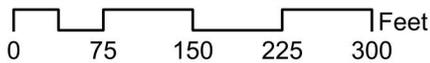
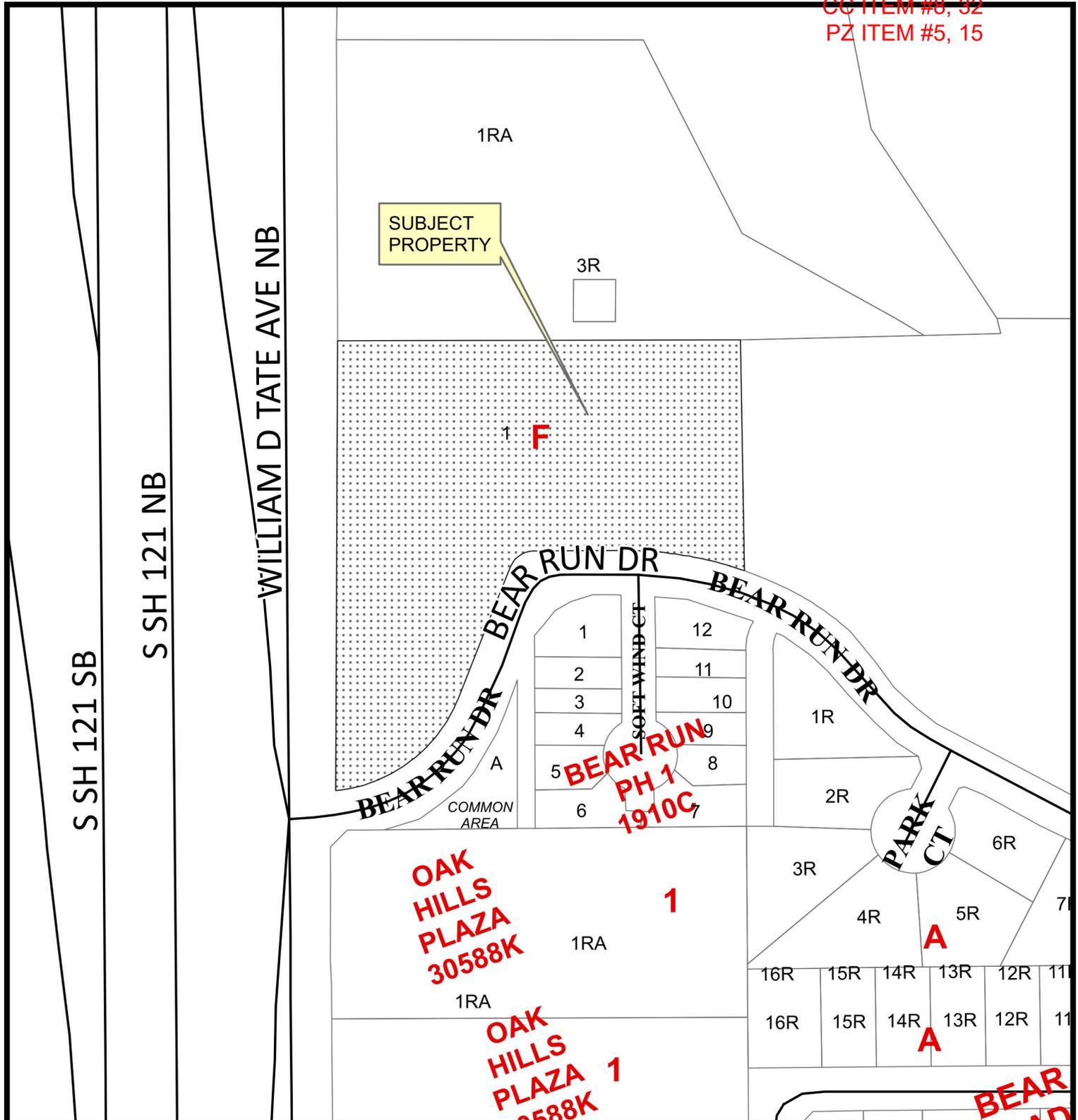
MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial (CO) land use. The request is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan does not designate State Highway 121.

/at



**CU23-07; Moon Valley Nursery
3525 William D Tate Ave**

Date Prepared: 4/20/2023

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/SITE PLAN APPLICATION

APPLICATION REVIEW REQUIREMENTS

- Meet with development services staff to review application requirements for your specific development.
- Form "A" application with **original** / notarized signatures of owner and applicant.
- Form "B" application with **original** / notarized signatures of owner and applicant.
- Filing fee - \$500.00 for first acre +\$25.00 for each additional acre or portion thereof (round up).
- Address and / or legal description (lot, block & subdivision) of property on 8 1/2" x 11".
- Signature of both owner and applicant on acknowledgement form (page 8).
- Verification with the City of Grapevine's Public Works / Engineering Department regarding platting information. Have the attached verification statement signed by public works (page 9).
- Four (4) 24" x 36" blackline prints of complete site plan submittal individually folded by the applicant to 9" x 12"** (include grading, drainage, elevations, landscape, etc.) Scale of no less than 1" = 50'.
- Three (3) 24" x 36" copies of the site plan only individually folded by the applicant to 9" x 12"**
- Submit a letter describing the proposed conditional use and note the request on the site plan document, describe or show on the site plan, and special requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users), 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.
- A **flash drive** with all files in PDF format at time of submittal.

APPLICATIONS MUST BE COMPLETE AND MEET ALL
GRAPEVINE ORDINANCE REQUIREMENTS BEFORE A CONDITIONAL USE
REQUEST CAN BE SET FOR A PUBLIC HEARING

Direct questions to Planning Services at (817) 410-3155
www.grapevintexas.gov

Delivery Address
Planning Services
200 S. Main Street
Grapevine, TX 76051



CU23-07

- 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.

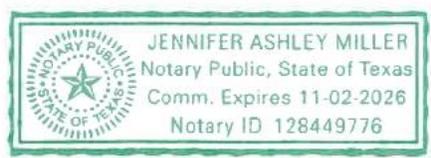
PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Robert J. Branston Jr. _____ Applicant's Signature: _____
 Print Applicant's Name: _____ Applicant's Signature: _____

The State of Texas
 County Of Dallas
 Before Me Jennifer A Miller on this day personally appeared Robert J. Branston Jr.
 (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 3rd day of April, A.D. 2023.



Jennifer A Miller
 Notary In And For State Of Texas

Print Property Owners Name: _____ Property Owner's Signature: _____
 The State Of _____
 County Of _____
 Before Me _____ on this day personally appeared _____
 (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 _____ day of _____, A.D. _____.



Notary In And For State Of Texas



CU23-07



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

Robert J. Branston Jr. / Moon Valley Nurseries

Street address of applicant / agent:

14000 N Pima Rd., Suite 150

City / State / Zip Code of applicant / agent:

Scottsdale / Arizona / 85260

Telephone number of applicant / agent:

(908)-892-5715

Fax number of applicant/agent

Email address of applicant/agent

[REDACTED]

Mobile phone number of applicant/agent

(908)-892-5715

PART 2. PROPERTY INFORMATION

Street address of subject property

3525 William D Tate Ave, Grapevine, TX 76051

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

Lot 1 Block F Addition Bear Run

Size of subject property

4.00 Acres

174,240.00 Square footage

Present zoning classification:

CC

Proposed use of the property:

Retail Nursery

Circle yes or no, if applies to this application

Outdoor speakers Yes No

Minimum / maximum district size for conditional use request:

30,000 SF min. lot size

Zoning ordinance provision requiring a conditional use:

Section 25 Community Commercial, Paragraph C. Conditional Uses, Item 20

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Grapevine Nursery, Ltd.

Street address of property owner:

200 Man O War Ct.

City / State / Zip Code of property owner:

Burleson / Texas / 76028

Telephone number of property owner:

(817)-475-5527

Fax number of property owner:



CU23-07

- 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

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

GRAPEVINE NURSERY, LTD.
Print Property Owners Name: _____

[Signature]
Property Owner's Signature: _____ GENERAL PARTNER

The State Of TEXAS

County Of TARRANT

Before Me SOFIA ELENA MILLET on this day personally appeared STEPHEN EISNER
(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 30 day of APRIL, A.D. 2023.



[Signature]
Notary In And For State Of Texas

CU23-07





April 3rd, 2023

Honorable Mayor William D. Tate & Council Members
City of Grapevine
100 Main Street
Grapevine, TX 76051

Re: Request for Conditional Use Permit
3525 William D. Tate Ave

Dear Mayor Tate and Council Members,

Moon Valley Nurseries (“MVN”) respectfully requests your consideration and approval of a conditional use permit to allow outdoor retail display and sales of large, boxed trees and shrubs as well as keeping the existing 20-foot pole sign currently on the property located at 3525 William D. Tate Ave, Grapevine, TX (the “Property”). MVN has agreed with the property owner, Grapevine Nursery, Ltd., Mr. Stephen Eisner, General Manager, to lease the Property subject to your approval of our request for a conditional use permit.

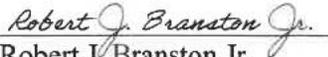
MVN is a family-oriented nursery with multiple locations in Arizona, California, Nevada, Tennessee, and Texas. MVN prides itself in growing and maintaining the best quality and selection of products and will deliver and plant anything from our selection of over 4,000 different types of trees, shrubs, plants, flowers, and succulents grown on our own tree farms (over 2,000 acres) from the Pacific coast of California to Houston, Texas. Additionally, MVN provides customers a “one-stop shopping” experience offering a full complement of services including delivery and planting, tree care maintenance, and landscape design, hence the slogan “you buy it, and we plant it”.

MVN is committed to giving back to the community by providing beautiful trees, shrubs, and flowers in supporting local parks, schools, and charities.

Moon Valley Nurseries appreciates your time and attention to our request. We look forward to working with and investing in the City of Grapevine.

Sincerely,

Moon Valley Nurseries


Robert J. Branston Jr.
Director of Real Estate



C423-07



CITY OF GRAPEVINE

SITE PLAN APPLICATION

Form "B"

PART 1. APPLICANT INFORMATION

<i>Name of applicant / agent:/company/contact</i> Robert J. Branston Jr. / Moon Valley Nurseries	
<i>Street address of applicant / agent:</i> 14000 N Pima Rd., Suite 150	
<i>City / State / Zip Code of applicant / agent:</i> Scottsdale / Arizona / 85260	
<i>Telephone number of applicant / agent:</i> (908)-892-5715	<i>Fax number of applicant / agent:</i>
<i>Email address of applicant/agent</i> [REDACTED]	<i>Mobile phone number of applicant/agent</i> (908)-892-5715
<i>Applicant's interest in subject property:</i> Lessee	

PART 2. PROPERTY INFORMATION

<i>Street address of subject property</i> 3525 William D Tate Ave, Grapevine, TX 76051	
<i>Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)</i> Lot 1 Block F Addition Bear Run	
<i>Size of subject property</i> 4.00 Acres <i>Square footage</i>	
<i>Present zoning classification:</i> CC	<i>Proposed use of the property:</i> Retail Nursey
<i>Give a general description of the proposed use or uses for the proposed development:</i> Retail sales with outdoor retail display of large trees and shrubs	
<i>Zoning ordinance provision requiring a conditional use:</i> Section 25 Community Commercial, Paragraph C. Conditional Uses, Item 20	

PART 3. PROPERTY OWNER INFORMATION

<i>Name of current property owner:</i> Grapevine Nursey, Ltd.	
<i>Street address of property owner:</i> 200 Man O War Ct.	
<i>City / State / Zip Code of property owner:</i> Burleson/ Texas/76028	
<i>Telephone number of property owner:</i> (817)-475-5527	<i>Fax number of property owner:</i>

U23-07



- 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 blue line 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

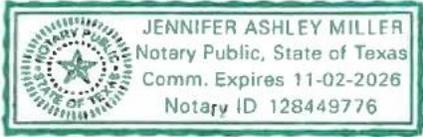
Robert J. Brunton Jr. [Signature]
 Print Applicant's Name: Applicant's Signature:

The State of Texas
 County Of Dallas

Before Me Jennifer A Miller on this day personally appeared Robert J. Brunton Jr.
 (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 3rd day of April, A.D. 2023.



Jennifer A Miller
 Notary In And For State Of Texas

Print Property Owners Name: Property Owner's Signature

The State Of _____
 County Of _____

Before Me _____ on this day personally appeared _____
 (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 _____ day of _____, A.D. _____.

Notary In And For State Of Texas



CU23-07

- 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 blue-line 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

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

GRAPESINE NURSERY, LTD.
Print Property Owners Name:

Stephen W. Eisner
Property Owner's Signature GENERAL PARTNER

The State Of TEXAS

County Of TARRANT

Before Me SOPHIA ELENA MILLET on this day personally appeared Stephen Eisner
(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 _____ day of April, A.D. 2023



Sophia Elena Millet
Notary In And For State Of Texas



CU23-07

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.

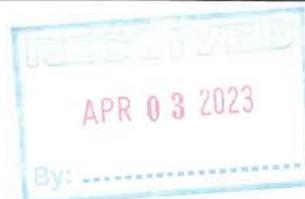
I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant Ruth J. Burkhardt

Date: 4/3/2023

Signature of Owner _____

Date: _____



CU23-07

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 John W. Green GENERAL PARTNER

Date: 04/03/2023



CU23-07

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.

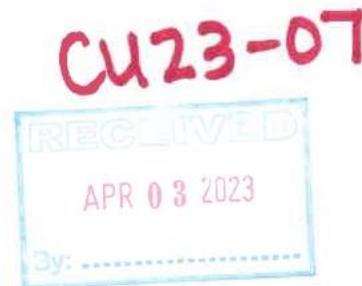
I hereby acknowledge that an illumination plan has been included as a part of this submittal.

Applicant Signature *[Handwritten Signature]*

Date: 4/3/2023

Property Owner Signature _____

Date: _____



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 _____

[Handwritten Signature] GENERAL PARTNER

Date: 04/03/2023

CU23-07



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 3525 William D. Tate Ave., Grapevine, TX 76051

Legal description of subject property Lot 1. Blk F, Bear Run Addition, Cab. 'A', Slide #813

 Christine Turner
Public Works Department

 4.3.2023
Date

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

CU23-07
RECEIVED
APR 03 2023
By:

MOON VALLEY NURSEY
REQUEST FOR CONDITION USE PERMIT

Item #3, Pg. #3

3RD April 2023

Street Address: 3525 William D. Tate Ave.

Legal Description:

Lot 1, Block F
As recorded in Cabinet 'A', Slide # 813,
Tarrant Co., Texas on 9-12-91

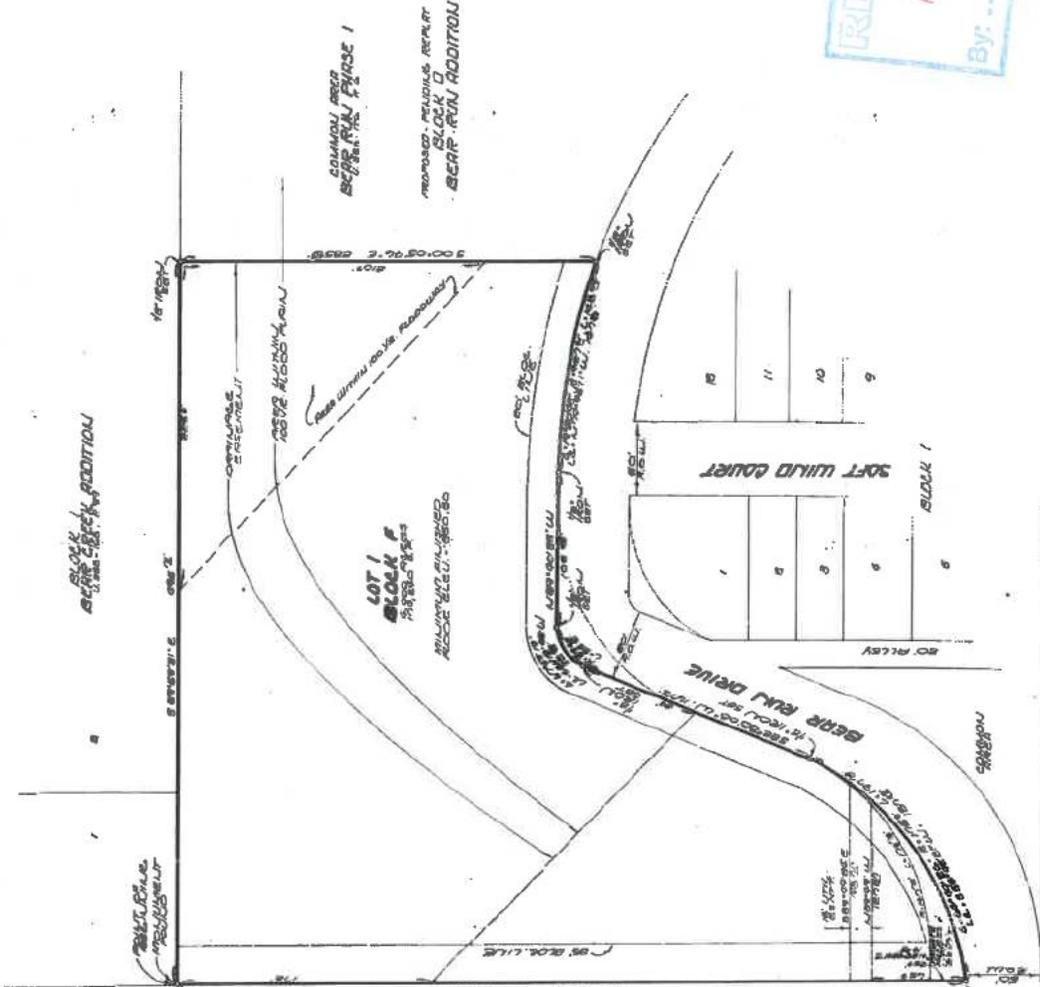
CU23-07



STATE OF TEXAS
COUNTY OF TARRANT

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 consideration therein expressed.

My commission expires _____
Notary Public in and for the State of Texas



RECEIVED
APR 03 2023
By: _____

FILED FOR THE CITY OF CARPENTERS
CITY OF CARPENTERS
TARRANT COUNTY, TEXAS

PLAT NO. 2048 2752

THIS PLAT FILED IN CARPENTERS... DATE 9-11-21

CW23-07



Notary Public
Signature: _____
Notary Seal

STATE HIGHWAY 140, 141
FRONTAGE ROAD
STREET LIGHTS

STREET LIGHTS





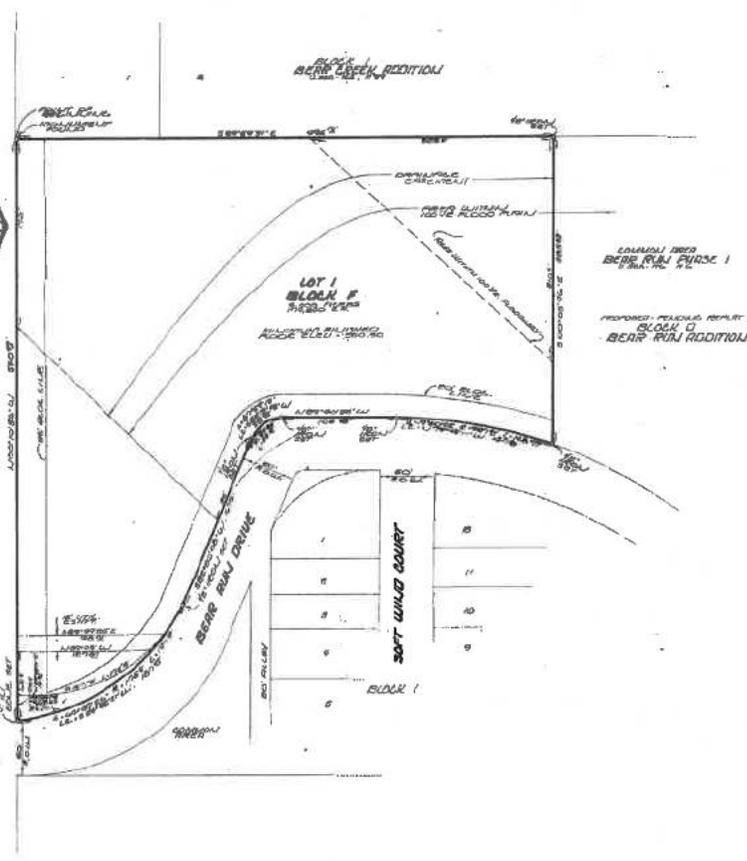
Surveyor's Certificate
I, **David D. Thayer**, Licensed Professional Surveyor, State of Texas, License No. 12345, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed professional surveyor in the State of Texas.

David D. Thayer
Surveyor

David D. Thayer
Surveyor



STATE HIGHWAY 140, 181
ROUTINE ROAD
(Rural - 1/4 Section)



ALL LINES DRAWN AS SHOWN
UNLESS OTHERWISE NOTED
BY THE SURVEYOR'S NOTES
DATE: 12/15/2021

**PLAT PART OF
LOT 1, BLOCK 1
OF THE
BEAR RUN ADDITION
CITY OF CARPENTERS
TARRANT COUNTY, TEXAS**

A PART OF A PORTION OF
SECTION 10, TOWNSHIP 10N, RANGE 12E,
COUNTY 10TH, STATE OF TEXAS
AS SHOWN ON PLAT NO. 12345
FILED IN 1912

ALL RIGHTS TO THE CITY OF CARPENTERS
RESERVED AS TO THAT PART OF THE PLAT
NOT SHOWN THEREON

THIS PLAT FILED IN 1912, A. SLICE #123, DATE 9-12-21

STATE OF TEXAS
COUNTY OF TARRANT

Know all men by these presents that I, **David D. Thayer**, Licensed Professional Surveyor, State of Texas, License No. 12345, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed professional surveyor in the State of Texas.

David D. Thayer
Surveyor

RECEIVED
APR 03 2023
By:

CU23-07

SECTION 47
SITE PLAN APPLICATION

Use the following as a checklist for a complete application submittal:

E. Contents of site plan application, Section 47.E.1.

Form "A" – Conditional Use Application

- ✓ SIGNATURE BLOCK MUST APPEAR ON EACH PAGE OF THE SUBMITTAL AND FINAL REVISIONS. See page 13 for example.
- ✓ TITLE BLOCK MUST APPEAR ON EACH PAGE OF THE SUBMITTAL AND FINAL REVISIONS. See page 13 for example.
- ✓ NUMBER EACH SHEET AS PER EXAMPLE BELOW:
SHEET 1 OF 4; SHEET 2 OF 4; SHEET 3 OF 4; SHEET 4 OF 4, ETC.

- ✓ 1. Applicant's name, address and telephone number, legal interest in the subject property.
- ✓ 2. Owner's name, address and telephone number, if different from applicant, with the owner's signed consent to the filing of the application.
- ✓ 3. Street address and legal description, or metes and bounds, of the property on 8 ½" x 11" sheet of paper.
- ✓ 4. The zoning classification and present use of subject property.
- ✓ 5. A letter or note on the site plan generally describing the proposed use, or uses, for the proposed development.
- ✓ 6. A copy of the final plat, or replat, of approved subdivision by city council showing property boundary lines, dimensions, easements, roadways, rail lines, and public rights-of-way crossing adjacent to the subject property.
- N/A 7. If the property is subject to a master development plan, note in a letter the proposed use substantially conforms to the master development plan.

Form "B" - Site Plan Requirements

- ✓ 1. All site plans submitted in conjunction with a Conditional Use, Section 48; or a Special Use, Section 49; shall be drawn and sealed by a registered surveyor, registered architect, or registered engineer.
- ✓ 2. The site plan shall include the name of the site plan, submittal date, case number (s), scale, north point, name of person preparing the site plan (north shall be at the top of

APR 03 2023

the page on all drawings), consecutive sheet numbers and vicinity map. The case name, number and consecutive sheet numbers (ex. sheet 1 of 2) should be placed in the lower right corner.

3. Location of existing boundary lines and dimensions of the tract. These must match the survey or the approved plat.
4. Any proposed grading, or regrading, of the subject property; any significant natural, topographical, or physical features of the property, including, at least, existing soil conditions, water courses, marshes, trees in excess of four (4) inches in diameter, rock outcroppings and existing contours in excess of two (2) feet in one hundred (100) feet.
5. Locate center line of existing water courses, drainage features, floodway and drainage easements.
6. Map(s) showing the location, dimension, use and arrangement of all proposed building. Note computations in a chart form showing the amount required and provided: height in stories and feet, total building area, total lot area, floor area ratio, total impervious area, total open space (landscaped area), total building and paved areas, number and size of dwelling units, number of bedrooms in residential uses, and building separations.
7. Minimum yard and buffer dimensions, and where relevant, relation of yard dimensions to the height of any building or structure.
8. Location, dimensions and number of all vehicular and pedestrian circulation elements, including streets, roadways, driveways, entrances, curb radii, curb cuts, driving lanes, parking stalls, loading spaces and access aisles; sidewalks, walkways and pathways, including type of surface material, slope and gradient of vehicular elements; total lot coverage of all circulation elements, divided between vehicular and pedestrian ways.
9. Location and size of existing and proposed street, right-of-way, and alleys with location of all street medians and intersections adjacent to the area of request.
10. Copy of permit to construct access driveway facilities on highway right-of-way issued by the Texas State Department of Highways and Public Transportation.
11. Note location and size of existing and proposed water and sewer public utilities on and adjacent to, the site; and fire hydrant locations.
12. All existing and proposed surface, and subsurface, drainage facilities; including culverts, drains, and detention ponds, showing size and dimensions of flow.
13. Location, size and arrangement of all outdoor signs (pole signs, wall signs, and ground signs); the location and intensity of all outdoor lighting, and exterior lighting.

- ✓ 14. Location and height of fences, or screen plantings, and the type or kind of building materials or plantings to be used for fencing or screening.
- ✓ 15. Final architectural elevations of proposed structures with the type or kind of building materials used. Note the calculation of the percentage of the masonry of the entire structure. Masonry calculations include the total exterior walls, excluding doors and windows.
- ✓ 16. Note the location, designation and total area of all usable open space (landscaped areas).
- ✓ 17. A detailed landscaping plan meeting the provisions of section 53 of this ordinance.
- N/A 18. Note all the requirements of the grapevine soil erosion control ordinance shall be met during the period of construction.
- ✓ 19. In the case of any use requiring a conditional use permit, any information necessary to demonstrate compliance with all conditions imposed on the proposed conditional use permit by this ordinance.
20. Any other information that may be required by the director of planning services to determine that the application follows the codes and ordinances of the city.
- ✓ 21. Parking for disabled persons should be designated according to Chapter 23, Section 23.64 through 23.69 of the Code of Ordinances.
- ✓ 22. Designate all refuse storage areas according to section 50.b.3. **All users are required to show the location and screening of a dumpster whether it is used or not.**
- N/A 23. A letter from the public works department accepting all subdivision improvements (i.e. drainage, sewage, utilities and street improvements).
- N/A 24. If the site plan application is in conjunction with a conditional use for on-premise or off-premise consumption of alcoholic beverages, the following statements must appear on the site plan and floor plan.
- A. In the case of off-premise beer & wine sales
1. Conditional use request for the sale, storage and off-premise consumption of alcoholic beverages (beer and/or wine only).
 2. The entire site is the premise.
- B. In the case of on-premise beer, wine and mixed drink sales

1. Conditional use request for the sale, storage, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages).
2. The entire site is the premise

- N/A 25. Note in the case of on-premise and off-premise alcoholic beverage sales indicate on the floor plan the storage and sale areas.
- ✓ 26. Include an internal traffic circulation plan on the site plan.
- ✓ 27. Note that all on-site electrical conductors associated with new construction shall be located underground.
28. Illumination plan including site photometric (including illuminated signs) and all fixture details. Place a note on plans:

"Illuminated signage was included in the determination of the illumination levels"
29. After comments are received - final documents shall contain 11x17 color renderings of the landscape plan and elevations for presentation purposes only. A powerpoint presentation may be submitted on CD, please make sure all drawings are no larger than 3-5MB per image prior to providing to the City of Grapevine.
- ✓ 30. All turning radii - 35 feet minimum per Grapevine Fire Department.
- N/A 31. Please note the location of all outdoor speakers. (all outdoor speakers shall face away from any contiguous residential zoning districts)
- ✓ 32. North shall face up on all pages.
- N/A 33. Restaurant parking, please use the following to determine occupancy load:

1 person per 15 square feet of seating area
1 person per 7 square feet of waiting area
1 person per 200 square feet of kitchen area
1 person per 100 square feet of office area

Please be aware that separate documents must be filed with Engineering (817) 410-3136 and Building Inspections (817) 410-3165 prior to receiving a building permit.

ORDINANCE NO. 2023-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU23-07 TO ALLOW OUTDOOR DISPLAY AND SALES OF LARGE, BOXED TREES AND SHRUBS FOR BLOCK F, LOT 1, BEAR RUN (3525 WILLIAM D. TATE AVENUE) IN A DISTRICT ZONED "CC", COMMUNITY 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); 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 CU23-07 to allow outdoor display and sales of large, boxed trees and shrubs in a district zoned "CC", Community Commercial District within the following described property: Block F, Lot 1, Bear Run (3525 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. 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 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. 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 this the 16th day of May, 2023.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR BUILDING PERMIT PURPOSES
 JOHN LEVITT, P.E.
 TX P.E. NO. 47714
 DATE: 4/03/2023

ISSUES / REVISIONS	DATE	NO.	DESCRIPTION	BY



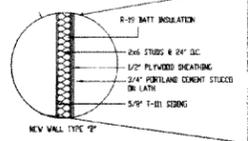
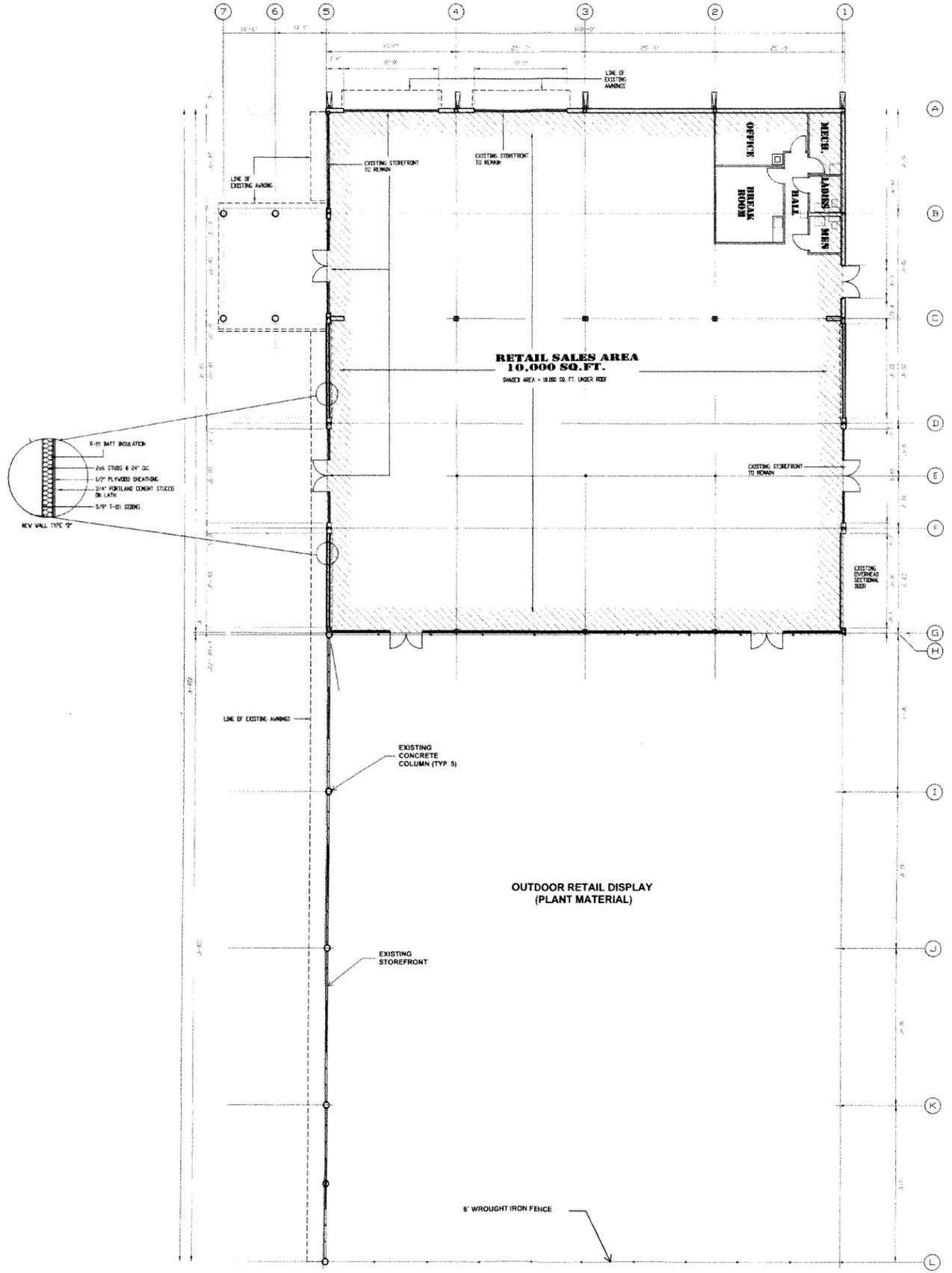
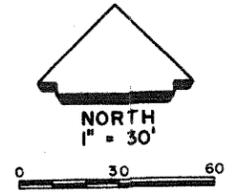
BUILDING RETAIL PLAN
FOR MOON VALLEY NURSERY LOT 1, BLOCK F, BEAR RUN ADDITION
 Ab. No. 234, G.M. Bell Survey
 City Of Grapevine, Tarrant County, Texas
 4.0 Ac.
 Zoned: "CC" Community Commercial District
 Date Of Preparation: April 3, 2023

PROJECT NO.
2023-0057

1141 West Mickelthwait Lane,
 Suite 310W,
 Dallas, TX 75247
 Phone: 972.261.1107
 www.ardurra.com
 Ardurra Group, Inc.
 Engineering License #110653
 Exp. August 31, 2023



DRAWING NO.
2 OF 6
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 JOB NO. 2023-0057



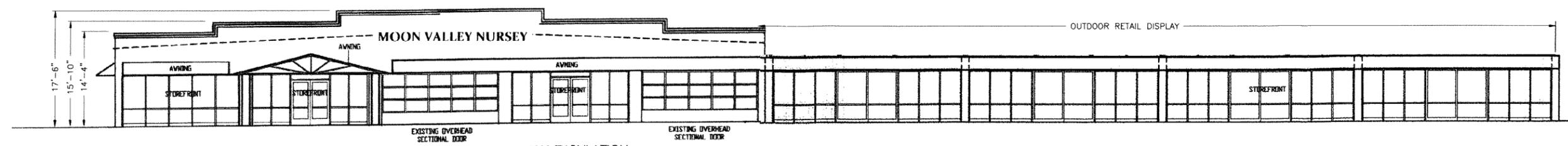
SITE PLAN/LANDSCAPE PLAN/PHOTOMETRIC PLAN/FACADE PLAN
 for
MOON VALLEY NURSERY
 Lot 1, Block F, Bear Run Addition
 AB. NO. 234 - G.M. Bell
 City of Grapevine, Tarrant County, Texas
 4.0 AC/174,240 SF
 Zone: "CC" Community Commercial District
 Date of Preparation: April 21, 2023

CASE NAME: Moon Valley Nursery
 CASE NUMBER: CU23-07
 LOCATION: 3525 William D. Tate Avenue
 MAYOR _____ SECRETARY _____
 DATE _____
 PLANNING AND ZONING COMMISSION

 CHAIRMAN

DATE _____
 SHEET **2** OF **6**
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 PLANNING SERVICES DEPARTMENT

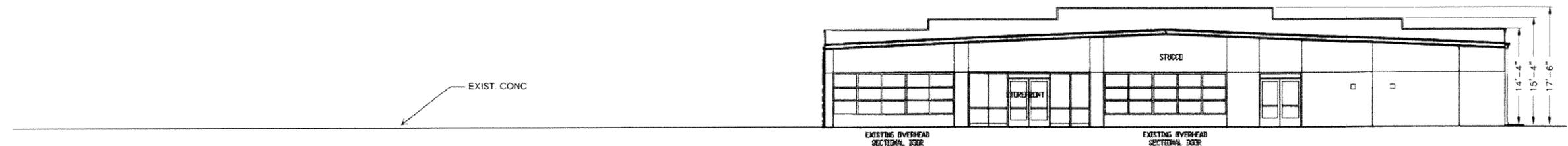
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION BIDDING OR BUILDING PERMIT PURPOSES.
 JOHN LEVITT, P.E.
 TX P.E. NO. 47714
 DATE: 4/03/2023



WALL TABULATION:

TOTAL WALL AREA:	1594 SF	100.00%
STUCCO:	874 SF	54.83%
WINDOWS/DOORS:	720 SF	45.17%

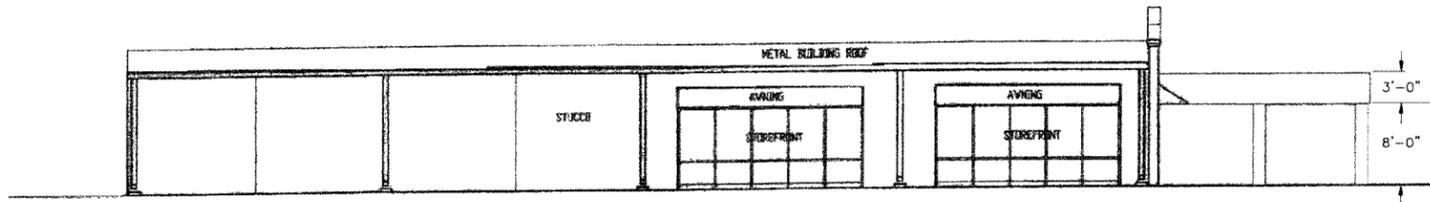
1 PROPOSED WEST ELEVATION
 1/8"



WALL TABULATION:

TOTAL WALL AREA:	1322 SF	100.00%
STUCCO:	839 SF	63.46%
WINDOWS/DOORS:	483 SF	36.54%

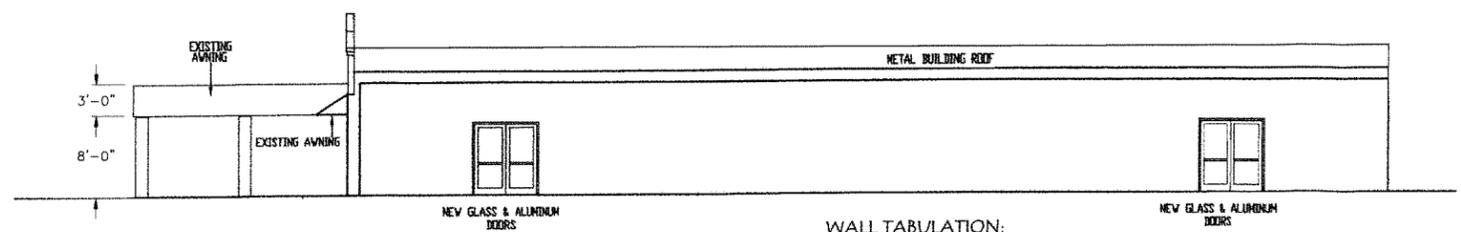
2 PROPOSED EAST ELEVATION
 1/8"



WALL TABULATION:

TOTAL WALL AREA:	1215 SF	100.00%
STUCCO:	927 SF	76.30%
WINDOWS:	288 SF	23.70%

3 PROPOSED NORTH ELEVATION
 1/8"



WALL TABULATION:

TOTAL WALL AREA:	1208 SF	100.00%
WOOD SIDING:	1118 SF	92.55%
DOORS:	90 SF	7.45%

4 PROPOSED SOUTH ELEVATION
 1/8"

PROPOSED:
 TOTAL WALL TABULATION:

TOTAL WALL AREA:	5339 SF
STUCCO:	4131 SF 77.37%
WOOD SIDING:	1208 SF 22.63%

SITE PLAN/LANDSCAPE PLAN/PHOTOMETRIC PLAN/FACADE PLAN
 for
MOON VALLEY NURSEY
 Lot 1, Block F, Bear Run Addition
 AB. NO. 234 - G.M. Bell
 City of Grapevine, Tarrant County, Texas
 4.0 AC/174,240 SF
 Zone: "CC" Community Commercial District
 Date of Preparation: April 21, 2023

CASE NAME: Moon Valley Nursery
 CASE NUMBER: CU23-07
 LOCATION: 3525 William D. Tate Avenue

MAYOR _____ SECRETARY _____
 DATE: _____

PLANNING AND ZONING COMMISSION

 CHAIRMAN

DATE: _____
 SHEET **2** OF **6**

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
 PLANNING SERVICES DEPARTMENT

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION	BY



BUILDING ELEVATIONS
 FOR MOON VALLEY NURSEY LOT 1, BLOCK F, BEAR RUN ADDITION
 Ab. No. 234, G.M. Bell Survey
 City of Grapevine, Tarrant County, Texas
 4.0 AC
 Zoned: "CC" Community Commercial District
 Date Of Preparation: April 3, 2023

PROJECT NO.
 2023-0057

1341 West Mockingbird Lane,
 Suite 310W
 Dallas, TX 75247
 Phone: 972.261.0007
 www.Ardurra.com
 Ardurra Group, Inc.
 Professional License #110653
 Exp. August 31, 2023

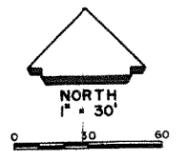
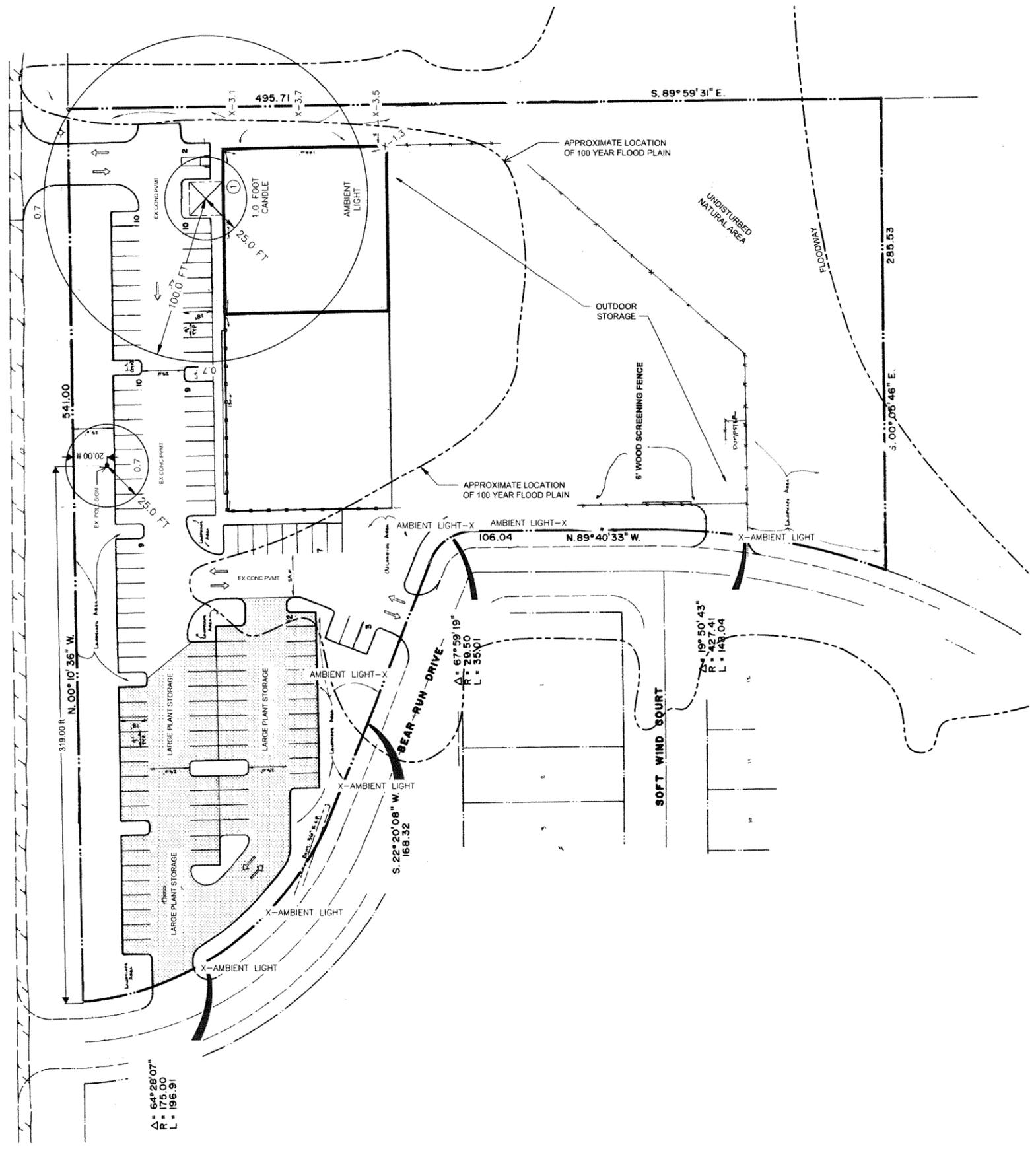


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3 OF 6

DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 JOB NO.: 2023-0057

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S. H. 121



NOTES:

- THE U-HAUL FACILITY TO THE NORTH HAS TALL PARKING LOT LIGHTING THAT ENCLOSES OVER TO THE PROPOSED MOON VALLEY NURSERY SITE. THE NUMBERS (X - X') SHOWN ON THE PROPERTY LINE ARE IN FOOT-CANDLES.
- THE EXISTING CANOPY AT THE MAIN ENTRANCE ON THE WEST SIDE OF THE BUILDING HAS A SINGLE LIGHT UNDER THE CANOPY WITH A LIGHT LEVEL OF 1 FOOT-CANDLE AT 25 FT FROM THE SOURCE.
- THE OTHER LIGHT SOURCE IS THE EXISTING POLE SIGN ON THE WEST EDGE OF THE FRONT PARKING LOT WITH A LIGHT RATING OF 0.7 FOOT-CANDLE AT 25 FT FROM THE SOURCE.
- THERE ARE NO EXISTING OR PROPOSED LIGHTING FOR THE PARKING AREAS.
- AMBIENT LIGHT, THE NATURAL LIGHTING WITHOUT ANY LIGHT FIXTURES ENERGIZED, AT THE TIME OF THE STUDY WAS 0.7 FOOT-CANDLES.

SITE PLAN/LANDSCAPE PLAN/PHOTOMETRIC PLAN/FACADE PLAN
for
MOON VALLEY NURSERY
Lot 1, Block F, Bear Run Addition
AB. NO. 234 - G.M. Bell
City of Grapevine, Tarrant County, Texas
4.0 AC/174,240 SF
Zone: "CC" Community Commercial District
Date of Preparation: April 21, 2023

CASE NAME: Moon Valley Nursery
CASE NUMBER: CU23-07
LOCATION: 3525 William D. Tate Avenue

DATE: _____ MAYOR _____ SECRETARY _____
PLANNING AND ZONING COMMISSION
DATE: _____ CHAIRMAN _____
SHEET 4 OF 6

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR BUILDING PERMIT PURPOSES.
JOHN LEVITT, P.E.
TX P.E. NO. 47714
DATE: 4/03/2023

ISSUES / REVISIONS	DATE	NO.	DESCRIPTION	BY



ILLUMINATION PLAN
FOR MOON VALLEY NURSERY LOT 1, BLOCK F, BEAR RUN ADDITION
Ab. No. 234 - G.M. Bell Survey
City of Grapevine, Tarrant County, Texas
Zone: "CC" Community Commercial District
Date of Preparation: April 3, 2023

PROJECT NO. 2023-0057

1341 West Windingfield Lane,
Suite 310W,
Dallas, TX 75247
www.ardurra.com
Arduorra Group, Inc.
Professional License #10053
Exp. August 31, 2023



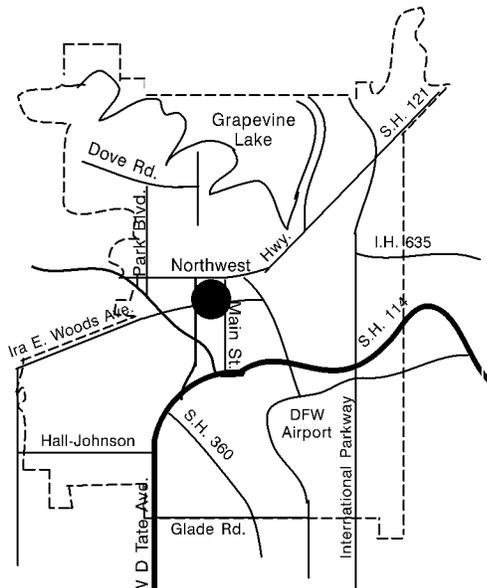
DRAWING NO.
4 OF 6
DRAWN BY _____
CHECKED BY _____
APPROVED BY _____
JOB NO. 2023-0057

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: MAY 16, 2023

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU23-08, VINE ACADEMY



APPLICANT: Vine Academy

PROPERTY LOCATION AND SIZE:

The subject property is located at 417 West Wall Street and is proposed to be platted as Block 1, Lot 2, Wright Addition. The site contains 0.938 acre and has approximately 210.86 feet of frontage along West Wall Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow a private school of educational type to operate within the former Mt. Horum Baptist Church located at 417 West Wall Street.

The applicant is requesting to operate a private or non-profit institution of an educational type within the former church property, which is currently operated as an office building. The small school will accommodate 20 to 25 students and two teachers (guides) within the existing 2,519 square foot building. The hours of operation would be 8:30 a.m. to 3:00 p.m., Monday through Friday with no afterschool programs or services.

If approved, this will be the first reading of an ordinance given the subject site requires approval of a special exception to allow vehicle parking within the required front yard adjacent to the north property line as a result of a 4,888 square foot right-of-way dedication and to allow exceptions to Section 53, *Landscaping Regulations*. These items will be

heard before the Board of Zoning Adjustment at their June 5, 2023 meeting. If approved by the Board, the second reading will take place at Council's June 20, 2023 meeting.
PRESENT ZONING AND USE:

The property is currently zoned "CN", Neighborhood Commercial District. The subject site is developed as a free-standing commercial building.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding areas were rezoned in the 1984 City-wide Rezoning, from an "R-2", Two Family District to the "CN", Neighborhood Commercial District.

- Mount Horum Church was established in 1907 and moved to subject site in 1953.
- On June 28, 2006, HL06-04 (Ord. 2007-12) was a request withdrawn from the Historic Preservation Commission to designate Mount Horum Church at 417 West Wall Street as a Historic Landmark Designation.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "HC", Highway Commercial District – Je'Cy Beauty Salon, Orosco's Tailors, and Regional Storage & Lock

SOUTH: "GU", Governmental Use District and "R-7.5", Single-Family District – Grapevine Housing Authority and parking lot used for Wright Construction.

EAST: "PO", Professional Office District – Grapevine Birthing Center and Computer Staff, Inc.

WEST: "LI", Light Industrial District – Wright Construction Co, Inc.

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:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial Low Intensity (LC) future land use. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine Thoroughfare Plan designates West Wall Street as a Type E,

Collector with a minimum 65-foot right-of-way developed as two lanes with 11-foot travel lane width.

/ng

OAK
6944

17220

CG ITEM #0, 33
PART #1, 16
4023

1C 2A

HC

3

4

STARR PL

14A1

14A1

GU

SUBJECT
PROPERTY

W WALL ST

13E

CN

13

13C

SATHRE 1
ADDN
37495
1R

13D

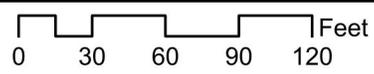
LI

R-7.5

10

2

CITY OF
GRAPEVINE
16060



CU23-08; Vine Academy
417 West Wall Street

Date Prepared: 4/21/2023

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/SITE PLAN APPLICATION

APPLICATION REVIEW REQUIREMENTS

- Meet with development services staff to review application requirements for your specific development.
- Form "A" application with **original** / notarized signatures of owner and applicant.
- Form "B" application with **original** / notarized signatures of owner and applicant.
- Filing fee - \$500.00 for first acre +\$25.00 for each additional acre or portion thereof (round up).
- Address and / or legal description (lot, block & subdivision) of property on 8 1/2" x 11".
- Signature of both owner and applicant on acknowledgement form (page 8).
- Verification with the City of Grapevine's Public Works / Engineering Department regarding platting information. Have the attached verification statement signed by public works (page 9).
- Four (4) 24" x 36" blackline prints of complete site plan submittal individually folded by the applicant to 9" x 12"** (include grading, drainage, elevations, landscape, etc.) Scale of no less than 1" = 50'.
- Three (3) 24" x 36" copies of the site plan only individually folded by the applicant to 9" x 12"**
- Submit a letter describing the proposed conditional use and note the request on the site plan document, describe or show on the site plan, and special requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users), 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.
- A **flash drive** with all files in PDF format at time of submittal.

APPLICATIONS MUST BE COMPLETE AND MEET ALL
GRAPEVINE ORDINANCE REQUIREMENTS BEFORE A CONDITIONAL USE
REQUEST CAN BE SET FOR A PUBLIC HEARING

Direct questions to Planning Services at (817) 410-3155
www.grapevinetexas.gov

Delivery Address
Planning Services
200 S. Main Street
Grapevine, TX 76051



CU23-08



CITY OF GRAPEVINE CONDITIONAL USE APPLICATION Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact
Ridinger Associates, Inc. / Jason R. Kilpatrick, P. E.

Street address of applicant / agent:
550 S. Edmonds Lane, Suite 101

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

Telephone number of applicant / agent:
972-353-8000

Fax number of applicant/agent

Email address of applicant/agent

Mobile phone number of applicant/agent

PART 2. PROPERTY INFORMATION

Street address of subject property
417 W. Wall St.

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

Lot **2** Block **1** Addition **WRIGHT ADDITION**

Size of subject property
0.982 Acres **42,767** Square footage

Present zoning classification: **CN - Neighborhood Commercial**

Proposed use of the property: **Private School**

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

Minimum / maximum district size for conditional use request: **12 acres maximum**

Zoning ordinance provision requiring a conditional use: **24.C.15**

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
Balla C. Wright

Street address of property owner:
601 W. Wall St.

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

Telephone number of property owner: **817-481-2594**

Fax number of property owner:

CU23-0B



- 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

Jason R. Kilpatrick, P. E .

Jason R. Kilpatrick
Applicant's Signature:

Print Applicant's Name:

The State of Texas

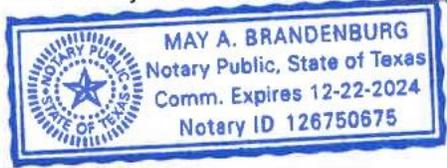
County Of Denton

Before Me May Brandenburg
(notary)

on this day personally appeared Jason Kilpatrick
(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 31 day of March, A.D. 2023.



May A. Brandenburg
Notary In And For State Of Texas

Balla C. Wright

Balla C. Wright
Property Owner's Signature:

Print Property Owners Name:

The State Of Texas

County Of Tarrant

Before Me Deb Donaldson
(notary)

on this day personally appeared Balla C. Wright
(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 29th day of March, A.D. 2023.



Deb Donaldson
Notary In And For State Of Texas



U23-08



CITY OF GRAPEVINE

SITE PLAN APPLICATION

Form "B"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact Ridinger Associates, Inc. / Jason R. Kilpatrick, P.E.	
Street address of applicant / agent: 550 S. Edmonds Lane, Suite 101	
City / State / Zip Code of applicant / agent: Lewisville, TX 75067	
Telephone number of applicant / agent: 972-353-8000	Fax number of applicant / agent:
Email address of applicant/agent [REDACTED]	Mobile phone number of applicant/agent
Applicant's interest in subject property: Civil Engineer	

PART 2. PROPERTY INFORMATION

Street address of subject property 417 W. Wall St.		
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)		
Lot 2	Block 1	Addition WRIGHT ADDITION
Size of subject property 0.982 Acres		42,767 Square footage
Present zoning classification: CN-Neighborhood Commercial	Proposed use of the property: Private School	
Give a general description of the proposed use or uses for the proposed development: Proposed New Private School		
Zoning ordinance provision requiring a conditional use: 24.C.15		

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner: Balla C. Wright	
Street address of property owner: 601 W. Wall St.	
City / State / Zip Code of property owner: Grapevine, TX 75061	
Telephone number of property owner: 817-481-2594	Fax number of property owner:

C423-08



- 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 blue/line 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

Jason R. Kilpatrick

Print Applicant's Name:

Jason Kilpatrick
Applicant's Signature:

The State Of Texas

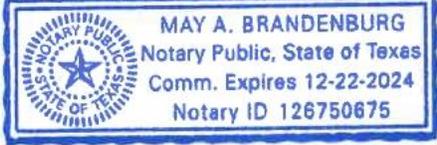
County Of Denton

Before Me Maya Brandenburg
(notary)

on this day personally appeared Jason Kilpatrick
(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 31 day of March, A.D. 2023



Maya Brandenburg
Notary In And For State Of Texas

Balla C. Wright

Print Property Owners Name:

Balla C. Wright
Property Owner's Signature

The State Of Texas

County Of Tarrant

Before Me Deb Donaldson
(notary)

on this day personally appeared Balla C. Wright
(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 29th day of March, A.D. 2023



Deb Donaldson
Notary In And For State Of Texas

CU 23-08



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: 3/31/2023

Signature of Owner Bella C. Wright

Date: 3-27-23



CU23-08

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.

Per Conversation with Planning, Illumination Plan is not needed for existing site.

Applicant Signature *[Signature]*

Date: *3/31/23*

Property Owner Signature *Bacca C. Wright*

Date: *3-27-23*

C423-08



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 417 W. Wall St.

Legal description of subject property Lot 13E, Block 13, Original Town of Grapevine

Cristin Palmer 4.3.2023
Public Works Department Date

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

C423-08





April 3, 2023

Attn: Mr. Albert L. Triplett Jr., Planner II
City of Grapevine
200 W. Main St.
Grapevine, Texas 76051

**Re : Conditional Use Application
Vine Academy
417 W. Wall Street**

Dear Mr. Triplett,

Ridinger Associates is requesting a Conditional Use at 417 W. Wall Street. The property was previously developed with a 2,519 square foot building and infrastructure as the Mt. Horuhm Baptist Church in the Old Town of Grapevine.

Zoning for this site is C-N – Neighborhood Commercial District. Per Ordinance Section 24.C.15, a private school requires a Conditional Use Application with Council approval to operate in the Neighborhood Commercial District.

The purpose of this request is to allow Vine Academy, a small private school, to operate at this location.

With the property being previously developed under past ordinances, a Board of Zoning Adjustment Applications is also being made to allow for a reduction in Front Yard Setback based on the necessary Right-of-way dedication for Wall Street.

We appreciate your consideration of these applications.

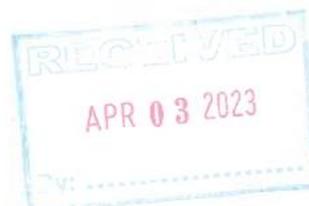
Thank you,

Ridinger Associates, Inc.

A handwritten signature in blue ink, appearing to read 'J. Kilpatrick', is written over a faint, illegible stamp.

Jason R. Kilpatrick, P.E.

CU23-08



Vine Academy
Address: 417 W. Wall St.
Grapevine, TX 76051
Legal Description: Lot 2, Block 1, Wright Addition

BEING all that certain 0.982 acre tract of land situated in the William Dooley Survey, Abstract No. 422, City of Grapevine, Tarrant County, Texas, and being out of Block 13, Original Town of Grapevine, Tarrant County, Texas, according to plat recorded in Volume 309, Page 71, Deed Records, Tarrant County, Texas, and being all that certain tract of land conveyed to Balla C. Wright, by Special Warranty Deed recorded in Instrument Number D219013461, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1 inch steel rod found in asphalt pavement for the southeast corner of a 25 foot right-of-way dedication per plat recorded in Cabinet A, Slide 5253, Tarrant County, Texas, same being in the centerline of Scribner Street (a variable width right-of-way), same being the common Abstract Survey corner for William Dooley Survey, Abstract No. 422, A. Foster Survey, Abstract No. 518, A. F. Leonard Survey, Abstract No. 946, and the Thomas Mahan Survey, Abstract No. 1050, same being in the intersection with Wall Street (a variable width right-of-way);

THENCE South 00 deg. 36 min. 58 sec. East, through the interior of said Wall Street and along the common Abstract Survey line of William Dooley Survey, Abstract No. 422 and A. Foster Survey, Abstract No. 518, passing the northeast corner of Lot 1, Block 1, Wright Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D222026317, Official Public Records, Tarrant County, Texas, and continuing along the common line of said Wall Street and said Lot 1, and said Abstract Survey line, a total distance of 91.83 feet to the northwest corner of aforesaid Wright tract, same being the POINT OF BEGINNING;

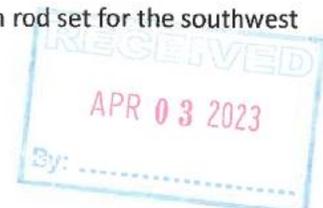
THENCE North 89 deg. 24 min. 48 sec. East, along the common line of said Wright tract and said Wall Street, and through said Wall Street, a distance of 224.00 feet to a 1/2 inch iron rod set with red cap stamped "PIESER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the northeast corner of said Wright tract, said point being South 89 deg. 25 min. 56 sec. West, 15.5 feet from the north west corner of Lot 1R, Block 1, Sathre Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 7155, Plat Records, Tarrant County, Texas;

THENCE South 00 deg. 35 min. 41 sec. East, continuing along the east line of said Wright tract a distance of 191.34 feet to a 1/2 inch iron rod found for the southeast corner of said Wright tract, same being the most easterly northeast corner of aforesaid Lot 1;

THENCE along the common line of said Wright tract and said Lot 1 as follows:

South 89 deg. 36 min. 37 sec. West, a distance of 223.93 feet to a 1/2 inch iron rod set for the southwest corner of said Wright tract, same being an internal corner of said Lot 1;

CM23-08



North 00 deg. 36 min. 58 sec. West, a distance of 190.57 feet to the POINT OF BEGINNING and containing 42,767 square feet or 0.982 acre of computed land, more or less.



CU23-0B

SECTION 47
SITE PLAN APPLICATION

Use the following as a checklist for a complete application submittal:

E. Contents of site plan application, Section 47.E.1.

Form "A" – Conditional Use Application

SIGNATURE BLOCK MUST APPEAR ON EACH PAGE OF THE SUBMITTAL AND FINAL REVISIONS. See page 13 for example.

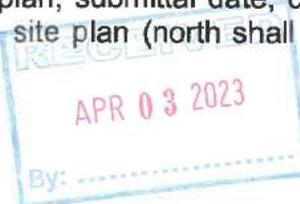
TITLE BLOCK MUST APPEAR ON EACH PAGE OF THE SUBMITTAL AND FINAL REVISIONS. See page 13 for example.

NUMBER EACH SHEET AS PER EXAMPLE BELOW:
SHEET 1 OF 4; SHEET 2 OF 4; SHEET 3 OF 4; SHEET 4 OF 4, ETC.

1. Applicant's name, address and telephone number, legal interest in the subject property.
2. Owner's name, address and telephone number, if different from applicant, with the owner's signed consent to the filing of the application.
3. Street address and legal description, or metes and bounds, of the property on 8 1/2" x 11" sheet of paper.
4. The zoning classification and present use of subject property.
5. A letter or note on the site plan generally describing the proposed use, or uses, for the proposed development.
6. A copy of the final plat, or replat, of approved subdivision by city council showing property boundary lines, dimensions, easements, roadways, rail lines, and public rights-of-way crossing adjacent to the subject property.
- N/A 7. If the property is subject to a master development plan, note in a letter the proposed use substantially conforms to the master development plan.

Form "B" - Site Plan Requirements

1. All site plans submitted in conjunction with a Conditional Use, Section 48; or a Special Use, Section 49; shall be drawn and sealed by a registered surveyor, registered architect, or registered engineer.
2. The site plan shall include the name of the site plan, submittal date, case number (s), scale, north point, name of person preparing the site plan (north shall be at the top of



the page on all drawings), consecutive sheet numbers and vicinity map. The case name, number and consecutive sheet numbers (ex. sheet 1 of 2) should be placed in the lower right corner.

3. Location of existing boundary lines and dimensions of the tract. These must match the survey or the approved plat.
4. Any proposed grading, or regrading, of the subject property; any significant natural, topographical, or physical features of the property, including, at least, existing soil conditions, water courses, marshes, trees in excess of four (4) inches in diameter, rock outcroppings and existing contours in excess of two (2) feet in one hundred (100) feet.
- N/A 5. Locate center line of existing water courses, drainage features, floodway and drainage easements.
6. Map(s) showing the location, dimension, use and arrangement of all proposed building. Note computations in a chart form showing the amount required and provided: height in stories and feet, total building area, total lot area, floor area ratio, total impervious area, total open space (landscaped area), total building and paved areas, number and size of dwelling units, number of bedrooms in residential uses, and building separations.
7. Minimum yard and buffer dimensions, and where relevant, relation of yard dimensions to the height of any building or structure.
8. Location, dimensions and number of all vehicular and pedestrian circulation elements, including streets, roadways, driveways, entrances, curb radii, curb cuts, driving lanes, parking stalls, loading spaces and access aisles; sidewalks, walkways and pathways, including type of surface material, slope and gradient of vehicular elements; total lot coverage of all circulation elements, divided between vehicular and pedestrian ways.
9. Location and size of existing and proposed street, right-of-way, and alleys with location of all street medians and intersections adjacent to the area of request.
- N/A 10. Copy of permit to construct access driveway facilities on highway right-of-way issued by the Texas State Department of Highways and Public Transportation.
11. Note location and size of existing and proposed water and sewer public utilities on and adjacent to, the site; and fire hydrant locations.
- N/A 12. All existing and proposed surface, and subsurface, drainage facilities; including culverts, drains, and detention ponds, showing size and dimensions of flow.
- N/A 13. Location, size and arrangement of all outdoor signs (pole signs, wall signs, and ground signs); the location and intensity of all outdoor lighting, and exterior lighting.



14. Location and height of fences, or screen plantings, and the type or kind of building materials or plantings to be used for fencing or screening.
15. Final architectural elevations of proposed structures with the type or kind of building materials used. Note the calculation of the percentage of the masonry of the entire structure. Masonry calculations include the total exterior walls, excluding doors and windows.
16. Note the location, designation and total area of all usable open space (landscaped areas).
17. A detailed landscaping plan meeting the provisions of section 53 of this ordinance.
18. Note all the requirements of the grapevine soil erosion control ordinance shall be met during the period of construction.
19. In the case of any use requiring a conditional use permit, any information necessary to demonstrate compliance with all conditions imposed on the proposed conditional use permit by this ordinance.
20. Any other information that may be required by the director of planning services to determine that the application follows the codes and ordinances of the city.
21. Parking for disabled persons should be designated according to Chapter 23, Section 23.64 through 23.69 of the Code of Ordinances.
22. Designate all refuse storage areas according to section 50.b.3. **All users are required to show the location and screening of a dumpster whether it is used or not.**
23. A letter from the public works department accepting all subdivision improvements (i.e. drainage, sewage, utilities and street improvements).
24. If the site plan application is in conjunction with a conditional use for on-premise or off-premise consumption of alcoholic beverages, the following statements must appear on the site plan and floor plan.
- A. In the case of off-premise beer & wine sales
1. Conditional use request for the sale, storage and off-premise consumption of alcoholic beverages (beer and/or wine only).
 2. The entire site is the premise.
- B. In the case of on-premise beer, wine and mixed drink sales



1. Conditional use request for the sale, storage, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages).
2. The entire site is the premise

N/A 25. Note in the case of on-premise and off-premise alcoholic beverage sales indicate on the floor plan the storage and sale areas.

✓ 26. Include an internal traffic circulation plan on the site plan.

N/A 27. Note that all on-site electrical conductors associated with new construction shall be located underground.

N/A 28. Illumination plan including site photometric (including illuminated signs) and all fixture details. Place a note on plans:

"Illuminated signage was included in the determination of the illumination levels"

✓ 29. After comments are received - final documents shall contain 11x17 color renderings of the landscape plan and elevations for presentation purposes only. A powerpoint presentation may be submitted on CD, please make sure all drawings are no larger than 3-5MB per image prior to providing to the City of Grapevine.

✓ 30. All turning radii - 35 feet minimum per Grapevine Fire Department.

N/A 31. Please note the location of all outdoor speakers. (all outdoor speakers shall face away from any contiguous residential zoning districts)

✓ 32. North shall face up on all pages.

N/A 33. Restaurant parking, please use the following to determine occupancy load:

- 1 person per 15 square feet of seating area
- 1 person per 7 square feet of waiting area
- 1 person per 200 square feet of kitchen area
- 1 person per 100 square feet of office area

Please be aware that separate documents must be filed with Engineering (817) 410-3136 and Building Inspections (817) 410-3165 prior to receiving a building permit.



ORDINANCE NO. 2023-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU23-08 TO ALLOW A PRIVATE SCHOOL OF EDUCATIONAL TYPE, FOR BLOCK 1, LOT 2, WRIGHT ADDITION (417 WEST WALL STREET) IN A DISTRICT ZONED "CN", NEIGHBORHOOD 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); 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 CU23-08 to allow for a private school of educational type in a district zoned "CN", Neighborhood Commercial District within the following described property: Block 1, Lot 2, Wright Addition (417 West Wall 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. 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 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. 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.

FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of May, 2023.

SECOND READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the _____ day of _____, 2023.

APPROVED:

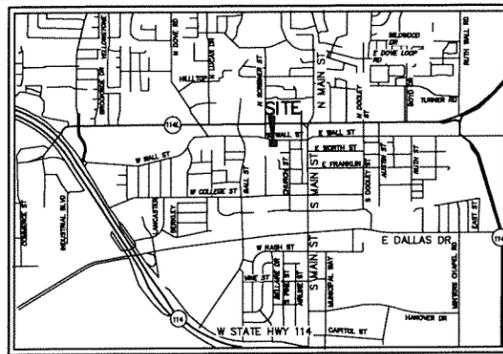
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



VICINITY MAP
NOT TO SCALE

NOTES:

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITH SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
8. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

NOTES: (CONTINUED)

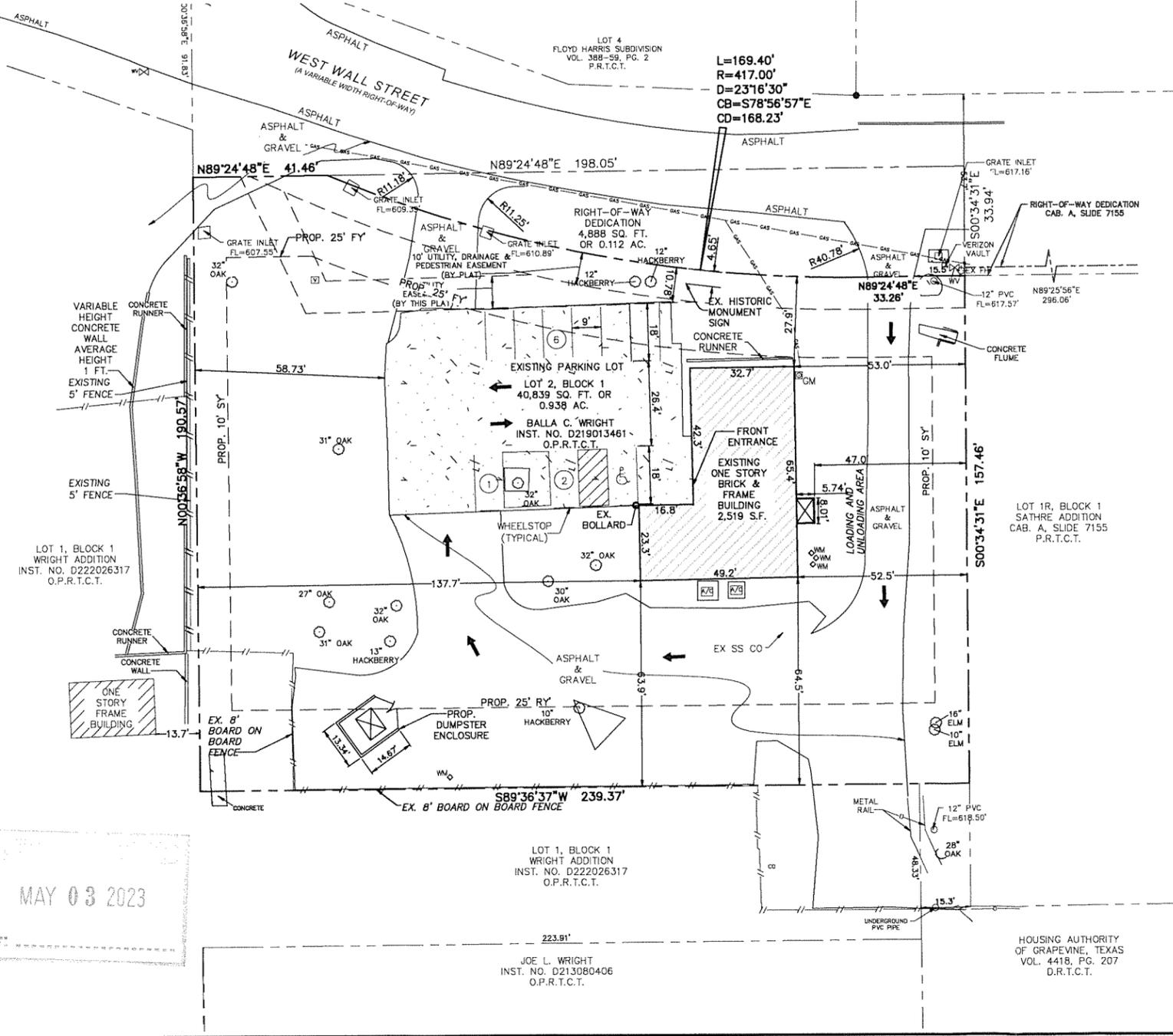
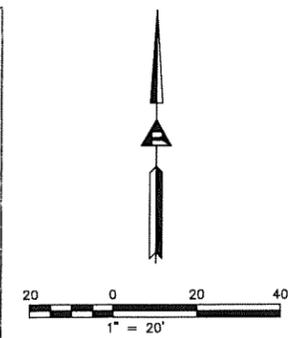
9. USES SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE, AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

NOTE:

- NO OUTDOOR ILLUMINATION CHANGES ARE PROPOSED WITH CHANGE IN OCCUPANCY.

LEGEND

- WROUGHT-IRON FENCE
- PIPE RAIL FENCE
- ▬ EXISTING CONCRETE RETAINING WALL
- BOLLARD
- ▭ COVERED AREA
- ⊞ A/C PAD
- ⊞ GREASE TRAP
- POLE SIGN
- GAS METER
- SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- FIRE HYDRANT
- WATER METER
- ELECTRIC METER



SITE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED	PROVIDED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	CN	CN
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	NEIGHBORHOOD COMMERCIAL	NEIGHBORHOOD COMMERCIAL
TOTAL LOT AREA (SQUARE FEET AND ACRES)	20,000 S.F. AND 0.46 ACRES	40,839 S.F. AND 0.938 ACRES
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQ.FT.)	N/A	2,519 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	N/A	2,519 S.F.
BUILDING HEIGHT (FEET/# STORIES)	MAX. 30'/EXCEPT BUILDINGS ADJACENT TO AN R-20, R-12.5, OR R-7.5 SHALL NOT EXCEED 1 FLOOR AND 25'	19'-4" / 1 STORY
FLOOR AREA RATIO (RATIO x.xx:1)	A F.A.R. NOT TO EXCEED 0.20 OR 20%	2,519 S.F./0.56%
AREA REGULATIONS		
FRONT YARD	25 FT.	25 FT.
REAR YARD	25 FT. MIN.	25 FT.
SIDE YARD	10 FT. MIN.	10 FT.
LOT WIDTH	125 FT. MIN.	238.37 FT.
LOT DEPTH	150 FT. MIN.	174.02 FT. (AVG.)
DISTANCE BETWEEN BUILDINGS	20 FT. MIN.	N/A
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	N/A	2,519 S.F.
AREA OF SIDEWALKS, PAVEMENT, & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)	S.F./80%	18,248 S.F.
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	8,188 S.F./20% MIN.	20,072 S.F./49.1%
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	32,671 S.F./80% MAX.	20,767 S.F./50.9%
PARKING	REQUIRED	PROVIDED
PARKING RATIO (FROM ZONING ORDINANCE)	1/20 STUDENTS	9
ACCESSIBLE PARKING (# OF SPACES)	1	1

PURPOSE STATEMENT:

THE PURPOSE OF THE CONDITIONAL USE PERMIT CU23-08 IS TO ALLOW A PRIVATE SCHOOL OF EDUCATIONAL TYPE (VINE ACADEMY) TO OPERATE WITHIN THE FORMER MT. HORUHM BAPTIST CHURCH AT 417 WEST WALL STREET.

OWNER:
BALLA C WRIGHT
601 W. WALL ST.
GRAPEVINE, TEXAS 76051
TEL. (817) 481-2594

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC
JASON KILPATRICK, P.E.
550 S. EDMONDS LANE, SUITE 101
LEWISVILLE, TEXAS 75067
TEL. (972) 353-8000

CASE NAME: PRIVATE SCHOOL
CASE NUMBER: CU23-08
ADDRESS/LEGAL: 417 W. WALL STREET
WRIGHT ADDITION
BLOCK 1, LOT 2

MAYOR _____ SECRETARY _____
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

DIMENSION CONTROL SITE PLAN PREPARED BY: JASON KILPATRICK, P.E.

DIMENSION CONTROL SITE PLAN FOR VINE ACADEMY BLOCK 1, LOT 2, WRIGHT ADDITION ABSTRACT NO. 422 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 40,839 SQ. FT. ZONE: "CN" NEIGHBORHOOD COMMERCIAL DATE OF PREPARATION: MAY 2, 2023

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1989
130268
Lewistown, Texas 75007
Tel. No. (972) 353-8000
Fax. No. (972) 353-8001



105-02/23

VINE ACADEMY
GRAPEVINE, TEXAS

DIMENSION CONTROL
SITE PLAN

Scale: 1"=20'
Designed by: JRK
Drawn by: JWH
Checked by: JRK
Date: MAY 2, 2023
Project No. 005-014

SHEET
1 of 4

MAY 03 2023

JOE L. WRIGHT
INST. NO. D213080406
O.P.R.T.C.T.

HOUSING AUTHORITY OF GRAPEVINE, TEXAS
VOL. 4418, PG. 207
D.R.T.C.T.

MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE. AUTOMATIC IN-GROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORY CAPABILITY SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE.

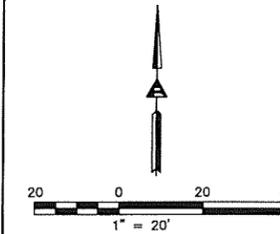
IRRIGATION NOTES:

- All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
- Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.

TREE PRESERVATION NOTE:

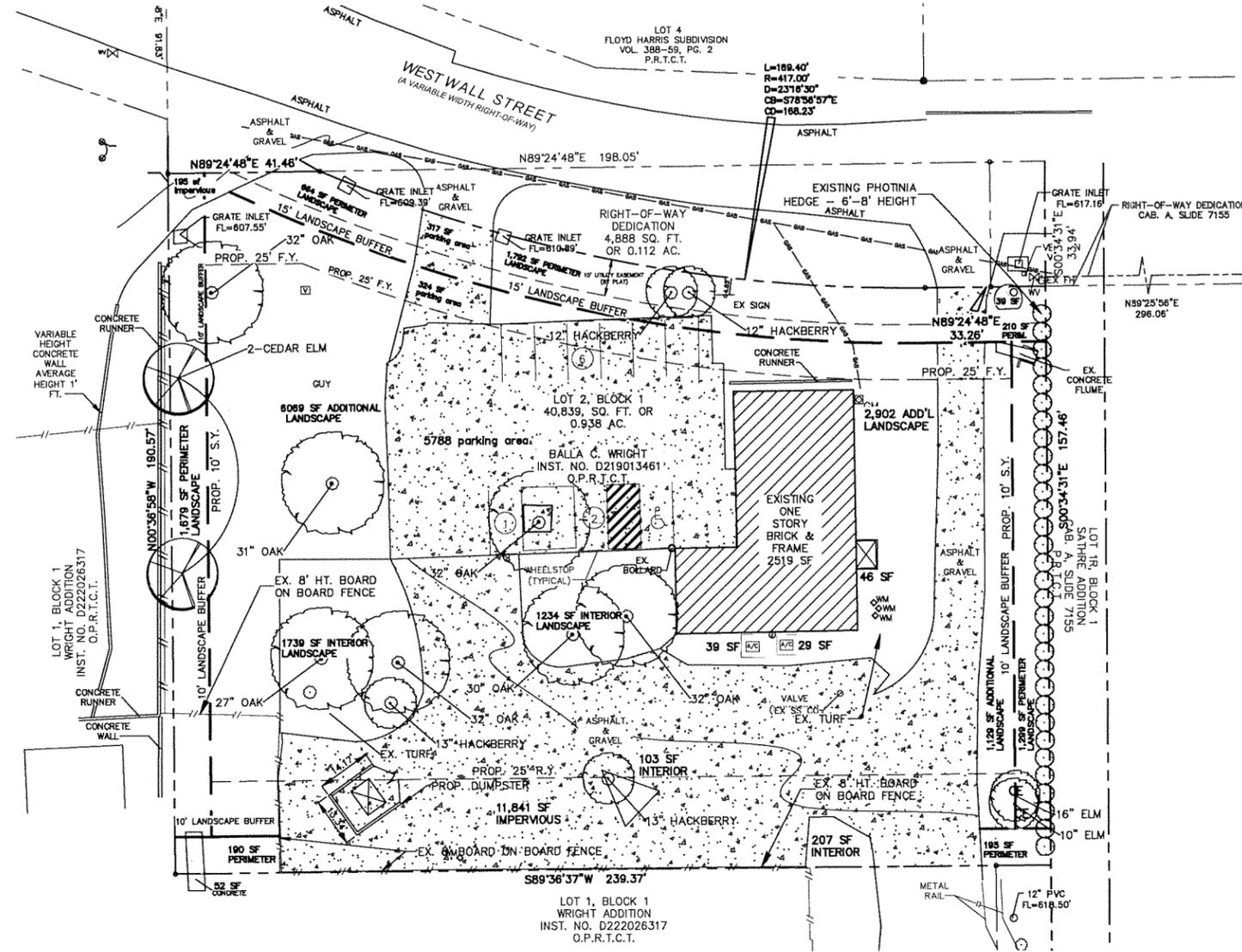
ALL EXISTING PROTECTED TREES ON SITE SHALL BE PRESERVED ON SITE.

PLANT LEGEND	
	DENOTES EXISTING LIVE OAK TREES ON SITE 4- 32" CAL. LIVE OAK 1- 31" CAL. LIVE OAK 1- 30" CAL. LIVE OAK 1- 27" CAL. LIVE OAK 7- EXISTING LIVE OAK
	DENOTES EXISTING HACKBERRY TREES ON SITE 2- 13" CAL. HACKBERRY 2- 12" CAL. HACKBERRY 4- EXISTING HACKBERRY
	DENOTES EXISTING CEDAR ELM TREES ON SITE 1- 13" CAL. CEDAR ELM 1- 10" CAL. CEDAR ELM 2- EXISTING CEDAR ELM
	EXISTING PHOTINIA HEDGE 6'-8' HEIGHT
	PROPOSED 2-CEDAR ELM / Ulmus crassifolia / 3" Cal. / 7' Ht. / 6' Sp. / Container Grown



No.	Date	Revisions	App.
No.1	05/02/23	PER CITY COMMENTS	

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1989
550 S. Edmonds Lane, Suite 101
Lubbock, Texas 79401
Tel. No. (817) 353-8000
Fax No. (817) 353-8011



LANDSCAPE 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 TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

Item	Required	Proposed
Landscape Area		
Landscape Perimeter Area (square feet)	8,711 SF	6,109 SF
Interior Landscape Area 10% Parking Lot Landscape (square feet)	1,825 SF	3,283 SF
Additional Interior Landscape Area (square feet)		10,091 SF
Other Landscape Area within the lot (square feet)		
Total Landscape Area (square feet)	10,536 SF	19,483 SF
Impervious Area		
Building Footprint Area (square feet)		2,519 SF
Area of Pavement & other impervious flatwork (square feet)		18,248 SF
Total Impervious Area square feet		20,767 SF
Total Open Space 20% of Site Required (square feet and percentage)	8,168 SF 20%	20,072 SF 49.1%
Total Impervious Area (square feet and percentage)	32,671 SF 80% max.	20,767 SF 50.9% max.

CASE NAME: PRIVATE SCHOOL
CASE NUMBER: CU23-08
ADDRESS/LEGAL: 417 W. WALL STREET
WRIGHT ADDITION
BLOCK 1, LOT 2

MAYOR SECRETARY

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

ST. CLAIR DESIGN GROUP, INC
Landscape Architecture
P. O. Box 12598
Dallas, Texas 75225
T. 214-454-9934

DATE SEALED: 05-02-23
DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCDC
DATE: MAY 2, 2023

LANDSCAPE PLAN FOR VINE ACADEMY BLOCK 1, LOT 2, WRIGHT ADDITION ABSTRACT NO. 422 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 0.938 ACRES, 40,839 SQ. FT. ZONE: "CN" NEIGHBORHOOD COMMERCIAL DATE OF PREPARATION: MAY 2, 2023

VINE ACADEMY
GRAPEVINE, TEXAS

LANDSCAPE PLAN

Scale: 1" = 20'-0"

Designed by: JBS
Drawn by: JBS
Checked by: SCDC
Date: MAY 2, 2023
Project No. 005-014

SHEET
LP-1

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

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

MEETING DATE: MAY 16, 2023

SUBJECT: CONDITIONAL USE APPLICATION CU23-09 AND SPECIAL USE
APPLICATION SU23-01, EVA ESPORTS

RECOMMENDATION:

Staff recommends the City Council and the Planning and Zoning Commission accept the applicant's request to table conditional use application and special use application CU23-09/SU23-01 to the June 20, 2023 meeting, and take any other necessary action.

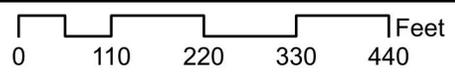
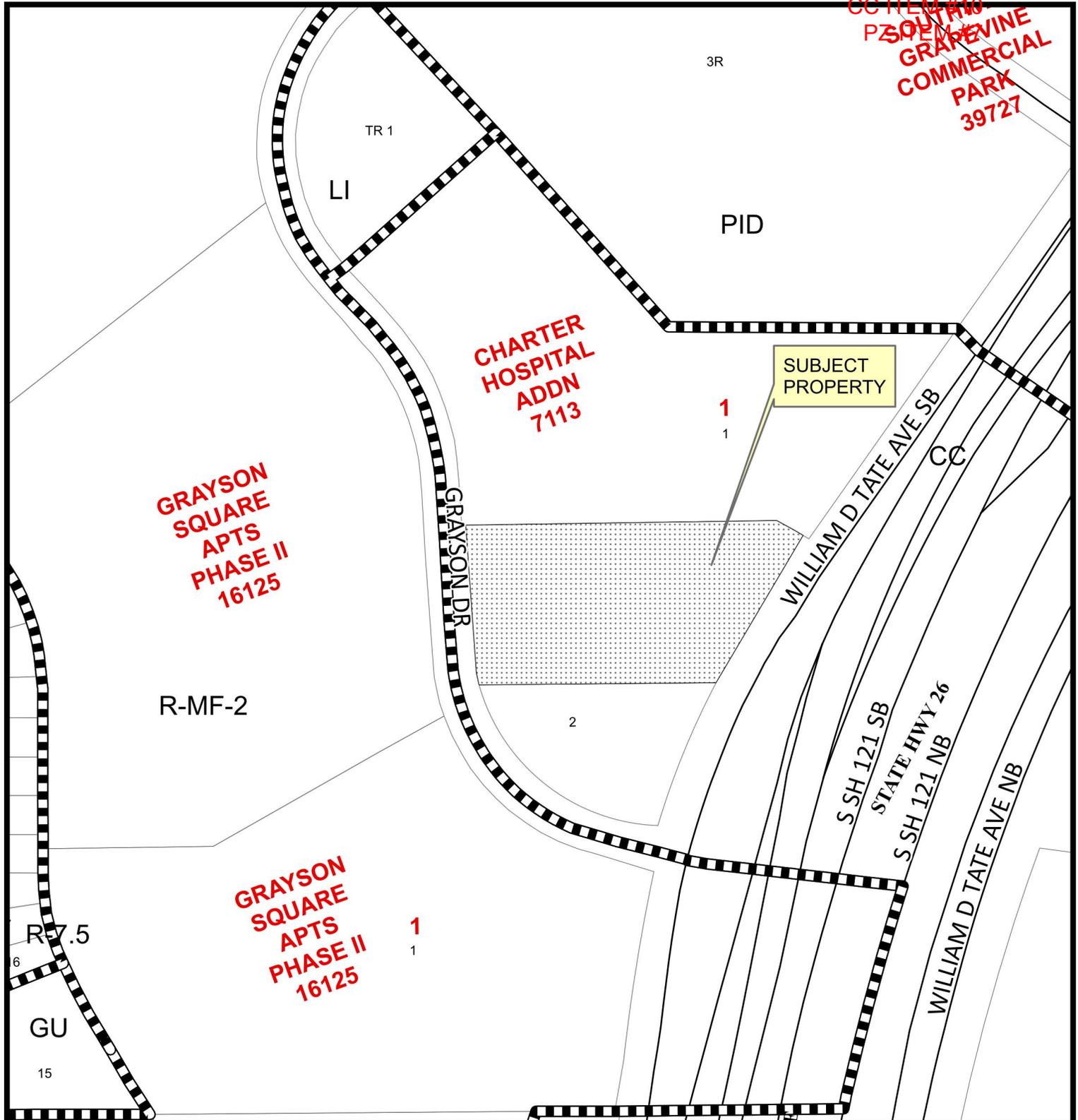
BACKGROUND:

Conditional use application CU23-01 is a request to allow the possession, storage, retail sale and on and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant. Special use application SU23-01 is a request to allow eight or more skill or coin operated machines in conjunction with a virtual gaming arena in the "CC" Community Commercial District in a former skating rink located at 2330 William D. Tate Avenue. The applicant needs the additional time to review all available options. Please see the attached letter.

/at

Attachment

CC ITEM #10
PZ SOUTH
GRAPEVINE
COMMERCIAL
PARK
39727



**CU23-09/ SU23-01; EVA Esports
2330 William D. Tate Avenue**

Date Prepared: 4/25/2023

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.



Dear Erica Marohnic,

,

I am writing this letter on behalf of our organization to request that the public hearing scheduled for May 16th regarding the EVA concept be tabled and rescheduled for June 20th. We understand that this request may cause some inconvenience, but we believe it is necessary to ensure that we have adequate time to review all available options.

The EVA concept is an important and key component for our organization, and we want to ensure that we have a thorough understanding of all the options available before making any decisions. We believe that additional time is necessary to review all of the information and data related to the EVA concept, and we request that the public hearing be tabled until June 20th.

We are committed to working with the City of Grapevine to ensure that the EVA concept for this location is fully explored and that all stakeholders have a voice in the decision-making process. We believe that tabling the public hearing will allow for a more thorough and inclusive discussion of the issue, and we urge you to consider our request.

Thank you for your attention to this matter. We look forward to continuing our collaboration with the City of Grapevine.

Sincerely,

Salem Thyne

Manager



TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION ^{BR}

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

MEETING DATE: MAY 16, 2023

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU23-11, SHIP EX

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission and City Council accept the applicant's request to withdraw conditional use application CU23-11, and take any other necessary action.

BACKGROUND:

Conditional Use application CU23-11 is a request to allow outdoor storage of commercial vehicles in conjunction with a warehouse located at 1039 East Dallas Road. The property owner has decided to withdraw the request. See attached letter.



May 12th, 2023

To Whom it May Concern,

At this time, ShipEx would like to pull their application for a CUP from May's hearing at 1039 E. Dallas Rd., Grapevine TX

I, along with Dunaway and Urban Bobcat, have done our best to provide counsel and guidance in pursuing a CUP and handling things the right way when it comes to matters with the City of Grapevine, but at this time ShipEx will seek a certificate of occupancy on their own accord.

I hope they come back as a client and I'm able to build a beautiful addition to Dallas Rd., but until then we will not be representing them in pursuit of a CUP.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Ortiz', written in a cursive style.

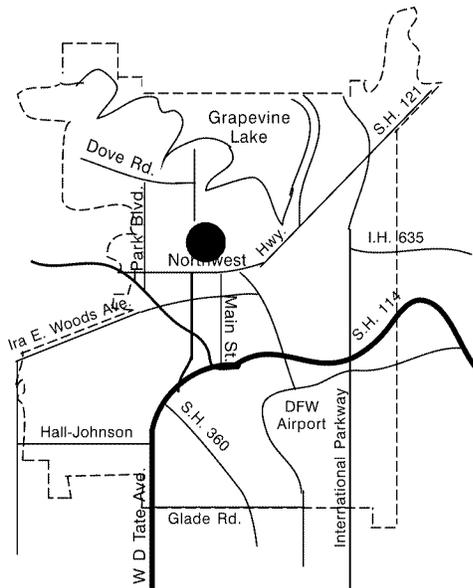
Cesar Ortiz, Vice, President

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: MAY 16, 2023

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE
CHANGE APPLICATION Z23-04, 226 NORTH LUCAS DRIVE



APPLICANT: The Wykes Group, Sue Wykes

PROPERTY LOCATION AND SIZE:

The subject property is located at 226 North Lucas Drive and platted as Block 2, Lots 1A and 1B, W.C. Lucas Addition. The property contains approximately 0.512 acre and has approximately 90 feet of frontage along North Lucas Drive and 248 feet along Worthington Drive.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting to rezone 0.512 acre from "CC", Community Commercial District to "R-7.5", Single-Family District with the intent to construct a new single-family dwelling on Lot 1B.

The subject property consists of two lots, 1A and 1B. Lot 1A has frontage on both Lucas Drive and Worthington Drive and is developed with a one-story, 1,958 square foot single-family detached residence constructed in 1955 on a 13,500 square foot (0.309 acre) property. Lot 1A also features an approximately 891 square foot detached garage and carport and a 96 square foot shed. Lot 1B has frontage only along Worthington Drive, is approximately 8,820 square feet (0.203 acre) in size, and currently features an approximately 800-square-foot detached storage building. Lots 1A and 1B have historically been treated as one parcel for property tax purposes as one owner has retained ownership of both lots.

The property owner intends to develop a new residential dwelling on Lot 1B. If approved, this will be the first reading of an ordinance for the rezoning request given the subject site

requires approval of a special exception on Lot 1A to allow the existing residential dwelling and its accessory buildings to remain as developed, with a two-foot encroachment into the side yard setback for a detached garage, a two-foot encroachment into the required side yard setback for a shed, and to allow vehicle parking in the required front yard. Lot 1A requires approval to allow a 10-foot reduction in the minimum required lot depth requirement of the “R-7.5”, Single-Family District. This item will be heard before the Board of Zoning Adjustment at their June 5, 2023 meeting. If approved by the Board, the second reading of the rezoning ordinance will take place at Council’s June 20, 2023 meeting.

PRESENT ZONING AND USE:

The property is currently zoned “CC”, Community Commercial District and is developed with a single-family residence, a detached garage and carport, detached storage structure, and shed between Lots 1A and 1B. The requested zone change and associated Board of Zoning Adjustment requests depicted on the proposed plot plan will bring the subject site into compliance.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was initially zoned “R-2”, Two-Family Dwelling District and then rezoned on July 15, 1980 with zone change request Z1980-32 (Ord. 80-40) to C-2”, Community Business District prior to the 1984 City-wide Rezoning. During the city-wide rezoning, the subject site was rezoned to “CC”, Community Commercial District.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “R-7.5”, Single-Family District – Single-family residences

SOUTH: “R-7.5”, Single-Family District – Single-family residence

EAST: “GU”, Governmental Use District – Grapevine Middle School

WEST: “R-7.5”, Single-Family District – Single-family residences

AIRPORT IMPACT:

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

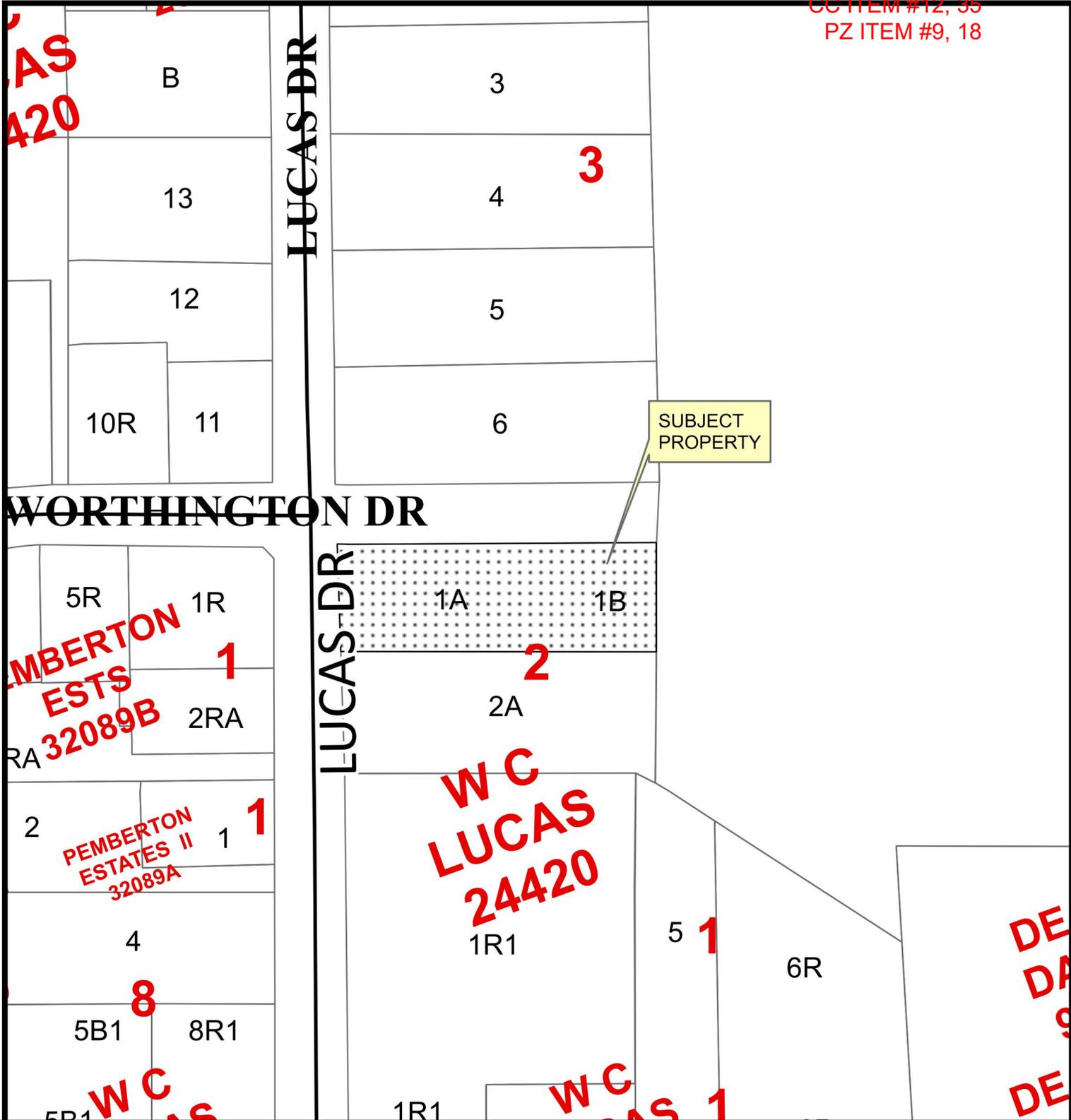
MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial (CO) land use. The request is not compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Lucas Drive and Worthington Drive are not designated on the City's Thoroughfare Plan.

/em

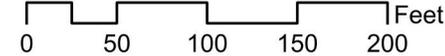


WORTHINGTON DR

**PEMBERTON
ESTS
32089B**

**PEMBERTON
ESTATES II
32089A**

**W C
LUCAS
24420**



Z23-04; 226 N Lucas Drive



Date Prepared: 4/25/2023

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

Zone Change Application and Checklist – Residential

ZONE CHANGE APPLICATION AND CHECKLIST REQUIREMENTS:

1. Application Materials

- a. Completed Development Application with acknowledgements and notarized property owner and applicant signatures;
- b. Completed Zone Change Application and Checklist;
- c. Copy of Pre-Application Conference meeting notes;
- d. Filing Fee - \$500.00 for first acre + \$25.00 for each additional acre or portion thereof;
- e. Survey and metes and bounds description of the property on an 8 ½"x11" sized sheet;
- f. Two (2) blackline copies of the Zoning Exhibit, no less than 24"x36" in size. Plan sheet(s) should be folded in fourths lengthwise, and then in half to make the sheet 8 ½"x11"; and
- g. Completed verification with the City of Grapevine Public Works Department with signature regarding platting information.

**APPLICATIONS MUST BE COMPLETE AND MEET ALL CITY OF GRAPEVINE
ORDINANCE REQUIREMENTS BEFORE A ZONE CHANGE REQUEST CAN BE SET
FOR PUBLIC HEARING.**

Questions can be directed to Planning Services staff at (817) 410-3155 or
planning@grapevintexas.gov.

Delivery Address:
Planning Services
200 S. Main Street
Grapevine, TX 76051

Correspondence Address:
Planning Services
P.O. Box 95104
Grapevine, TX 76099



ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) 226 N Lucas Dr: LUCAS, W C ADDITION BLOCK 2 LOT 1A &1B	Gross area of parcel (to nearest tenth of acre) 8,820 sf .202 A
Street frontage & distance to nearest cross street FRONTS TO WORTHINGTON <248' FROM WORTHINGTON/LUCAS	Describe the Proposed Use SINGLE FAMILY RESIDENTIAL
Proposed Zoning SINGLE FAMILY RESIDENTIAL	Existing Zoning COMMUNITY COMMERCIAL
Future Land Use Designation R 7.5	

Property Owner Information, Authorization and Acknowledgements

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 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 zoning change request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name DAVID J SMITH

Company THE WYKES GROUP

Address 504 W COLLEGE ST

City GRAPEVINE State TX Zip Code 76051

Phone (817) 715-2041 Email [REDACTED]

- Project Representation (check one):**
- I will represent the application myself; OR
 - I hereby designate SUE WYKES, THE WYKES GROUP (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person



ZONE CHANGE APPLICATION AND CHECKLIST - Residential

for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

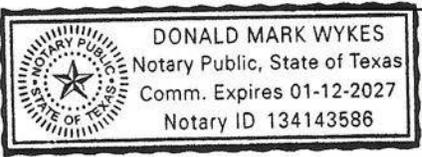
Property Owner's Signature *[Handwritten Signature]* Date 3-3-23

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared DAVID JOEL SMITH
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 3 day of March, 2023

[Handwritten Signature]
NOTARY PUBLIC in and for the State of Texas





ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name SUE WYKES

Company THE WYKES GROUP

Address 400 N MAIN ST SUITE 105

City GRAPEVINE State TX Zip Code 76051

Phone 214-783-3607

Email [REDACTED]

Applicant's Signature *Sue Wykes* Date 4/3/2023

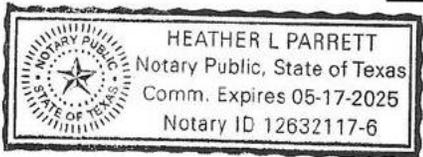
STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Sue Wykes
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the applicant for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 3 day of
April, 2023

Heather Parrett
NOTARY PUBLIC in and for the State of Texas



ORDINANCE NO. 2023-032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z23-04 FOR BLOCK 2, LOTS 1A AND 1B, W.C. LUCAS ADDITION (226 NORTH LUCAS DRIVE) AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "CC", COMMUNITY COMMERCIAL 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 Z23-04 to rezone the following described property to-wit: being 0.512 acre tract proposed to be platted as Block 2, Lots 1A and 1B, W.C. Lucas Addition, Tarrant County, Texas (226 North Lucas Drive), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "CC", Community Commercial 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.

FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of May, 2023.

SECOND READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the ____ day of _____, 2023.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

EXHIBIT "A"

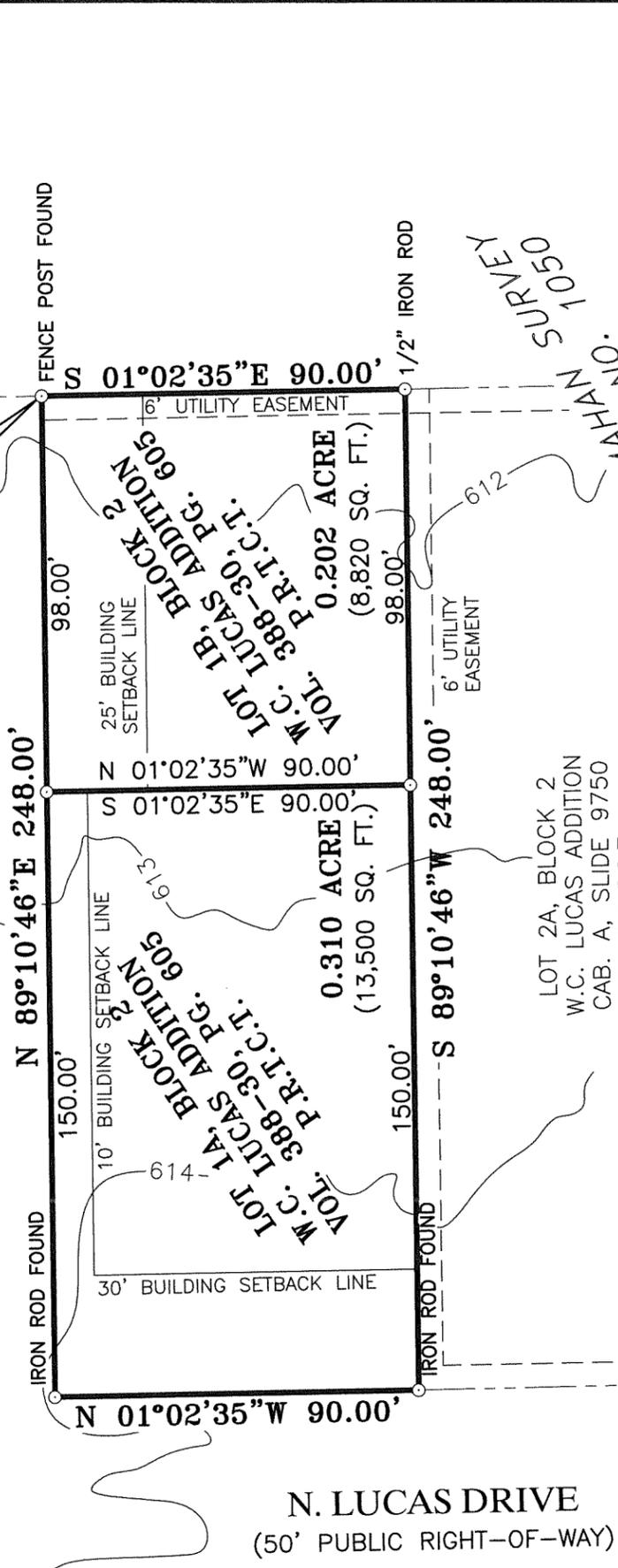


PURPOSE STATEMENT:
 THE PURPOSE OF THIS ZONING CHANGE REQUEST IS TO REZONE 0.512 ACRE FROM "CC" COMMUNITY COMMERCIAL DISTRICT TO "R-7.5" SINGLE FAMILY DISTRICT TO DEVELOP A SINGLE FAMILY RESIDENCE ON LOT 1B

LOT 1, BLOCK 1
 EDUCATION ADDITION NO. 3
 CAB. A, SLIDE 6226
 P.R.T.C.T.

ZONED GU
 GOVERNMENTAL USE
 DISTRICT

WORTHINGTON DRIVE
 (50' PUBLIC RIGHT-OF-WAY)



ZONED R-7.5 SINGLE FAMILY

EXHIBIT "A" LEGAL DESCRIPTION

BEING all of Lots 1A & 1B, Block 2, W. C. LUCAS ADDITION, to the City of Grapevine, Tarrant County, Texas, according to the plat recorded in Volume 388-30, Page 605, of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a fence post found at the Northeast corner of said Lot 1B, Block 2, W.C. Lucas Addition, and said point lying in the West boundary line of Lot 1, Block 1, Education Addition No. 3, to the City of Grapevine, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 6226, of the Plat Records of Tarrant County, Texas, and said **POINT OF BEGINNING** also lying in the South right-of-way line of Worthington Drive (a 50 foot wide public right-of-way):

THENCE S 01° 02' 35" E 90.00 feet, along the East boundary line of said Lot 1B, Block 2, W.C. Lucas Addition and the West boundary line of said Lot 1, Block 1, Education Addition No. 3, to a 1/2" iron rod found at the Southeast corner of said Lot 1B, Block 2, W.C. Lucas Addition and the Northeast corner of Lot 2A, Block 2, W.C. Lucas Addition, to the City of Grapevine, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 6226, of the Plat Records of Tarrant County, Texas;

THENCE S 89° 10' 46" W 248.00 feet, along the South boundary line of said Lot 1A and Lot 1B, Block 2, W.C. Lucas Addition and the North boundary line of said Lot 2A, Block 2, W.C. Lucas Addition, to a point lying at the Southwest corner of said Lot 1A, Block 2, W.C. Lucas Addition and the Northwest corner of said Lot 2A, Block 2, of aforesaid W.C. Lucas Addition (Cabinet A, Slide 6226), and said point lying in the East right-of-way line of N. Lucas Drive (a 50 foot wide public right-of-way):

THENCE N 01° 02' 35" W 90.00 feet, along the West boundary line of Lot 1A, Block 2, of said W.C. Lucas Addition (Volume 388-30, Page 605), and the East right-of-way line of said N. Lucas Drive, to a point lying at the Northwest corner of said Lot 1A, Block 2, W.C. Lucas Addition and said point lying at the intersection of the East right-of-way line of said N. Lucas Drive with the South right-of-way line of the aforesaid Worthington Drive;

THENCE N 89° 10' 46" E 248.00 feet, along the North boundary line of said Lots 1A and 1B, Block 2, W.C. Lucas Addition (Volume 388-30, Page 605) and the South right-of-way line of said Worthington Drive, to the **POINT OF BEGINNING** containing 0.512 acre (22,230 square feet) of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



APRIL 20, 2023

BRITAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING

TEL (817) 926-0211
 FAX (817) 926-9347
 P.O. BOX 11370 • 3908 SOUTH FREEWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@britain-crawford.com
 WEBSITE: www.britain-crawford.com

FIRM CERTIFICATION# 1019000
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MAY 09 2023

NORTH

1 0 40 80 120

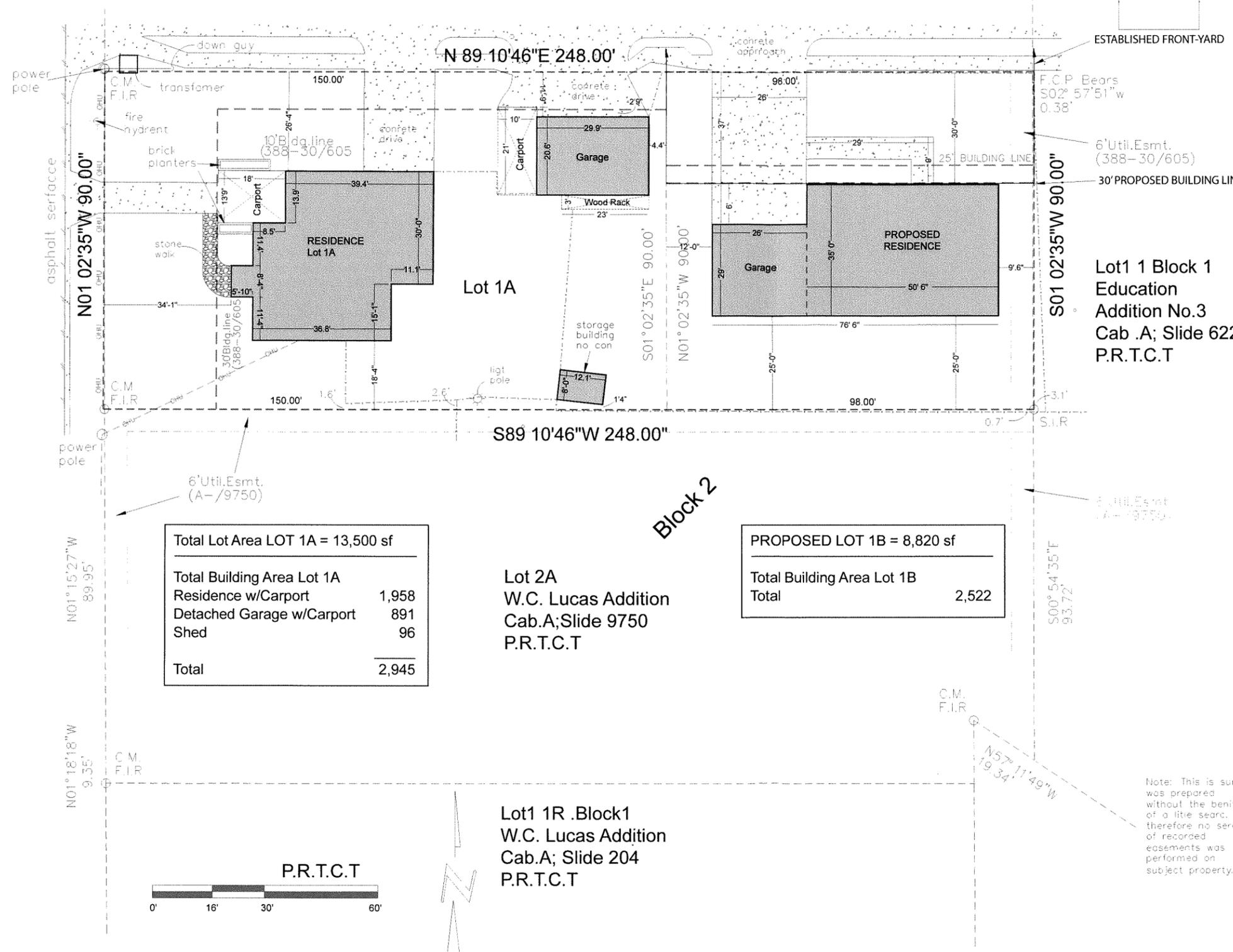
GRAPHIC SCALE - 1 INCH = 40 FEET

ZONING EXHIBIT
 OF
0.512 ACRE
 (22,320 SQ. FT.)
 LOCATED IN LOTS 1A & 1B,
 BLOCK 2, W.C. LUCAS ADDITION,
 CITY OF GRAPEVINE, TARRANT
 COUNTY, TEXAS

(50' ROW)
N. LUCAS DRIVE

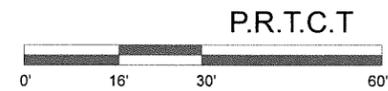
(50' ROW)
WORTHINGTON DRIVE

Proposed RESIDENCE Lot 1B



Total Lot Area LOT 1A = 13,500 sf	
Total Building Area Lot 1A	
Residence w/Carport	1,958
Detached Garage w/Carport	891
Shed	96
Total	2,945

PROPOSED LOT 1B = 8,820 sf	
Total Building Area Lot 1B	
Total	2,522



The purpose of BA23-04A is for a special exceptions to allow the existing residential dwelling and its accessory buildings to remain as developed, with a 2-foot encroachment into the side yard setback for detached garage and to allow vehicle parking in the required front yard on Lot 1A (BZA23-04A); and the purpose of BZA23-04B is for a variance to allow a 10-foot reduction in the lot depth requirement for Lot 1B (BZA23-04B)

1. 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.
2. All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

Site Plan Data Summary Table			
Item	Required	Provided Lot 1-A	Provided Lot 1-B
General Site data			
Zoning (from zoning map)	R-7.5	R-7.5	R-7.5
Land Use (from Zoning Ordinance; include all applicable uses)	Single Family	Single Family	Single Family
Total Lot Area (square feet and acres)	7,500 SQFT	13,500 SQFT	8,820 SQFT
First Floor-Building Footprint Area (square feet)	No min.	1958	2522
Total Building Area (square feet)	1,200 SQFT min.	2945	2522
Building Height (feet/# stories)	35-feet/2 stories	20'/ 1 Story	35'/2 Story
Floor Area Ratio (Ratio x.xx.1)	0.40 or 40%	21.81%	28.59%
Area Regulations			
Front Yard	30 FT/50% Landscaped min.	30'	30'
Rear Yard	25 FT min.	25'	25'
Side Yard	6 FT min.	18'-4"	9'-6"
Lot Width	65 FT min.	90 FT	98 FT
Lot Depth	100 FT min.	150 FT	90 FT
Distance Between Buildings	12 FT min.	12 FT	12 FT
Impervious Area			
Building Footprint Area (square feet)	1,200 SQ FT min.	2945	2522
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	SQFT/ 60%	1032	1118
Total Impervious Area	SQ FT	3977	3640
Total Open Space (square feet and percentage)	Lot Area SQ FT/ 40%	9523/ 70.54%	5180/ 58.73%
Total Impervious Area (square feet and percentage)	Lot Area SQ FT/ 60%	3977 / 29.46%	3640 / 41.26%

Front Yard Calculation:
 30' x 98' = 2940 SF Total Front Yard
 962 SF Driveway + 156 SF Sidewalk/Walkway to Front Door = 1118 TSF Impervious flatwork
 1118/2940 = 38% Impervious flatwork coverage in Front Yard

STAMP

MAY 09 2023

Plot Plan
 For
226 North Lucas Street
Lots 1A & 1B, Block 2, W.C. Lucas Addition
 City of Grapevine, Tarrant County, Texas
 22,230 ft.²
 Proposed Zone: R-7.5, Single-Family District
 BZA23-04A and BZA23-04B
 Date of Preparation: April, 2023

Note: This is survey was prepared without the benefit of a title search, therefore no search of recorded easements was performed on subject property.

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE MAY 16, 2023

SUBJECT: FINAL PLAT APPLICATION
LOTS 76R-1, 76R-2, 76R-3, 76R-4 & 76R-5, SHORECREST ACRES
(BEING A REPLAT OF LOT 76, SHORECREST ACRES)

PLAT APPLICATION FILING DATE.....May 9, 2023

APPLICANT Edward Khalil

REASON FOR APPLICATION Replatting one (1) lot into five (5) lots

PROPERTY LOCATION 1610 Silverside Drive

ACREAGE..... 1.14

ZONING R-7.5, Single Family Residential

NUMBER OF LOTS 5

PREVIOUS PLATTING 2006

CONCEPT PLAN No

SITE PLAN No

OPEN SPACE REQUIREMENT Yes

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 76R-1, 76R-2, 76R-3, 76R-4 & 76R-5, SHORECREST ACRES
(BEING A REPLAT OF LOT 76, SHORECREST ACRES)**

I. GENERAL:

- The applicant, Edward Khalil is replatting 1.14 acres from one (1) lot into five (5) lots. The property is R-7.5 single family residential and located at 1610 Silverside Drive.

II. STREET SYSTEM:

- The development has access to Silverside Drive
- Abutting road: is on the City Thoroughfare Plan:
 are not on the City Thoroughfare Plan:

Curb, gutter and sidewalk across the frontage of this subdivision by developer

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

Developers Agreement for the upgrade of a 6" water line to an 8" water line including valving from Redbud Lane to Ruth Wall.

III. STORM DRAINAGE SYSTEM:

- The site drains east to Grapevine Lake.

- 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. Owner has submitted construction plans to extend sanitary sewer to this property.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 76R-1, Shorecrest Acres since a previous home was located on this property.
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 76R-2, 76R-3, 76R-4 & 76R-5, Shorecrest Acres
 - 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 76R-1, Shorecrest Acres since a previous home was located on this property.
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 76R-2, 76R-3, 76R-4 & 76R-5, Shorecrest Acres
 - 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 & Rear building lines
- 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:
- Length of cul-de-sac street exceeds the 600-foot limit:
- Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

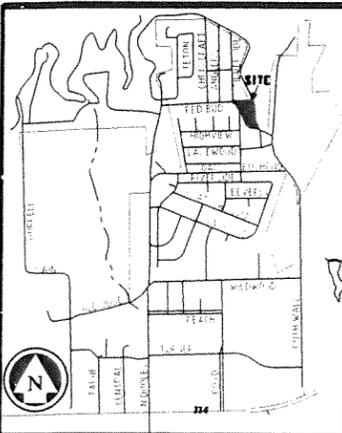
A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the 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 76R-1, 76R-2 76R-3, 76R-4 & 76R-5, Shorecrest Acres."



VICINITY MAP
N.T.S.

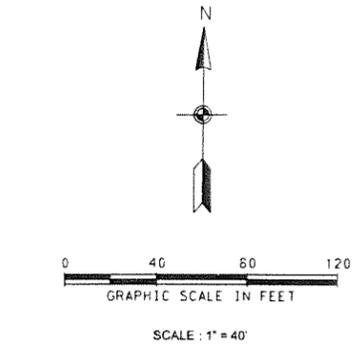
SHORE CREST ACRES
VOL.388-L, PG.81
P.R.T.C.T.

SHORE CREST ACRES
VOL.388-L, PG.81
P.R.T.C.T. LOT 75R

SHORE CREST ACRES
VOL.388-L, PG.81
P.R.T.C.T.

LAKWOOD ACRES
VOLUME 886-189, PAGE 68
P.R.T.C.T.

ROBERT AND BONNIE VAN TIL
INST. NO. D222292402
D.R.T.C.T.



- GENERAL NOTES:
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK. DISTANCES AND AREA SHOWN HEREON ARE SURFACE.
 - NO FENCING IN ACCESS, UTILITY, DRAINAGE & PEDESTRIAN EASEMENT

By graphic scale the subject property appears to lie in Zone X, not shaded (area determined to outside 500-year floodplain) and zone AE according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Map No. 48439C0105K, effective September 25, 2009.

A.	Total Platted Area =	49,777 SF
B.	Net Platted Area =	49,777 SF
C.	ROW =	0 SF
D.	EASEMENT DEDICATION =	0 SF



SIGNATURE _____
DATE _____
ANA Consultants, LLC

OWNER / DEVELOPER
JI LAND, LLC
P.O. BOX 3776
GRAPEVINE, TX 76099
(214) 603-8494



ENGINEER/SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON ROAD
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955
F.R.N. 10090800

AVIGATION RELEASE
THE STATE OF TEXAS §
COUNTY OF TARRANT §

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

This instrument does not release the owners or operators of aircraft from liability for damage 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.

OWNER'S CERTIFICATE
STATE OF TEXAS:
COUNTY OF TARRANT:

Whereas, JI LAND, LLC, is the owner of Lot 76, Shorecrest Acres, an Addition to the City of Grapevine, Texas, as recorded in Cabinet A, Slide 11289, Plat Records, Tarrant County, Texas, situated in the A. Leonard Survey, Abstract No. 946, and S. Freeman Survey, Abstract No. 526, City of Grapevine, Tarrant County, Texas.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT JI Land LLC, does hereby adopt this plat of Lots 76R-1, 76R-2, 76R-3, 76R-4, & 76R-5, Shorecrest Acres Addition, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

Witness my hand this the _____ day of _____, 2023.

(Signature of Owner)

(Title)

The State of _____
County of _____

Before me _____ on this day personally appeared _____ known to me (or proved to me on the oath of _____ (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 _____ day of _____, 2023

Notary Public, State of Texas

My Commission Expires _____

PERPETUAL FLOWAGE EASEMENTS:

Perpetual flowage easement estates, such as those the government holds over property owned by others in the Grapevine Lake area, grant to the government full, complete, and perpetual right, power, privilege, and easements to occasionally overflow, flood, and submerge land in connection with the operation and maintenance of the lake. Flowage easement lands are defined as those lands below the land contour of 572.00 feet mean sea level. No fill shall be placed below the contour of 572.00 feet. All lot grading operations must be coordinated with the Corps of Engineers' Grapevine Lake office. No habitable structure shall be constructed below the land contour of 572.00 feet.

EXECUTED at _____, Texas, this _____ day of _____, 2023.

OWNER

The State of _____

County of _____

Before me _____ on this day personally appeared _____ known to me (or proved to me on the oath of _____ (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 _____ day of _____, A.D. 2022.

SEAL

Notary Signature

PLANNING AND ZONING COMMISSION:

Date Approved: _____

Chairman: _____

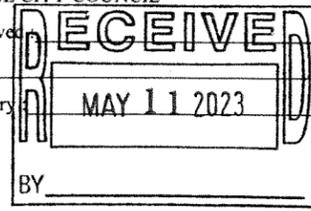
Secretary: _____

GRAPEVINE CITY COUNCIL

Date Approved: _____

Mayer: _____

City Secretary: _____



FINAL PLAT
OF LOTS 76R-1, 76R-2, 76R-3, 76R-4, AND 76R-5
SHORECREST ACRES
BEING A REPLAT OF LOT 76, SHORECREST ACRES
SITUATED IN S. FREEMAN SURVEY, A-526
AND A.F. LEONARD SURVEY, A-946
1.14 ACRES
IN THE CITY OF GRAPEVINE,
TARRANT COUNTY, TEXAS
ZONED R-7.5 SINGLE FAMILY RESIDENTIAL
APRIL, 2023
5 LOTS

This Plat Filed on _____ Instrument # D _____

PROJECT NO.	DATE	REVISIONS
230010	APR	
	EKK	
	DATE	02-07-23

FINAL PLAT OF LOTS 76R-1-5
SHORECREST ACRES

5000 Thompson Terrace
Colleyville, TX, 76034
(817)335-9900
FAX: (817)335-9955
TBPLS F. NO: 10090800



CASE NO. _____
SHEET 1 OF 1

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 16, 2023

SUBJECT: WITHDRAWAL OF FINAL PLAT APPLICATION LOTS 1R-1, 1R-2 & 2R,
BLOCK 4 - CANTERBURY VILLAGE

RECOMMENDATION: Consider a withdrawal request of a Final Plat Application of Lots 1R-1, 1R-2 and 2R, Block 4, Canterbury Village (being a replat of Lots 1 and 2, Block 4, Canterbury Village).

FUNDING SOURCE:

BACKGROUND: Per an email received on May 5, 2023 from Triston Ida, the applicant has requested to withdraw this request. No action is required of the Council or Commission.

John Robertson

From: triston ida [REDACTED]
Sent: Friday, May 5, 2023 10:01 AM
To: John Robertson
Cc: Cristin Turner; Alex Srur; Edward Khalil; Deborah Wood; [REDACTED]
Subject: Re: Public Hearings for Canterbury Village and Shorecrest Acres - Evening of May 16th @ City Hall
Attachments: 20230501075446.pdf; PS48439-4694867-REST-76786798-certified.pdf; 2023.05.04 - Ltr to City of Grapevine.pdf

*** EXTERNAL EMAIL COMMUNICATION - PLEASE USE CAUTION BEFORE CLICKING LINKS AND/OR OPENING ATTACHMENTS ***

We're gonna Cancel the Manchester replat. We'll just keep it as 2 lots.

Thanks

Sent from my iPhone

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 16, 2023

SUBJECT: 023 WATER IMPROVEMENTS FOR WEST KIMBALL ROAD AND LAKERIDGE DRIVE AND APPROPRIATION ORDINANCE

RECOMMENDATION: City Council to consider approving a contract for the construction of the 2023 Water Improvements for West Kimball Road and Lakeridge Drive RK Construction, LLC and an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the above recommendation, funds will be available in the Utility Enterprise Fund in the estimated amount of \$186,750.

BACKGROUND: The City is in the process of improving the Kimball Road "curve" from Hillcrest Court to Lakeridge Drive. The proposed 8" water line will make an important connection to the City's water network connecting the dead end mains at Hillcrest Court to Lakeridge Drive. This installation needs to be completed prior to the start of the roadway improvements and is part of the City's water network Master Plan.

Kimley-Horn and Associates, Inc. performed the design of the water line within their on -call engineering services contract. Kimley-Horn prepared plans and contract documents that were used to advertise and bid the project. All required USACE permits and licenses have been obtained.

A Request for Competitive Sealed Proposals was advertised to consider not only the bid process (90% of weight), but also bidder's qualifications (4%), construction experience (4%) and safety record/litigation history (1%) and project closeout (1%).

Bids were opened on April 18, 2023 with 6 bids received as follows:

Contractor	Bid Amount	Score
RK Construction, LLC	\$168,233.30	90
S-CO Incorporated	\$260,588.80	59
Gra-Tex Utilities	\$293,891.00	58
Stone Demolition	\$329,360.00	49
Excel 4 Construction, LLC	\$368,849.00	48
Canary Construction, Inc.	\$409,850.00	45

RK Construction LLC received the highest score. Kimley-Horn reviewed the bids for accuracy, completeness, ranked according to the best value bid award criteria, and as such, recommends this firm for award of contract. Staff concurs with the selection.

Staff has also included \$18,505.66 or 11% in construction related costs [(5% construction contingency, 4% inspection and 2% materials testing (rounded to \$186,750.)). This brings the total construction phase appropriation to \$186,750. The contractor has 45 calendar days to complete the project after the Notice to Proceed is issued.

Staff recommends approval.

ORDINANCE NO. 2023-026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF THE ESTIMATED AMOUNT OF \$186,750 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to construct the 2023 Water Improvements for West Kimball Road and Lakeridge Drive; and

WHEREAS, funding is available in the Utility Enterprise Capital Fund; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council deems the adoption of this ordinance to be in the best interests of the health, safety, and welfare of the public.

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

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Council hereby authorizes an estimated amount of \$186,750 to be appropriated from the Utility Enterprise Capital Fund for the construction of the 2023 Water Improvements for West Kimball Road and Lakeridge Drive.

Section 3. That a copy of the revised FY 2022-2023 Annual Budget document shall be kept on file in the office of the City Secretary.

Section 4. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 5. 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 16th day of May, 2023.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



2023 Water Improvements for W Kimball & Lakeridge Dr

-  Proposed Fire Hydrant Assembly
-  Proposed Waterline



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: MAY 16, 2023

SUBJECT: PURCHASE OF AN ARCH CULVERT STRUCTURE FOR KIMBALL ROAD

RECOMMENDATION: City Council to consider approval for the purchase of an arch culvert structure for Kimball Road from Contech Engineered Solutions, LLC for the Public Works Department.

FUNDING SOURCE: Funds are available in the Storm Drainage Fund for a total amount estimated at \$95,000.

BACKGROUND: Staff has secured approval from the USACE to raise a section of Kimball Road between Snakey Lane and Lakeridge Drive approximately eight feet. Staff expects this improvement will allow the roadway to remain above the lake surface an additional 40-50 days per year (based on historical lake levels between 2015-present). This improvement will give residents and emergency vehicles improved access to the area shown in the attached map.

This purchase is for arch culverts to be used to convey storm and lake water under the proposed new raised section of Kimball Road.

Construction will be dependent on lake water levels. Given the location and nature of the project, we expect a full closure of Kimball Road (between Snakey Lane and Lakeridge Drive) during construction which is anticipated to take three months.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A) from Contech Engineered Solutions, LLC for this arch culvert structure.

Staff recommends approval.

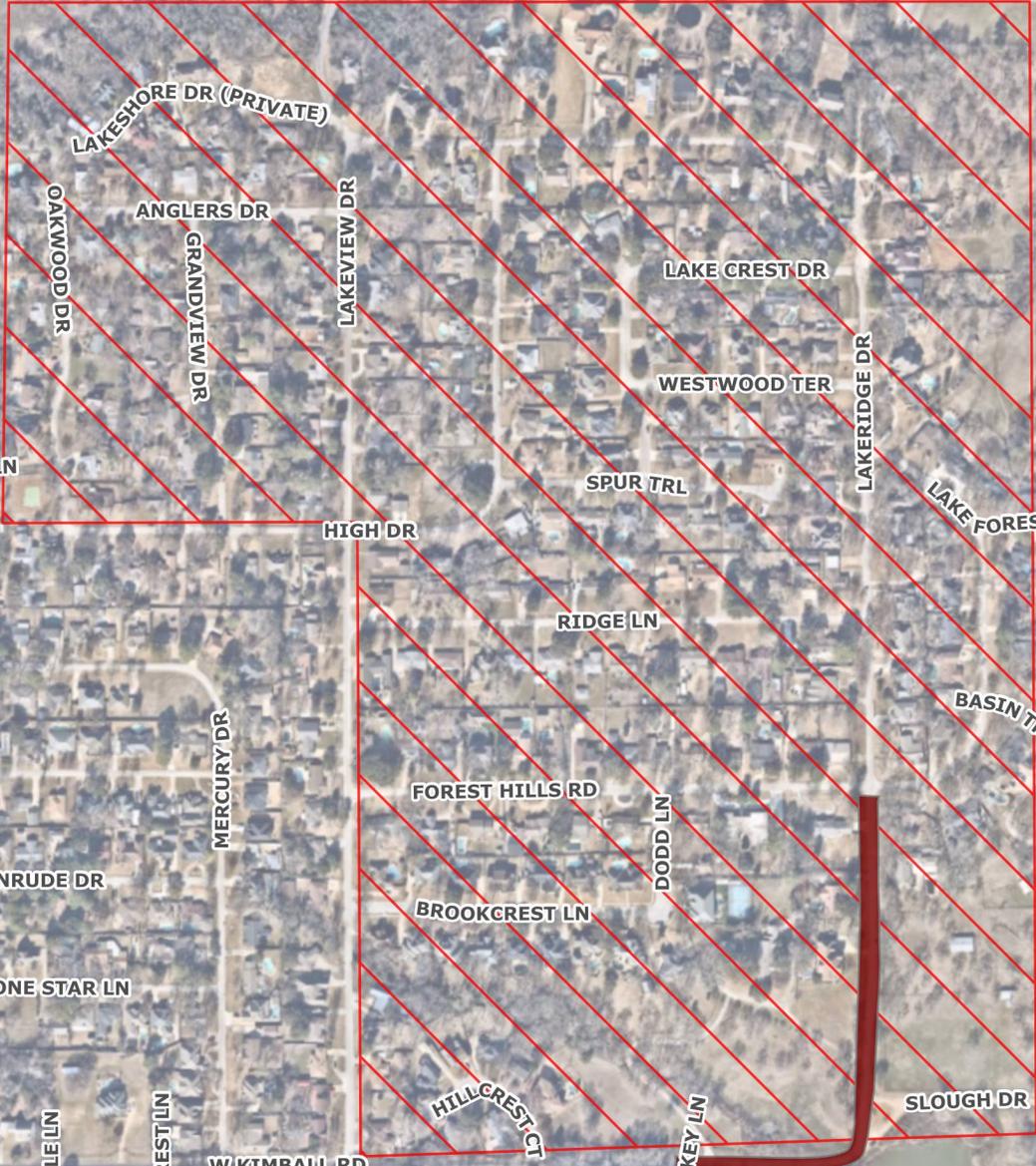
KH/LW



Secondary Access Exhibit

- Improved Access
- Project Limits

ITEM #19



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 16, 2023

SUBJECT: GRAPEVINE COLLEYVILLE INDEPENDENT SCHOOL DISTRICT TAX ASSESSOR – COLLECTOR

RECOMMENDATION: Consider adoption of an ordinance designating the GCISD Tax Assessor - Collector to perform duties imposed by Tax Code Chapter 26.

FUNDING SOURCE: Funding source not required.

BACKGROUND: The City of Grapevine has historically contracted with the Tax Assessor - Collector of the Grapevine-Colleyville Independent School District to act as the City Tax Assessor-Collector. The City intends to contract with GCISD again for fiscal year 2023.

The 86th Texas Legislature in Regular Session, amended Tax Code Section 26.04 requiring each governing body, as part of the tax rate adoption process, to designate by ordinance an officer or employee to do certain tasks, including but not limited to, the calculation of the relevant tax rates and posting of information to the web.

Staff recommends approval.

ORDINANCE NO. 2023-027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING PERSON TO FULFILL DUTIES IMPOSED BY TAX CODE CHAPTER 26; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the 86th Texas Legislature in Regular Session, amended Tax Code Section 26.04 which requires each governing body, as part of the tax rate adoption process to designate an officer or employee to do certain tasks, including, but not limited to, the calculation of the relevant tax rates and posting of information to the internet; and

WHEREAS, the City of Grapevine has designated by contract the Tax Assessor-Collector of the Grapevine-Colleyville Independent School District as the City Tax Assessor-Collector; and

WHEREAS, said Tax Assessor-Collector has been certified as a Registered Texas Assessor by the Texas Department of Licensing and Regulation; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this ordinance is in the best interests of the health, safety, and welfare of the public.

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

Section 1. That all matters stated herein above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That Colette Ballinger, RTA, as Tax Assessor-Collector for the City of Grapevine is hereby and herewith designated by the City as the person to perform all such tasks as required of such a designee in Tax Code Chapter 26 for the calculation and adoption of a tax rate.

Section 3. 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 public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of May, 2023.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BK}

MEETING DATE: MAY 16, 2023

SUBJECT: RENEWAL OF ANNUAL WORKFORCE MANAGEMENT CLOUD HOSTING

RECOMMENDATION: City Council to consider the renewal of an annual workforce management cloud hosting with Kronos, Inc. for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) in an amount not to exceed \$19,553.

BACKGROUND: The purpose of this contract is for annual cloud hosting of the Fire Department's automated payroll software. This software is web based and manages the Fire Department's daily roster which includes real-time station/apparatus staffing as well as the tracking of employee vacation, comp time, holiday and sick time usage.

Purchases will be made in accordance with an existing Cooperative Purchasing Agreement with Omnia Partners Public Sector, U.S. Communities, as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Chapter 791. The contract was for an initial one-year period with five optional, one-year renewals available. If approved, this will be the third renewal available.

Bids were taken by the Cooperative and a contract was awarded to Kronos, Inc. The Fire Department and Purchasing staff reviewed the contract for specification compliance and determined that the contract would provide the best service and pricing for meeting the needs of the City. Staff recommends approval.

SG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 16, 2023

SUBJECT: APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST FOR QUOTE FOR FENCE REPLACEMENT AT PARKWOOD AND CJ HUTCHINGS PARKS

RECOMMENDATION: City Council to consider approval for the award of an informal request for quote for fence replacement at Parkwood and CJ Hutchings Parks from Llano River Fence Company for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Capital Replacement Fund (Parks) for an amount not to exceed \$30,775.

BACKGROUND: This purchase is for new 6' board on board cedar fencing with a mow strip (concrete footing) for both Parkwood and CJ Hutchings Parks.

Informal quotes were taken in accordance with the City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000. Three quotes were submitted as noted below. Llano River Fence Company submitted the lowest quote meeting specifications.

Llano River Fence Company \$30,775.
Ware Fencing \$37,312.
Ware Brothers Remodeling \$63,257.

Staff recommends approval.

BG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 16, 2023

SUBJECT: RENEWAL OF ANNUAL SERVICES FOR ANIMAL MEDICATIONS AND SUPPLIES

RECOMMENDATION: City Council to consider the renewal of annual services for animal medications and supplies from Elanco US, Inc. for the Animal Services Department.

FUNDING SOURCE: Funds are available in the General Fund (Police Department) for an annual estimated amount of \$40,000.

BACKGROUND: This purchase is for veterinary medical medications and animal care supplies for shelter animals at Grapevine Animal Services.

This procurement of animal medications and supplies for the shelter animals will be made as a professional service purchase from Elanco US, Inc. in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4). Additional renewals will be based on medications and supplies performance of the vendor. The City has utilized Elanco US Inc. for these services in the past with positive results. This is the first available renewal.

Staff recommends approval.

KV/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 16, 2023

SUBJECT: AWARD OF ANNUAL CONTRACTS FOR WATERWORKS PRODUCTS

RECOMMENDATION: City Council to consider approval for the award of annual contracts for RFB 48-23 for waterworks products with Ferguson and Core & Main LP for the Public Works Department.

FUNDING SOURCE: Funds for this purchase are available in the Enterprise Utility Fund for an annual estimated amount of \$200,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for waterworks products to be purchased on an as-needed basis and stocked in the warehouse. Waterworks products include brass, various size pipe, fire hydrant parts, fittings and many other items. These items are primarily used by the Public Works Department and may be used by other departments as-needed.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star Telegram on March 30 and April 6. RFB 48-23 was issued through the City eBid system with 979 invitations sent out. Three bids were received. The bid was opened electronically and publicly on April 21. The contract will be for an initial one-year period, with nine, one-year renewals available.

Based on the evaluation of the bid by the Public Works Department and Purchasing it was determined that a non-exclusive award be made to Ferguson and Core & Main, LP as responsible and responsive bids meeting specifications to ensure availability of parts without interruption to projects.

Staff recommends approval.

DC/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: MAY 16, 2023

SUBJECT: RENEWAL OF AN ANNUAL CONTRACT FOR CARPET AND TILE FLOORING SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for carpet and tile flooring services from RCS Flooring Servicers, LLC for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Facility Services) for an annual estimated amount of \$100,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for carpet/tile replacement and repair for City facilities.

Purchases will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. The contract was for an initial one-year period with two optional, one-year renewals. If approved, this will be for the final renewal.

Bids were taken by the Cooperative and a contract was awarded RCS Flooring Servicers, LLC. 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.

CH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 16, 2023

SUBJECT: PURCHASE OF LAB EQUIPMENT, CHEMICALS AND INSTRUMENTS FOR THE WASTEWATER TREATMENT PLANT

RECOMMENDATION: City Council to consider approval for the purchase of lab equipment, chemicals and instruments for the Wastewater Treatment Plant from IDEXX Industries and North Central Laboratories for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed \$40,000.

BACKGROUND: These purchases are for lab equipment and associated maintenance, chemicals, and reagents. IDEXX is the only company to make and source all the equipment and chemicals we need for our permitted E. coli testing. The testing and sampling requirements are not optional and is key to proper plant operation and permit regulation.

North Central Laboratories (NCL) is one of the larger water/wastewater laboratory suppliers. We have used NCL for several years and they have provided quality equipment and chemicals. NCL has also proven to be a reliable supplier.

These procurements will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A) . IDEXX Industries and North Central Laboratories are the sole source providers for these types of lab equipment, chemicals and instruments

Staff recommends approval.

RD/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 16, 2023

SUBJECT: PURCHASE OF A 2100i VACTOR TRUCK

RECOMMENDATION: City Council to consider approval for the purchase of a 2100i Vactor truck from Doggett Freightliner of Austin for the Public Works Department.

FUNDING SOURCE: Funds are available in the Enterprise Utility Fund for a total amount not to exceed \$561,765.

BACKGROUND: This purchase is for one 2023 Vactor 2100i Hydro excavation truck replacing unit #31402 for the Utility Department used in the cleaning and maintenance of sanitary sewer lines and hydro excavating near underground utilities. This vehicle is slated to be replaced in the FY 2024 operating budget. However, delivery of heavy vehicles (F450, F550, Dump Trucks and similar) are taking 12-18 months. As such, staff is proposing to advance enterprise funded vehicles prior to consideration of the FY 2024 budget since funds have been identified in the current year operating budget.

This purchase will be made in accordance with an existing interlocal agreement with the Region VIII Education Service Center known as The Interlocal Purchasing System (TIPS) in Texas as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the cooperative and contracts were awarded to Doggett Freightliner of Austin. The Public Works Department, Fleet Services and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

RB/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MAY 16, 2023

SUBJECT: RESOLUTION FOR THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS REGIONAL SOLID WASTE PROGRAM

RECOMMENDATION: City Council to consider adopting a resolution authorizing City of Grapevine participation in the North Central Texas Council of Governments' FY 2024/FY 2025 Regional Solid Waste Program Local Implementation Project, authorizing staff to submit a funding application under this Call for Projects in an amount not to exceed \$200,000 for a Screened Materials Recycle Program.

FUNDING SOURCE: Upon completion of the project, the North Central Texas Council of Governments will reimburse the City in an amount up to \$200,000.

BACKGROUND: The North Central Texas Council of Governments (NCTCOG) has opened its FY 2024/FY 2025 Regional Solid Waste Program Local Implementation Call for Projects. The Program will provide grant funding to projects which further goals consistent with the Regional Solid Waste Management Plan.

The implementation of the screened materials recycling program will allow Grapevine to screen soil spoils so they can be reused on city projects. This reduces not only our landfilling costs but reduces our need to buy screened topsoil, sand, and rock materials

Regionally, NCTCOG anticipates \$1.3 million available for Materials Management Projects with individual project funding from \$15,000 to \$200,000. The due date for applications is May 31, 2023.

Staff recommends approval.

RESOLUTION NO. 2023-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE FILING OF A PROJECT APPLICATION WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS FOR A REGIONAL SOLID WASTE PROGRAM LOCAL IMPLEMENTATION PROJECT; AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO ACT ON BEHALF OF THE CITY OF GRAPEVINE IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF FUNDING FOR THIS PROJECT IS RECEIVED, THE CITY OF GRAPEVINE WILL COMPLY WITH ALL PROJECT REQUIREMENTS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE STATE OF TEXAS AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the North Central Texas Council of Governments (NCTCOG) is directed by the Texas Commission on Environmental Quality (TCEQ) to administer solid waste project funds for the implementation of NCTCOG's adopted Regional Solid Waste Management Plan; and

WHEREAS, the City of Grapevine, Texas is qualified to apply for project funds under the Request for Project Applications; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

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

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Manager or his designee, is authorized to request project grant funding under NCTCOG's Request for Project Applications of the Regional Solid Waste Local Project Funding Program and act on behalf of the City of Grapevine in all matters related to the grant project application and any subsequent project contract that may result.

Section 3. That if the grant project is funded, the City of Grapevine will comply with the requirements of NCTCOG, TCEQ, and the State of Texas.

Section 4. That the City of Grapevine will allocate and expend the necessary monies to support this grant project and then seek reimbursement from the NCTCOG on a timely basis.

Section 5. That the grant project funds and any project-funded equipment or facilities will be used only for the purposes for which they are intended under the project.

Section 6. That the grant activities for this project will comply with and support the adopted regional (and local) solid waste management plans adopted for the geographical area in which the activities are performed.

Section 7. The City Council hereby approves submission of the grant application to the North Central Texas Council of Governments Solid Waste Implementation Project grant funding.

Section 8. That this resolution shall take effect from and after the date of its passage.

RESOLVED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of May, 2023.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 18th day of April, 2023 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

There were not any items submitted for Planning and Zoning Commission consideration. Therefore, the Planning and Zoning Commission did not meet.

Call to Order

Mayor Tate called the meeting to order at 6:31 p.m. in the City Council Chambers.

Item 1. Executive Session

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

- A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, Dallas Road, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
- B. Status update regarding deployment and implementation of school security pursuant to Section 551.076, Texas Government Code.
- C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting

economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 6:34 p.m. The closed session ended at 7:31 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072, 551.076 or 551.087.

City Manager Bruno Rumbelow stated no action was necessary.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:36 p.m. in the City Council Chambers.

Item 2. Invocation and Pledge of Allegiance

Council Member Leon Leal gave the invocation and led the Pledge of Allegiance.

Item 3. Citizen Comments

No one was present who wished to speak during citizen comments.

PRESENTATIONS

Item 4. Mayor Tate to present a proclamation recognizing the month of April as Sexual Assault Awareness Month.

Mayor Tate presented the proclamation recognizing Sexual Assault Awareness Month to Bonet Garcia, Director of Advocacy Services with Denton County Friends of the Family.

Ms. Garcia described the work of Denton County Friends of the Family and thanked the City for their support.

There was no action taken on this item.

Item 5. Mayor Tate to present a proclamation recognizing the week of April 23-29 as Crime Victims' Rights Week.

Mayor Tate presented the proclamation recognizing Crime Victims' Rights Week to Makayla Moore, Victims Services Advocate and Haydee Hall, Community Outreach Manager.

Victims Services Advocate Moore described the work of the Victims Services division and the initiatives they will undertake during Crime Victims' Rights Week.

There was no action taken on this item.

Item 6. Mayor Tate to present a proclamation declaring April 22, 2023 Tartan Day.

Mayor Tate presented the proclamation honoring Tartan Day to Doug and Susan Berry from Highland Arts and Athletics.

Mr. Berry thanked the City for the proclamation and invited everyone to Grapevine Lake Celtic Heritage Festival and Highland Games that will take place on Saturday, April 22 at Meadowmere Park.

There was no action taken on this item.

Item 7. Texas Recreation & Park Society to present a special recognition to Grapevine Parks and Recreation Deputy Director Trent Kelley.

Stacie Anaya, Director of Parks in the City of Lewisville and Past President of the Texas Recreation and Park Society (TRAPS) recognized Parks and Recreation Deputy Director Trent Kelley for his work as President of TRAPS.

Deputy Director Kelley thanked the City management for allowing him the opportunity to serve and thanked his team in the Parks and Recreation Department for their support.

There was no action taken on this item.

NEW BUSINESS

Item 8. Consider **Ordinance No. 2023-021** amending the Grapevine Code of Ordinances, Appendix E – Construction Standards Article III Standard Specifications for Construction – Water Distribution System and Sanitary Sewer System deleting in its entirety Item 8. Asbestos-cement pipe and fittings and Item 12. Vitrified clay pipe sewers, and take any necessary action.

Public Works Director Bryan Beck presented this item to Council. Staff was requesting to update the City Code to remove obsolete building materials.

Motion was made to approve Ordinance No. 2023-21 amending the Grapevine Code of Ordinances, Appendix E – Construction Standards Article III Standard Specifications for Construction – Water Distribution System and Sanitary Sewer System deleting in its entirety Item 8. Asbestos-cement pipe and fittings and Item 12. Vitrified clay pipe sewers.

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

ORDINANCE NO. 2023-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING GRAPEVINE CODE OF ORDINANCES PART II APPENDIX E – CONSTRUCTION STANDARDS ARTICLE III – STANDARD SPECIFICATION FOR CONSTRUCTION-WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM, BY REPEALING ITEM 8 – ASBESTOS-CEMENT PIPE AND FITTING AND ITEM 12 - VITRIFIED CLAY PIPE SEWERS; DECLARING AN EMERGENCY 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. No one requested to remove any items from the consent agenda.

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

Item 9. Consider the replacement and installation of an electronic theater control lighting system from Digital Resources for the Palace Theater.

Convention and Visitors Bureau Director PW McCallum recommended approval of the purchase of replacement and installation of an electronic theater control lighting system for an amount not to exceed \$44,671.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0

Item 10. Consider **Ordinance No. 2023-022** to reappoint Alan Wayland as the City's Municipal Court Judge for a two-year term beginning May 1, 2023.

Chief Financial Officer Greg Jordan recommended approval of the ordinance to reappoint Alan Wayland as the City's Municipal Court Judge.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None
Approved: 7-0

ORDINANCE NO. 2023-022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REAPPOINTING ALAN WAYLAND AS THE MUNICIPAL COURT JUDGE FOR A TWO-YEAR TERM; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider renewal of the contracts to reappoint Brad Bradley as First Alternate Municipal Judge and Eric Ransleben as Second Alternate Municipal Judge to substitute in the temporary absence of the presiding judge.

Chief Financial Officer Jordan recommended approval of the contracts to reappoint Brad Bradley as First Alternate Municipal Judge and Eric Ransleben as Second Alternate Municipal Judge.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the renewal of an annual contract for interactive voice response system with DivDat, Inc. for the Utility Billing Department.

Chief Financial Officer Jordan recommended approval of the renewal of an annual contract for interactive voice response system for an estimated amount of \$16,000.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider an annual contract for the purchase of firehouse supplies and equipment with Casco Industries, Inc.

Fire Chief Darrell Brown recommended approval of the annual contract for the purchase of firehouse supplies and equipment for an estimated amount of \$50,000.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the purchase of personal protective equipment from North America Fire Equipment Company, Inc.

Fire Chief Brown recommended approval of the purchase of personal protective equipment for an amount not to exceed \$62,502.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the renewal of an annual contract for the purchase of janitorial supplies with Empire Paper.

Public Works Director Beck recommended approval of the renewal of the annual contract for the purchase of janitorial supplies for an annual estimated amount of \$30,000.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the award of Request for Bid 42-23 for an annual contract for pavement leveling services with Nortex Concrete Lift & Stabilization.

Public Works Director Beck recommended approval of the award of Request for Bid 42-23 for an annual contract for pavement leveling services for an annual estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the purchase of a 2023 Ford Maverick truck from Silsbee Ford, Inc.

Public Works Director Beck recommended approval of the purchase of a 2023 Ford Maverick truck for the Wastewater Treatment Plant for a total amount not to exceed \$26,253.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider approval for the awards of Request for Bid 46-23 for an annual contract for hauling of debris and aggregates with Horns Crew Trucking, Silvas Trucking and Q. Roberts Trucking, Inc.

Public Works Director recommends approval of the award of Request for Bid 46-23 for annual contract for hauling of debris and aggregates for an annual estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider the renewal purchase of Performo asset performance/maintenance software from Wizard Software Solutions and an upgrade of the current software system.

Public Works Director Beck recommended approval of the renewal purchase of Performo software and upgrade.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the minutes of the April 4, 2023 Regular City Council meeting.

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

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:01 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 16th day of May, 2023.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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 2nd day of May, 2023 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 meeting to order at 6:30 p.m. in the City Council Chambers.

Item 1. Executive Session

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

- A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, Dallas Road, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
- B. Status update regarding deployment and implementation of school security for the 2022-23 school year pursuant to Section 551.076, Texas Government Code.
- C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 6:34 p.m. The closed session ended at 7:31 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072, 551.076 or 551.087.

City Manager Bruno Rumbelow requested Council approve the 14th Amendment to the Land Purchase and Sale Agreement with Stand Rock Grapevine LLC and authorize the City Manager to execute same and to take all other necessary action.

Motion was made to approve the 14th Amendment to the Land Purchase and Sale Agreement with Stand Rock Grapevine LLC and authorize the City Manager to execute same and to take all other necessary action.

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

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:35 p.m. in the City Council Chambers.

Item 2. Invocation

Drey Clark, Pastor at First Baptist Church, gave the invocation.

Item 3. Posting of the Colors and Pledges of Allegiance

Boy Scout Troop 7 posted the colors and lead the Pledges of Allegiance.

Item 4. Citizen Comments

There was no one requesting to speak.

PRESENTATIONS

Item 5. Mayor Tate to recognize Boy Scout Troop 7 on their 110th Anniversary.

Mayor Tate recognized Boy Scout Troop 7 for their 110 years of service to the City.

Darren White, Scoutmaster, and members of Troop 7 presented a framed copy of the resolution that was presented by the Texas Senate in honor of Boy Scout Troop 7.

There was no action taken on this item.

Item 6. Mayor Tate to present Grapevine Heritage Foundation's 2023 Preservation Advocacy Award winners.

Mayor Tate and Heritage Foundation Chairman Melva Stanfield presented the Preservation Project Award to Eric and Trish Whetstone for their renovation of the 1936 Benjamin R. Wall House.

Trish Whetstone thanked the City for their assistance in the project, their neighbors, and her contractors.

Mayor Tate and Chairman Stanfield presented the Conservation Project Award to Hibah Zatar and Ali Rana for the conservation of the 1905 Roberson House.

Mr. Zatar thanked the City for the guidance and collaboration with this project.

There was no action taken on this item.

Item 7. Mayor Tate to present a proclamation in recognition of National Police Week and Peace Officers Memorial Day.

Mayor Tate declared the week of May 14-20 as National Police Week and May 15 as Peace Officers Memorial Day.

Chief Mike Hamlin and members of the Grapevine Police Department received the proclamation. Chief Hamlin specifically recognized Officer Jonathan Valez and Officer Joseph Duer and thanked the community for their support.

There was no action taken on this item.

Item 8. Mayor Tate to present proclamation in recognition of National Correctional Officer's Week.

Mayor Tate declared the week of May 7-13 as National Correctional Officer's Week.

Captain Rebecca Graves accepted the proclamation along with Detention Center staff Giovanni Velez, Rosalyn Hights, Malik Woods and Jacob Lewis.

There was no action taken on this item.

Item 9. Mayor Tate to present proclamation in recognition of National Travel and Tourism Week.

Mayor Tate declared the week of May 7-13 National Travel and Tourism Week.

Director of Leisure and International Sales Heather Eagan accepted the proclamation on behalf of hospitality workers.

There was no action taken on this item.

Mayor Tate recognized Ernie Doclar who has been a part of scouting for 80 years, 43 of those years in Grapevine and Troop 7. Mr. Doclar praised the achievements of the Boy Scouts and lauded their importance.

Item 10. Main Street Fest Co-Chairs, Claudine and Barney Annis, to present information regarding the 39th Annual Main Street Fest that will take place May 19-21.

Claudine and Barney Annis highlighted the festivals entertainment options, craft brew experiences, and wine tasting options. They also recognized the 25 civic, social and school groups along with the more than 1,000 volunteers that will work during the festival, and recognized and thanked all of the sponsors.

There was no action taken on this item.

Item 11. Rich Andreski from Trinity Metro to provide Trinity Metro update to Council.

Rich Andreski from Trinity Metro updated Council on the ridership of Trinity Metro and indicated that Grapevine is the second busiest station in the system. He also highlighted future projects and answered questions from Council.

There was no action taken on this item.

NEW BUSINESS

Item 12. Consider the purchase of the roof structure at the Grapevine Service Center from Weatherproofing Services, **Resolution No. 2023-008** expressing intent to reimburse certain expenditures, and take any necessary action.

Public Works Director Bryan Beck presented this item to Council. The request is to purchase of a roof structure for the Service Center that was destroyed in the December 13, 2022 tornado event for an estimated amount of \$2,350,000.

Director Beck answered questions from Council.

Motion was made to purchase the roof structure at the Service Center and the resolution expressing intent to reimburse certain expenditures.

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

RESOLUTION NO. 2023-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

GRAPEVINE, TEXAS, EXPRESSING INTENT TO
REIMBURSE CERTAIN EXPENDITURES

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No one requested to remove any items from the consent agenda. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 13. Consider the Joint Election Agreement to provide election services and equipment for the May 6, 2023 General Election with the Tarrant County Elections Administrator.

City Secretary Tara Brooks recommended approval of the Joint Election Agreement for election services and equipment for the May 6, 2023 General Election for an estimated amount of \$4,880.31.

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 14. Consider approval for the purchase of an aerifier from Professional Turf Products for the Grapevine Golf Course.

Golf Director Robert Singletary recommended approval of the purchase of an aerifier for a total amount not to exceed \$50,582.

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 15. Consider the purchase of putting green construction from Greenscape Six.

Golf Director Singletary recommended approval of the purchase of putting green replacement for an amount not to exceed \$170,775.

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 16. Consider the purchase of a KIP 860 Color Series scanner/printer from Kyocera Document Solutions Southwest, LLC.

Planning Services Director Erica Marohnic recommended approval of the purchase of a scanner/printer to be used by Building Services, Planning Services and Public Works for an amount not to exceed \$24,000.

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 17. Consider the purchase of EMC storage maintenance from SHI Government Solutions, Inc.

Chief Technology Officer Tessa Allberg recommended approval for the purchase of video storage, management software and professional services for an amount not to exceed \$47,450.

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 18. Consider the award of an informal request for quote for the purchase of video storage, video management software, and professional services for Grapevine Main from Infassure Technology.

Chief Technology Officer Allberg recommended approval of the informal request for quote for camera system renovation at Grapevine Main for an estimated amount of \$29,107.

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 19. Consider an annual contract for technology equipment, services and software from Facility Solutions Group.

Police Chief Hamlin recommended approval of the annual contract for yearly maintenance and service of the public safety audio visual systems for an estimated amount of \$46,000.

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 20. Consider approval for the purchase of ballistic shields from ROE Tactical.

Police Chief Hamlin recommended approval of the purchase of 60 ballistic shields for an estimated amount of \$284,983.

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 21. Consider the purchase of kinetic breaching tools from Aardvark and **Ordinance No. 2023-023** appropriating the funds.

Police Chief Hamlin recommended approval of the purchase of 18 kinetic breaching tools to be utilized in schools for an amount of \$175,156.

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

ORDINANCE NO. 2023-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$175,156.00 IN THE CAPTIAL EQUIPMENT

PURCHASES FUND; DECLARING AN EMERGENCY
AND PROVIDING AN EFFECTIVE DATE

Item 22. Consider the purchase of school safety equipment storage safes from The Safe Company.

Police Chief Hamlin recommended approval of the purchase of 25 security safes to be utilized in schools to house safety equipment for an estimated amount of \$47,500.

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 23. Consider the first amendment to the on-call Supervisory Control and Data Acquisition (SCADA) consulting services contract with Team One Integration, LLC and Ordinance No. 2023-024 appropriating the funds.

Public Works Director Beck recommended approval of the first amendment to the on-call SCADA consulting services contract for an amount estimated to be \$75,000.

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

ORDINANCE NO. 2023-024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$75,000 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 24. Consider the purchase of an Eaton Motor Control Center from Elliot Electric Supply and Ordinance No. 2023-025 appropriating the funds.

Public Works Director Beck recommended approval of the purchase of an Eaton Motor Control Center for the Wastewater Treatment Plant for an estimated amount of \$148,800.

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

ORDINANCE NO. 2023-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF THE ESTIMATED AMOUNT OF \$148,800 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

Motion was made to adjourn the meeting at 8:38 p.m.

Motion: Coy
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 16th day of May, 2023.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE MAY 16, 2023

SUBJECT: FINAL PLAT APPLICATION
LOT 3, BLOCK 1, LAKESHORE ESTATES

PLAT APPLICATION FILING DATE.....May 9, 2023

APPLICANT Patrick Monahon

REASON FOR APPLICATION..... Platting unplatted property into one (1) lot

PROPERTY LOCATION 2464 Lakeshore Drive

ACREAGE..... 0.213

ZONING R-7.5, Single Family Residential

NUMBER OF LOTS 1

PREVIOUS PLATTING No

CONCEPT PLAN BZA23-01

SITE PLAN..... No

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 3, BLOCK 1, LAKESHORE ESTATES**

I. GENERAL:

- The applicant, Patrick Monahon is preliminary platting 0.213 acre tract into one (1) lot. The property is proposed for single family residential and located at 2464 Lakeshore Drive.

II. STREET SYSTEM:

- The development has access to Lakeshore Drive, a public access easement

- Abutting road: is on the City Thoroughfare Plan:
 are not on the City Thoroughfare Plan:

Curb, gutter and sidewalk exist across the frontage of this lot.

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site mainly drains north to Grapevine Lake.
- 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. Owner has submitted construction plans to extend sanitary sewer to this property.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 3, Block 1, Lakeshore Estates
- 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 3, Block 1, Lakeshore Estates
- 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: BZA23-01

Front & Rear building lines

Allowing a setback of 3 feet for the rear property line for an accessory building

Lot width & depth; 63' width instead of 65'

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: Owner to dedicate 30' width public utility and access easement across property along with a variable width private access easement to the Yacht Club

Length of cul-de-sac street exceeds the 600-foot limit:

Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

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

The right-of-way provides for future widening of public streets that will serve the development of this site.

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

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

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

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

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

- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
- The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
- All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Preliminary Plat of Lot 3, Block 1, Lakeshore Estates."



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, MARCH 21, 2023

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 21st day of March 2023 in the Planning and Zoning Conference Room with the following members present-to-wit:

Monica Hotelling	Vice Chairperson
Traci Hutton	Member
Beth Tiggelaar	Member
Dennis Luers	Member
David Hallberg	Member
Dennis Luers	Member
Mark Assaad	Alternate

With Larry Oliver and Jeremiah Radandt absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert L. Triplett, Jr.	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

BRIEFING SESSION: 7:00 p.m. – Planning and Zoning Commission Conference Room

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.

Vice-Chairman Hotelling closed the Briefing Session 7:19 p.m.

JOINT MEETING WITH CITY COUNCIL: 7:33 p.m. – City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Jason Parker

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU22-54** (Crush-It Sports) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Duncan Kim requesting a conditional use permit to amend the previously approved site plan CU19-30 (Ordinance No. 2019-071) for a planned commercial center. This request is specifically for a 3,800 square foot building expansion. The subject property is located at 401 West State Highway 114 and is currently zoned “CC”, Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant representative, Mike Speets, owner of Crush-It Sports, presented and answered questions.

4. Conditional Use Permit **CU22-61** (Firebird’s Wood Fired Grill) and **Final Plat** of Lots 3R1 and 3R2, Block 1, Payton-Wright 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 amend the previously approved planned commercial center. This request is specifically for a 6,341 square foot restaurant to allow for 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; and a replat of Lot 3R, Block 1R, Payton-Wright Addition. The subject property is located at 450 West State Highway 114 and is currently zoned “HC”, Highway Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant representatives, Jim Stoneberger with Star Design, Bret Anz with TradeCor LLC, and applicant Clay Christy with Claymoore Engineering, presented and answered questions.

5. Zoning Application **Z23-02**, Conditional Use Permit **CU23-05**, Planned Development Overlay **PD23-01** (Sunbelt Rentals) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by McAdams requesting to rezone 22.33 acres from “CC”, Community Commercial District to “BP”, Business Park District; a conditional use permit to allow the sale and rental of heavy machinery and equipment; a planned development overlay to deviate from, but not be limited to, off-street parking requirements and building setback requirements. The subject property is located at 1035 Texan Trail.

The Commission and Council received a report from staff and held the public hearing. Applicant representative, Doug Powell with McAdams, presented and answered questions.

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

REGULAR SESSION: (*Immediately following the Joint Public Hearings*) Planning and Zoning Conference Room

Vice-Chairman Hotelling called the regular session to order at **8:35 p.m.**

6. CITIZEN COMMENTS

No one spoke during citizen comments.

NEW BUSINESS

7. Conditional Use Permit **CU22-54** (Crush-It Sports) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use Permit **CU22-54** (401 West State Highway 114):

Motion: Hutton

Second: Tiggelaar

Ayes: Parker, Luers, Assaad, Hallberg, Hotelling

Nays: none

Approved: 7-0

8. Conditional Use Permit **CU22-61** (Firebird's Wood Fired Grill) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use Permit **CU22-61** (450 West State Highway 114):

Motion: Parker

Second: Assaad

Ayes: Luers, Hallberg, Hotelling, Hutton, Tiggelaar

Nays: none

Approved: 7-0

9. Final Plat of Lots 3R1 and 3R2, Block 1, Payton-Wright Addition – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** the **Final Plat** of Lots 3R1 and 3R2, Block 1, Payton-Wright Addition:

Motion: Hutton
Second: Hallberg
Ayes: Luers, Parker, Tiggelaar, Assaad, Hotelling
Nays: none
Approved: 7-0

10. Zoning Application **Z23-02** (Sunbelt Rentals) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Zoning Application **Z23-02** (1035 Texan Trail):

Motion: Luers
Second: Assaad
Ayes: Hutton, Hallberg, Tiggelaar, Hotelling, Parker
Nays: none
Approved: 7-0

11. Conditional Use Permit **CU23-05** (Sunbelt Rentals) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use Permit **CU23-05** (1035 Texan Trail):

Motion: Hutton
Second: Assaad
Ayes: Luers, Parker, Tiggelaar, Hotelling, Hallberg
Nays: none
Approved: 7-0

12. Planned Development Overlay **PD23-01** (Sunbelt Rentals) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Planned Development Overlay **PD23-01** (1035 Texan Trail):

Motion: Luers
Second: Assaad
Ayes: Parker, Tiggelaar, Hotelling, Hallberg, Hutton
Nays: none
Approved: 7-0

13. **Preliminary Plat** for Lot 3, Block 1, Lakeshore Estates – Consider the application and make a recommendation to City Council regarding the application submitted by Patrick Monahan to plat unplatted property into one lot. The subject property is located at 2464 Lakeshore Drive and is currently zoned “R-7.5”, Single Family Residential.

The Commission discussed this item.

Motion was made to **approve** the Preliminary Plat (2464 Lakeshore Drive):

Motion: Hutton
Second: Assaad
Ayes: Parker, Tiggelaar, Hotelling, Hallberg, Luers
Nays: none
Approved: 7-0

14. **Final Plat** for Lot 1, Block 1, Esmond Ball Addition – Consider the application and make a recommendation to City Council regarding the application submitted by Steve Esmond to plat unplatted property into one lot. The subject property is located at the southwest corner of Ball Street and West Sunset Drive and is currently zoned “R-7.5”, Single Family Residential.

The Commission discussed this item.

Motion was made to **approve** the Final Plat (Lot 1, Block 1, Esmond Ball Addition):

Motion: Luers
Second: Hallberg
Ayes: Tiggelaar, Hotelling, Assaad, Hutton
Nays: none
Approved: 6-0-1
Abstention: Parker

15. Consider the minutes of the February 21, 2023 Planning and Zoning Commission Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the February 21, 2023 Planning and Zoning Commission meeting.

Motion: Hutton

Second: Luers

Ayes: Tiggelaar, Hotelling, Assaad, Hallberg, Parker, Luers

Nays: none

Approved: 7-0

Adjournment

Motion was made to adjourn the meeting at **8:46 p.m.**

Motion: Assaad

Second: Parker

Ayes: Tiggelaar, Hotelling, Hallberg, Luers, Hutton

Nays: none

Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16th DAY OF MAY 2023.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN