CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 21, 2023

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

7:00 p.m.	Dinner – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 7:30 p.m. – City Council Chambers

1. Invocation and Pledge of Allegiance: Council Member Paul Slechta

JOINT PUBLIC HEARINGS

2. Zoning Change Application **Z23-03** (Grapevine Springs), Planned Development Overlay **PD23-02,** and **Final Plat** for Lots 1-32, 33X, Block 1, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by H Creek Development requesting to rezone 11.248 acres from "PO", Professional Office District and "CC", Community Commercial District to "R-7.5", Single-Family District and "R-5.0", Zero-Lot-Line District with a planned development overlay to develop 32 single-family detached lots and one open space/common area lot. The planned development overlay is to allow for private streets in a single-family/zero-lot-line residential development and for a reduction in minimum lot area, minimum lot depth, and front-yard building setbacks for the "R-5.0", Zero-Lot Line lots. The applicant is also requesting a replat of Lot 1, Block 1, Grapevine Office Park. The subject property is located at 1600 West Northwest Highway. ***The public hearing for this item was opened and tabled at the October 17, 2023 meeting.***

3. Conditional Use Permit **CU23-21** (Mohler MMA) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Shawna Mohler requesting a conditional use permit to allow for a 2,056 square foot training area expansion along the southern elevation to the existing fitness studio specializing in mixed martial arts. The subject property is located at 201 North Starnes Street and is currently zoned "HC", Highway Commercial District. *This is the first reading. The second reading will be held on December 19, 2023.*

4. Conditional Use Permit **CU23-30** and Historic Landmark Sub-District **HL23-02** (House of Shine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Josh Archer, Exurb Studio, requesting a conditional use permit for an artisan studio featuring exhibits and

outdoor space and a Historic Landmark sub-district. The subject property is located at 317 Church Street and is currently zoned “CBD”, Central Business District.

5. Conditional Use Permit **CU23-31** (Big Daddy’s Ship Store) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Nicholas Kaufman requesting a conditional use permit to allow for the possession, storage, retail sale on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverage) in conjunction with a restaurant with outdoor speakers, outdoor dining, and a convenience store. The subject property is located at 2500 Oak Grove Loop South, Suite 200 and is currently zoned “GU”, Governmental Use District.

6. Planned Development Overlay **PD23-04** (The Reserve at Bear Creek) and a **Final Plat** of Lots 5-R, 6X-R, 6-R-1, 6-R-2 and 7-R, The Reserve at Bear Creek – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bear Creek Grapevine Townhomes, LLC requesting a planned development overlay to deviate from, but not be limited to, minimum lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development, and a replat of Lots 5, 6X and 7, The Reserve at Bear Creek. This request amends the previously approved Planned Development Overlay PD22-03 (Ordinance No. 2022-026), specifically to increase the number of lots from 69 to 71. The subject property is located at 4201 State Highway 360 and is currently zoned “R-TH”, Townhouse District.

7. Transit District Overlay **TDO23-01** (Nash and Berry Townhomes) and **Final Plat** of Lots 1-19, 20X, Block 2-R, Nash and Berry Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Richard Giberson, Berry, Jean and Nash, LLC, requesting a transit district overlay to allow for the development of nineteen single-family attached townhomes on 1.015 acres, and a replat of Lots 6, 7, and 8, Block 2, Hilltop Addition. The subject property is located at 931, 937, and 943 Jean Street and 930 and 936 Berry Street and is currently zoned “LI”, Light Industrial District.

8. Transit District Overlay **TD023-02** (Grapevine Brownstones, Phase II) and **Final Plat** of Lot 2, Block 1, Hasten Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Greg Gifford, NCP Grapevine Brownstones II, requesting a transit district overlay to allow for a 20-unit condominium development on 1.24 acres and a replat of a portion of Lot 4, Block 53, Original Town of Grapevine. The subject property is located at 235 East Nash Street and is currently zoned “LI”, Light Industrial District.

9. Amendments to the Comprehensive Zoning Ordinance No. 82-73 **AM23-01** (Accessory Dwelling Units) – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the

Code of Ordinances as follows: to create and amend definitions in Section 12*, Definitions*; amend uses and use-specific standards in Section 13*, "R-20", Single-Family District*; and create use-specific standards in Section 42, *Supplementary District Regulations;* and various amendments throughout the Zoning Ordinance relative to accessory dwelling units.

10. **Final Plat** of Lots 1 and 2, Block 1, Comparin and Gay Addition – City Council and Planning Zoning Commission to conduct a public hearing relative to an application submitted by Neal Cooper requesting to replat Lot 4, Block 37, Original Town of Grapevine. The subject property is located at 404 and 408 East Texas Street and is current zoned "R-7.5", Single Family Residential District.

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

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

CITIZEN COMMENTS

11. 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.

PRESENTATION

12. Emergency Management Coordinator to discuss changes to the City's mass notification system.

NEW BUSINESS

13. Consider **Ordinance No. 2023-081** to amend the Grapevine Code of Ordinances, Chapter adopting and amending to the 2021 International Building Code, the 2021 International Residential Code, the 2021 International Mechanical Code, the 2021 International Plumbing Code, the 2021 International Fuel Gas Code, and the 2020 National Electric Code, adopting by reference the 2018 International Swimming Pool and Spa Code as adopted by the State of Texas, the City of Grapevine regional amendments, and take any other necessary action.

14. Consider **Resolution No. 2023-021** to cast votes on behalf of the City for the Tarrant Appraisal District Board of Directors, take any other 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.

15. Consider **Resolution No. 2023-023** to nominate GameStop, Inc. to the Office of the Governor, Economic Development and Tourism as a Texas Enterprise Project. Director of Economic Development recommends approval.

16. Consider a sole source purchase of boat slip rentals for both Fire Department boats and a jet ski from Scott's Landing Marina at Lake Grapevine. Fire Chief recommends approval.

17. Consider the renewal of First Due pre-incident planning subscription services with Locality Media, Inc. Fire Chief recommends approval.

18. Consider the renewal of annual contracts for trees and large shrubs with Southwest Wholesale Nursery and Unique Landscaping Design & Construction. Parks and Recreation Director recommends approval.

19. Consider the purchase of exercise equipment for The REC from Team Marathon Fitness. Parks and Recreation Director recommends approval.

20. Consider the purchase of plaster replacement for The REC pool from Sunbelt Pools. Parks and Recreation Director recommends approval.

21. Consider the renewal of an annual contract for registration software from Amilia Enterprises, Inc. Parks and Recreation Director recommends approval.

22. Consider the purchase for delivery and installation for new synthetic turf for Town Square from Lasso 9 Construction LLC. Parks and Recreation Director recommends approval.

23. Consider the purchase of audio/visual equipment and manpower for Carol of Lights from Marc Events. Parks and Recreation Director recommends approval.

24. Consider the renewal of annual Brazos ticketing software maintenance from Tyler Technologies. Police Chief recommends approval.

25. Consider the payment for the Texas Commission on Environmental Quality Annual Water System Fee. Public Works Director recommends approval.

26. Consider the payment for the Texas Commission on Environmental Quality Annual Consolidated Water Quality fee. Public Works Director recommends approval.

27. Consider the award of an informal request for quote for railroad crossing bore at Bransford Road from Five Point Construction. Public Works Director recommends approval.

28. Consider **Resolution No. 2023-022** to give the City the option of reimbursing itself through a future debt issuance for various capital projects and equipment, take any other necessary action. Chief Financial Officer and Public Works Director recommend approval.

29. Consider the purchase of geopolymer rehabilitation services of an arch storm sewer line in Oak Creek Drive from PM Construction & Rehab, LLC and **Ordinance No. 2023-083** to appropriate the funds. Public Works Director recommends approval.

30. Consider the purchase of geopolymer rehabilitation services of an arch storm sewer line in Countryside Estates from PM Construction & Rehab LLC and **Ordinance No. 2023-084** to appropriate the funds. Public Works Director recommends approval.

31. Consider an engineering contract for Big Bear Creek Erosion Assessment with Halff Associates, Inc. and **Ordinance No. 2023-085** to appropriate the funds. Public Works Director recommends approval.

32. Consider a Developers Agreement for the alley between Austin Street and Dooley Street between Blocks 110 and 112 of the College Heights Addition with Ware Brothers Remodeling, LLC and **Ordinance No. 2023-086** to appropriate the funds. Public Works Director recommends approval.

33. Consider an extension of the mass gathering permit issued to Grapevine Mills for Fun Box. City Manager and Planning Services Director recommend 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

34. Zoning Change Application **Z23-03** (Grapevine Springs) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-071**, if applicable, and take any necessary action.

35. Planned Development Overlay **PD23-02** (Grapevine Springs) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-072**, if applicable, and take any necessary action.

36. **Final Plat** for Lots 1-32, 33X, Block 1, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.

37. Conditional Use Permit **CU23-21** (Mohler MMA) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-087**, first reading, if applicable, and take any necessary action.

38. Conditional Use Permit **CU23-30** (House of Shine) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-088**, if applicable, and take any necessary action.

39. Historic Landmark District **HL23-02** (House of Shine) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-089**, if applicable, and take any necessary action.

40. Conditional Use Permit **CU23-31** (Big Daddy's Ship Store) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-90**, if applicable, and take any necessary action.

41. Planned Development Overlay **PD23-04** (The Reserve at Bear Creek) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-91**, if applicable, and take any necessary action.

42. **Final Plat** of Lots 5-R, 6X-R, 6-R-1, 6-R-2 and 7-R, The Reserve at Bear Creek – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.

43. Transit District Overlay **TDO23-01** (Nash and Berry Townhomes) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-92**, if applicable, and take any necessary action.

44. **Final Plat** of Lots 1-19, 20X, Block 2-R, Nash and Berry Addition – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.

45. Transit District Overlay **TDO23-02** (Grapevine Brownstones, Phase II) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-93**, if applicable, and take any necessary action.

46. **Final Plat** of Lot 2, Block 1, Hasten Addition – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.

47. Amendments to the Comprehensive Zoning Ordinance No. 82-73 **AM23-01** (Accessory Dwelling Units) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-094**, if applicable, and take any necessary action.

48. **Final Plat** of Lots 1 and 2, Block 1, Comparin and Gay Addition – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on November 17, 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.

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

CITY OF GRAPEVINE, TEXAS
SPECIAL AND REGULAR
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, NOVEMBER 21, 2023

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

5:30 p.m.	Special Meeting - Planning and Zoning Commission Conference Room
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

SPECIAL MEETING CALL TO ORDER: 5:30 p.m. - Planning and Zoning Commission Conference Room

WORKSHOP

1. Receive a report, hold a discussion and call for a public hearing regarding the creation of an electric vehicle (EV) charging station definition and use-specific standards, and take any necessary action.

NEW BUSINESS

2. Comprehensive Zoning Ordinance No. 82-73 **AM23-03** (Planning and Zoning Commission Bylaws Amendments) – Receive a report, hold a discussion and provide staff direction regarding possible amendments to Chapter 19, *Planning and Zoning Commission* of the City of Grapevine Code of Ordinances, also known as the Planning and Zoning Commission Bylaws, and take any necessary action.

3. Comprehensive Master Plan Amendments – **MP23-01** Receive a report, hold a discussion, and provide staff direction regarding possible amendments to Subsection E., Future Land Use, of Section IV., Land Use of the Comprehensive Master Plan (table), and take any necessary action.

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

BRIEFING SESSION

4. 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

5. Invocation and Pledge of Allegiance: Council Member Paul Slechta

JOINT PUBLIC HEARINGS

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

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NEW BUSINESS

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20. Conditional Use Permit **CU23-30 2** (House of Shine) – Consider the application and make a recommendation to City Council.

21. Historic Landmark District **HL23-02** (House of Shine) – Consider the application and make a recommendation to City Council.

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30. **Final Plat** of Lots 1 and 2, Block 1, Comparin and Gay Addition – Consider the application and make a recommendation to City Council.

31. Consider the 2024 Planning and Zoning Commission meeting calendar.

32. Consider the minutes of the October 17, 2023 Regular Planning and Zoning Commission meeting.

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

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on November 17, 20223 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary

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Item 02 – Z23-03, PD23-02, and Final Plat

(Grapevine Springs)

This item was too large to include in the full packet.
A separate link is included on the

City Council Packets page:

Home > Government > Agendas & Minutes

Select the “View All” link under City Council Packets.

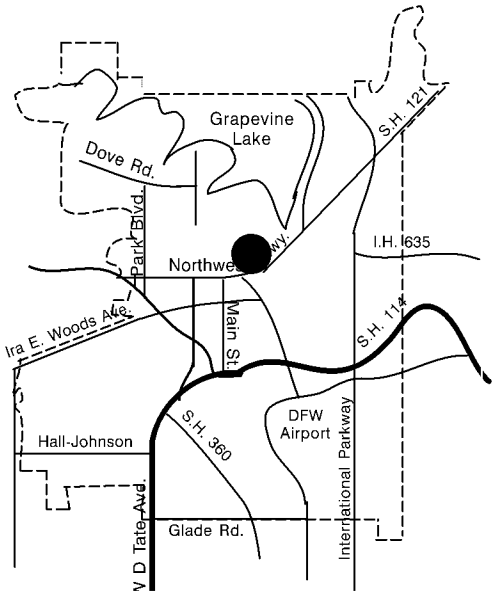
CC ITEM #3,37
PZ ITEM #7, 19

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: NOVEMBER 21, 2023

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU23-21, MOHLER MMA



APPLICANT: Shawna Mohler, Owner- Mohler MMA

PROPERTY LOCATION AND SIZE:

The subject property is located at 201 North Starnes Street and is platted as Lot 1R, Starnes Addition. The site contains 1.196 acres and has approximately 203.30 feet of frontage along North Starnes Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use to allow for a 2,056 square foot training area expansion along the southern elevation to the existing fitness studio specializing in mixed martial arts.

The applicant intends to expand the existing 10,620 square foot jiu jitsu fitness studio by 2,056 square feet to add an extra training area. The hours of operation are 11 a.m. to 12:30 p.m., and 4:00 p.m. to 8:30 p.m. Monday through Friday, 9:00 a.m. to 3:00 p.m. on Saturdays, and 1:00 p.m. to 3:00 p.m. on Sundays. The total required parking for the studio is 50 spaces and 64 spaces are provided.

If approved, this will be the first reading of an ordinance given the subject site requires approval of a special exception to allowing vehicle parking within the required front yard adjacent to the east property line, the required side yard adjacent to the south property line, and to allow exceptions to Section 53, *Landscaping Regulations*. These items will be

heard before the Board of Zoning Adjustment at their December 4 meeting. If approved by the Board, the second reading will take place at Council's December 19 meeting.

PRESENT ZONING AND USE:

The property is currently zoned "HC", Highway Commercial District. The subject site is developed as a free-standing commercial building, "Mohler MMA".

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding areas were rezoned in the 1984 City-wide Rezoning, from a "C-2", Community Business District to the "HC", Highway Commercial District. Currently and historically the subject site has been used for commercial purposes.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"R-5.0", Zero-Lot-Line District – Vacant and J.J. Hall's Addition
SOUTH:	"HC", Highway Commercial District – The TShirt Guys and Farmers Insurance
EAST:	"HC", Highway Commercial District – Braum's Restaurant
WEST:	"HC", Highway Commercial District – Retail Shopping Center with Restaurants

AIRPORT IMPACT:

The subject tract is located within "Zone A" zone of minimal effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In Zone A, few activities will be affected by aircraft sounds. The applicant's proposal is an appropriate use in this noise zone.

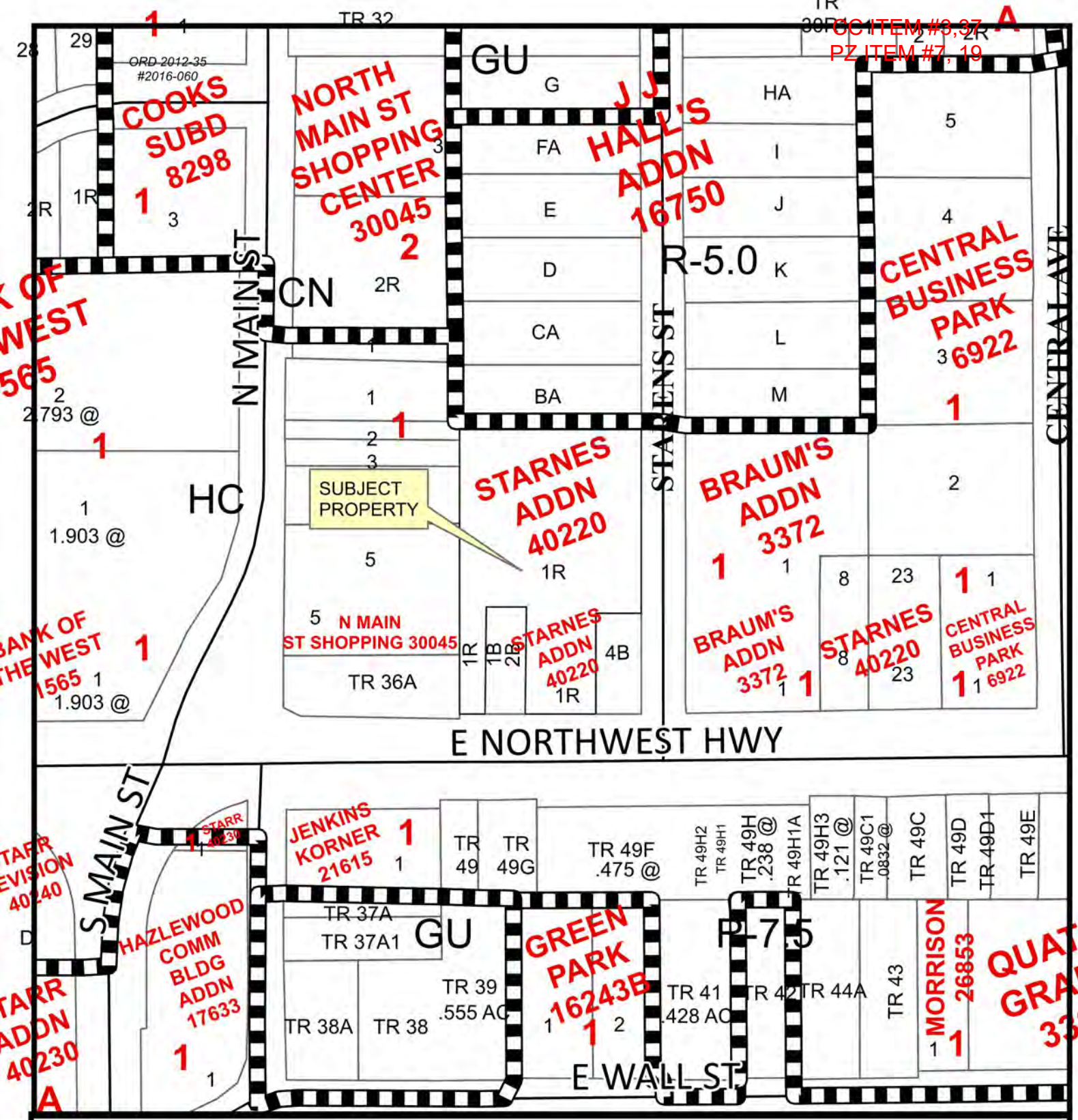
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

North Starnes Street is not designated in the City of Grapevine's Thoroughfare Plan.

/ng



CU23-21; Mohler MMA
201 North Starnes Street

Date Prepared: 11/6/2023

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.

CC ITEM #3,37
PZ ITEM #7, 19

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
LOT 1R BLOCK 31

Gross area of parcel (to nearest tenth of acre)
1.20 Acres

Street frontage & distance to nearest cross street
Starnes St. & NW Highway

Describe the Proposed Use
Fitness Center

Proposed Zoning
"LI" Light Industrial, proposed Transit District Overlay

Existing Zoning
"LI" Light Industrial, proposed Transit District Overla

Future Land Use Designation

Subject Property Address
201 N. Starnes St. Grapevine, TX 76051

All Conditional Use Permit 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 site plan approved with a conditional use permit request 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 a conditional use permit request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name Shawna Mohler Owner Phone Number 214-683-4134

Company Mohler MMA

Address 201 N. Starnes St.

City Grapevine State TX Zip Code 76051

Email [redacted]

4423-21

OCT 02 2023

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☑ I will represent the application myself; OR

☐ I hereby designate _____ *(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 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 _____ Date _____

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Shawna Mohler *(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 2 day of October, 20 23

_____
NOTARY PUBLIC in and for the State of Texas

LINDSAY ELLEN CAREY
Notary Public, State of Texas
Comm. Expires 02-10-2027
Notary ID 13419780-3

OCT 02 2023

CU23-21

CC ITEM #3,37
PZ ITEM #7, 19

Project Narrative

201 N. Starnes St. Expansion

Mohler Martial Arts

The purpose of this CUP is to support the proposed 2,056 sq ft addition to the existing building at 201 N. Starnes St. The fitness center, Mohler Martial Arts, is seeing growth due to increased popularity and ideal central location in the DFW metroplex. To meet this demand and continue serving our community effectively, we propose an expansion project that involves adding extra training space to the existing facility. The new space will be seamlessly integrated with the existing facility and will provide services to enhance the overall member experience.

The primary objectives of this expansion project are to enhance member experience, increase capacity, improve revenue streams, and to continue serving as a community hub for health and wellness, promoting overall well-being.

A detailed timeline and milestones will be established during the planning phase, with a commitment to minimizing disruptions to existing neighbors throughout the construction period.

Our exterior aesthetic will match what is existing already. We will use a similar cement plaster painted black to match existing exterior paint. The roof shape will be a continuation of the current sloped roof. Most of the existing conditions will stay as is. We will relocate the existing roll-up doors and side door to the new exterior wall to create a secondary entrance.

In order to provide a greater area of landscaping, we will be planting new grass at the southwest corner, by the building, and more grass on the south end of the site, by the parking lot.

With careful planning, a dedicated project team, and community support, we aim to successfully complete this project and continue our mission of promoting health, fitness, and well-being for years to come. We look forward to the positive impact this expansion will have on our members and the broader community.

CC ITEM #3,37
PZ ITEM #7, 19

ORDINANCE NO. 2023-087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU23-21 TO ALLOW FOR A 2,056 SQUARE FOOT TRAINING AREA EXPANSION ALONG THE SOUTHERN ELEVATION TO THE EXISTING FITNESS STUDIO SPECIALIZING IN MIXED MARTIAL ARTS FOR LOT 1R, STARNES ADDITION (201 NORTH STARNES) IN A DISTRICT ZONED "HC", HIGHWAY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); 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 CU23-21 to allow for a 2,056 square foot training area expansion along the southern elevation to the existing fitness studio specializing in mixed martial arts in a district zoned "HC", Highway Commercial District within the following described property: Lot 1R, Starnes Addition (201 North Starnes 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 safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

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

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of

land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That this ordinance shall become effective from and after the date of its final passage.

FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of November, 2023.

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

APPROVED:

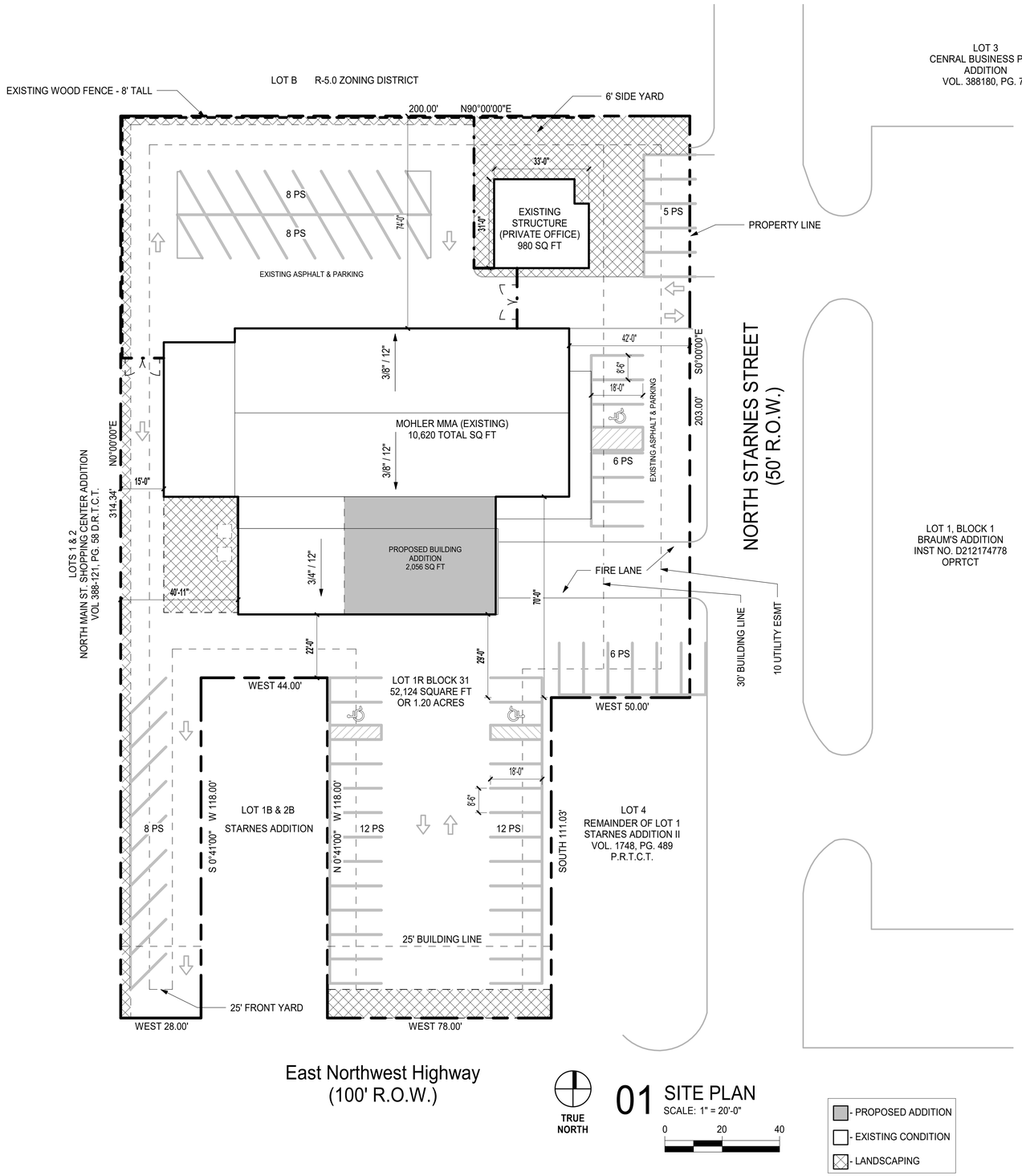
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney



GENERAL 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 sire illumination levels.
6. Outdoor lighting shall comply with illumination standards withing section 55 of the zoning ordinance unless specifically expected.
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 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.

Item	Required	Proposed
General Site Data		
Zoning (from zoning map)	HC	HC
Land Use (from Zoning Ordinance; inlcude all apllicable uses)	Fitness Center	Fitness Center
Total Lot Area	5,000 Sq Ft min.	52,124 Sq Ft / 1.2 Acres
First Floor-Building Footprint Area (square feet)	NA	12,676 Sq ft
Total Building Area (square feet)	NA	13,656 Sq Ft
Building Height(feet/# stories)	35'-0"	21'-6"/1 story
Floor Area Ratio	1.0 FAR	.26/1 FAR
Open Storage	NA	NA
Parking		
Parking Ratio (from Zoning Ordinance)	50	65
Accessible Parking (# of spaces)	4	3

Note: Parking calculated at 1 parking spcae/ 2 students (design cap.)



VICINITY MAP
NOT TO SCALE

Site Plan
for
Mohler MMA
LOT 1R, Starnes Addition
A.F. Leanord Survey, J.J. Hall's Addition
City of Grapevine, Tarrant County, Texas
1.1966 Acres or 52,124 sq. ft.
Zone: "HC", Highway Commercial District
Date of Preperation: October 2023

CASE NAME: Mohler MMA
CASE NUMBER: CU23-21
LOCATION: 201 North Starnes Strteet

_____ _____
MAYOR SECRETARY

DATE:_____

PLANNING AND ZONING COMMISIION

_____
CHAIRMAN

DATE:_____

SHEET: _____ of _____

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

The purpose of Conditional use permit CU23-21 is to allow a 2,056 sqare foot training area expansion along the southern elevation for an existing fitness studio specializing in mixed martial arts.

project
Mohler MMA ADDITION
201 N. Starnes St. Grapevine, TX 76051

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

original issue

Prepared by:
Brock Jones
brockpjones@gmaill.com
214-535-0647

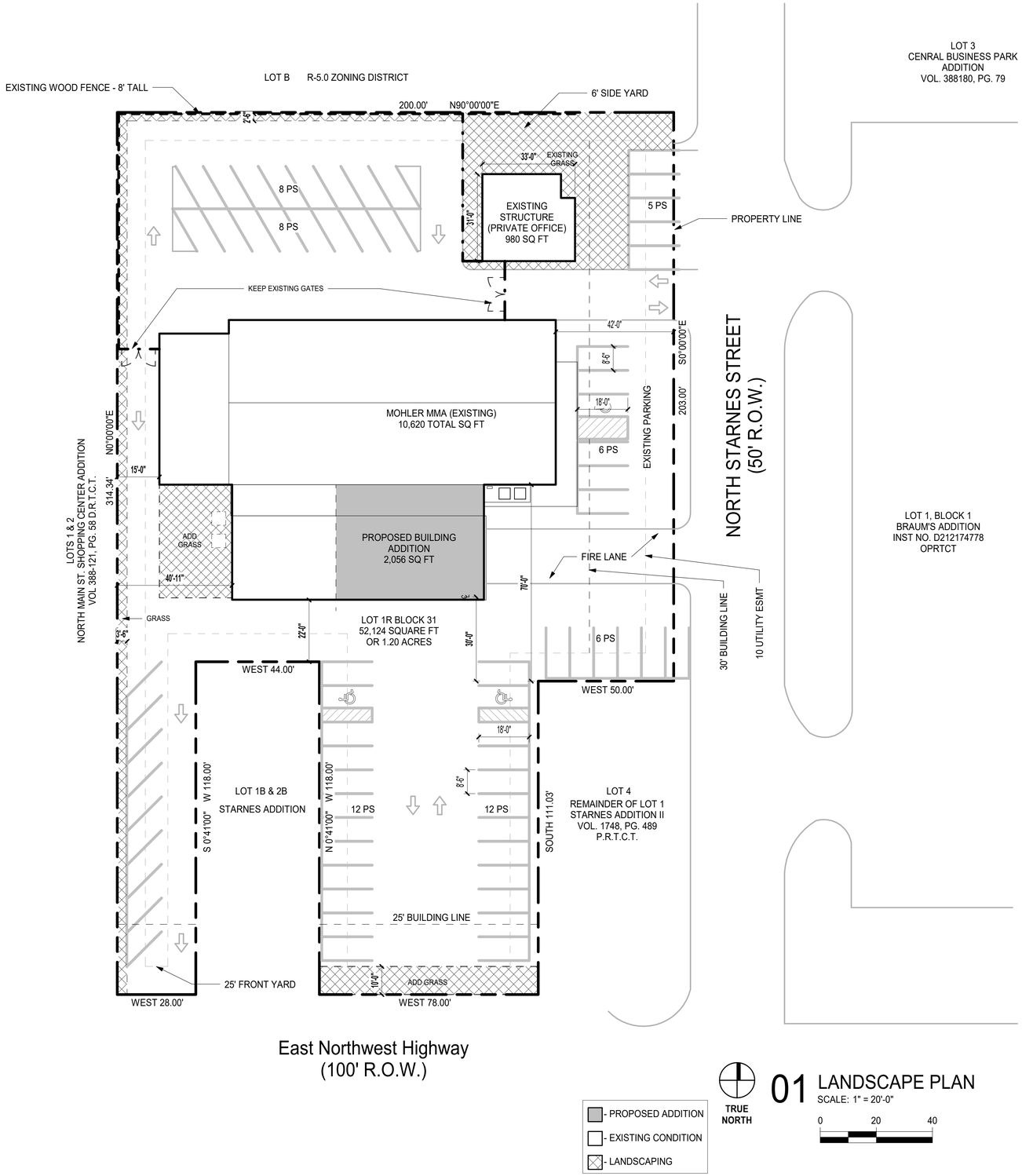
title
Dimensional Control Site Plan

project number XXXXX.100

date 10.26.2023

sheet
A1.01

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GENERAL NOTES

1. Shrubs shall be a minimum two 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 feet high within one year after time of planting.
2. All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

Item	Required	Proposed
Total Lot Area	5,000 Sq Ft min.	52,124 Sq Ft / 1.2 Acres
Impervious Area		
Total Building Footprint Area (square feet)	NA	13,656 Sq Ft
Area of Sidewalks, Pavement & other impervious flatwork	NA	32,919 sq ft
Other Impervious Area	NA	NA
Total Open Space (square feet and percentage)	7,818 sq ft / 15%	5,549 sq ft / 10.6%
Total Impervious Area (square feet and percentage)	44,306 sq ft / 85%	46,575 sq ft / 89.4%



VICINITY MAP
NOT TO SCALE

Landscape Plan
for
Mohler MMA
LOT 1R, Starnes Addition
A.F. Leanord Survey, J.J. Hall's Addition
City of Grapevine, Tarrant County, Texas
1.1966 Acres or 52,124 sq. ft.
Zone: "HC", Highway Commercial District
Date of Preperation: October 2023

CASE NAME: Mohler MMA
CASE NUMBER: CU23-21
LOCATION: 201 North Starnes Strteet

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DATE:_____

PLANNING AND ZONING COMMISIISION

_____
CHAIRMAN

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project
Mohler MMA ADDITION
201 N. Starnes St. Grapevine, TX 76051

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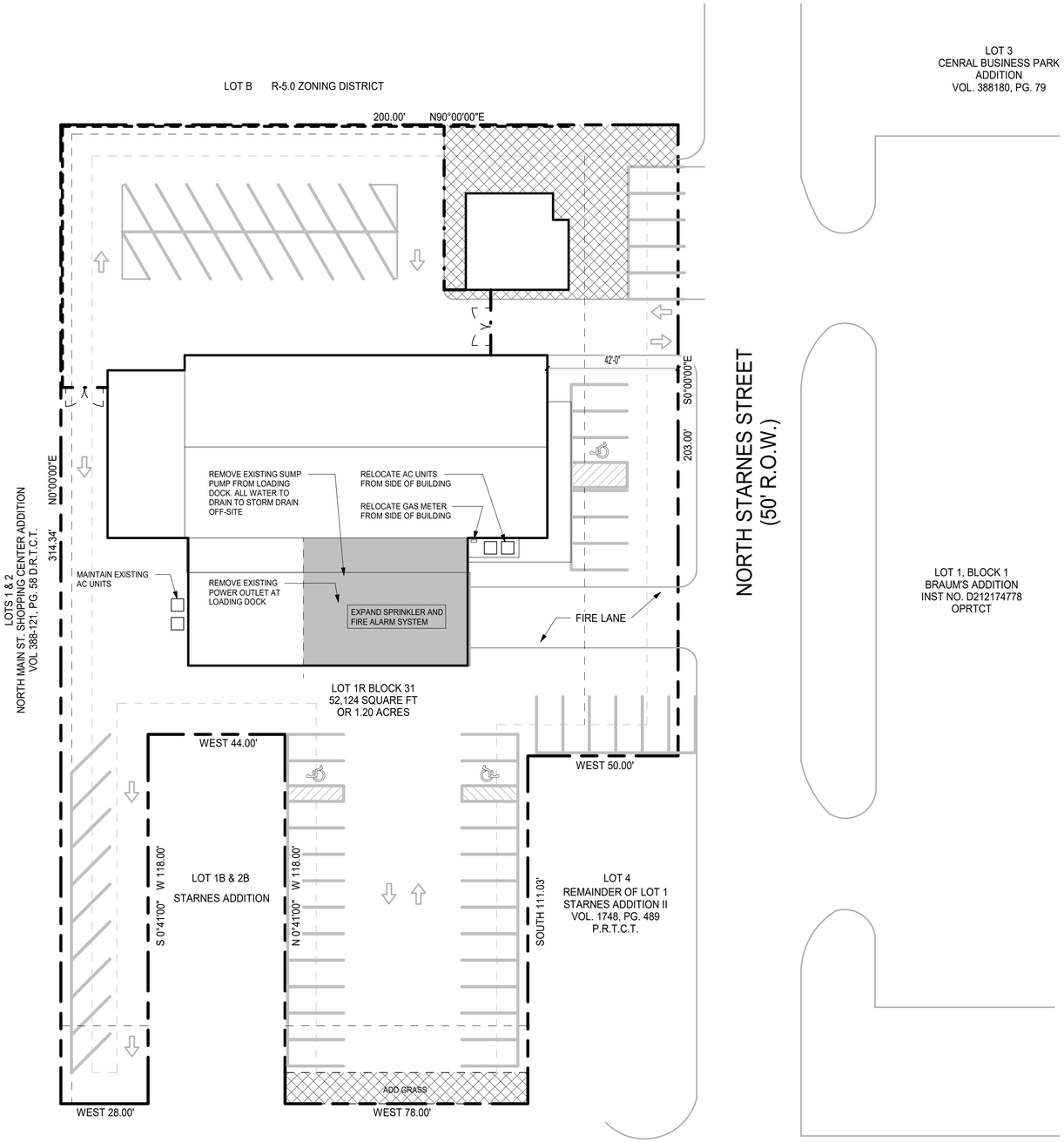
title
LANDSCAPE PLAN

project number **XXXXX.100**

date **10.26.2023**

sheet
A1.02

plotted: 10/26/2023 4:37:01 PM



GENERAL 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 sire illumination levels.
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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 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.

Utility Plan
for
Mohler MMA
LOT 1R, Starnes Addition
A.F. Leanord Survey, J.J. Hall's Addition
City of Grapevine, Tarrant County, Texas
1.1966 Acres or 52,124 sq. ft.
Zone: "HC", Highway Commercial District
Date of Preperation: October 2023

CASE NAME: Mohler MMA
CASE NUMBER: CU23-21
LOCATION: 201 North Starnes Strteet

_____ _____
MAYOR SECRETARY

DATE:_____

PLANNING AND ZONING COMMISISION

_____
CHAIRMAN

DATE:_____

SHEET: _____ of _____

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project
Mohler MMA ADDITION
201 N. Starnes St. Grapevine, TX 76051

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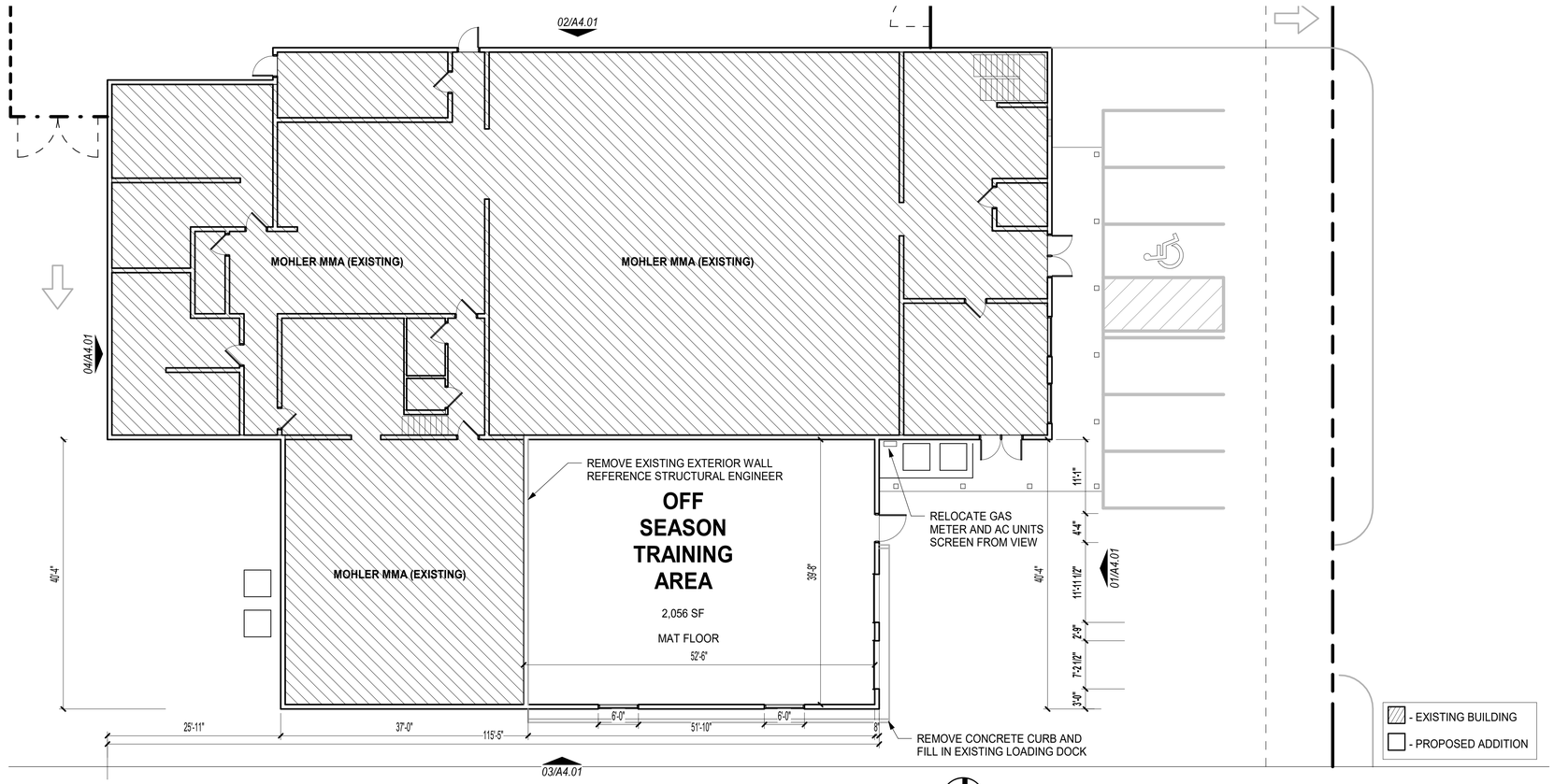
title
UTILITY PLAN

project number **XXXXX.100**

date **10.26.2023**

sheet
A1.04

plotted: 10/26/2023 4:37:02 PM



TRUE NORTH

01 LEVEL 1 PLAN

SCALE: 1" = 10'-0"

0 10 20

Level 1 Plan
for
Mohler MMA
LOT 1R, Starnes Addition
A.F. Leanord Survey, J.J. Hall's Addition
City of Grapevine, Tarrant County, Texas
1.1966 Acres or 52,124 sq. ft.
Zone: "HC", Highway Commercial District
Date of Preperation: October 2023

CASE NAME: Mohler MMA
CASE NUMBER: CU23-21
LOCATION: 201 North Starnes Strteet

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MAYOR SECRETARY

DATE:_____

PLANNING AND ZONING COMMISIISION

_____
CHAIRMAN

DATE:_____

SHEET: _____ of _____

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project
Mohler MMA ADDITION
201 N. Starnes St. Grapevine, TX 76051

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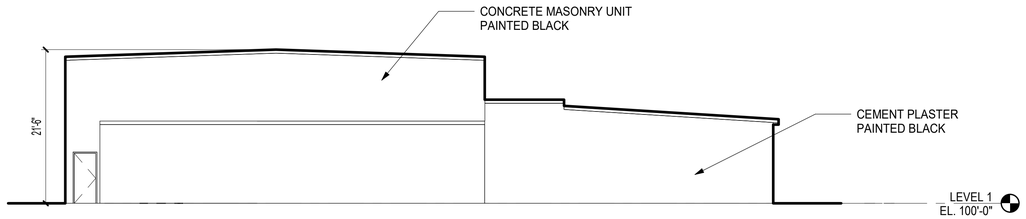
title
LEVEL 1 PLAN

project number **XXXXX.100**

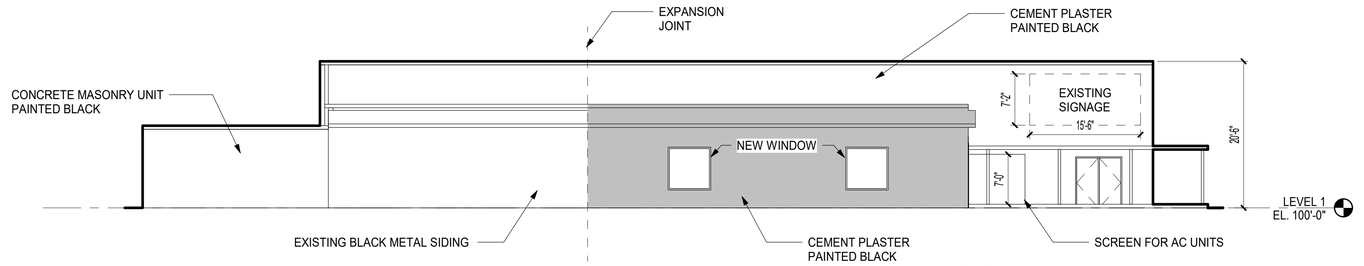
date **10.26.2023**

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A2.01

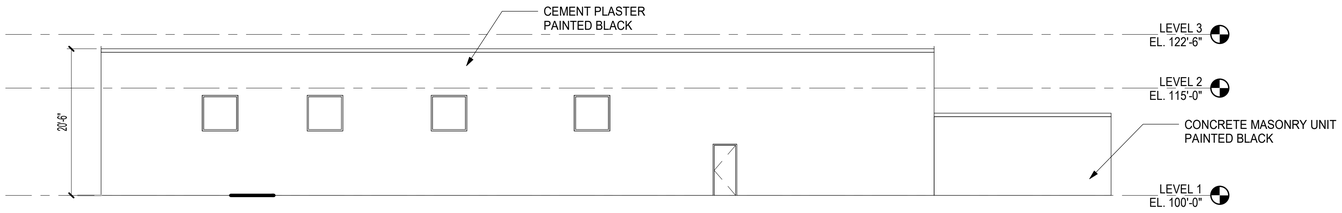
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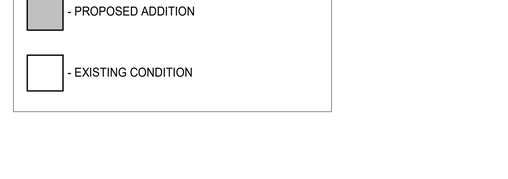
04 Elevation - West
SCALE: 1" = 10'-0"

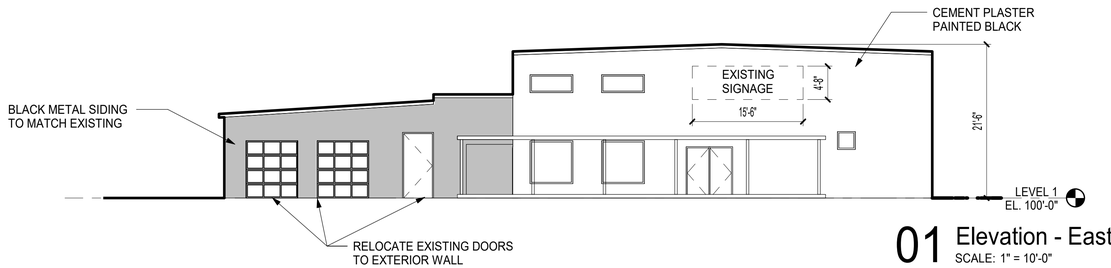


03 Elevation - South
SCALE: 1" = 10'-0"



02 Elevation - North
SCALE: 1" = 10'-0"


- PROPOSED ADDITION
- EXISTING CONDITION



01 Elevation - East
SCALE: 1" = 10'-0"

0 10 20

East Elevation	SQ.FT	%
Masonry (Cement Plaster)	1,043	74.66
Masonry (CMU)	0	0
Metal	354	25.34
	1,397	100

North Elevation	SQ.FT	%
Masonry (Cement Plaster)	2,203	89.01
Masonry (CMU)	272	10.99
Metal	0	0.00
	2,475	100

South Elevation	SQ.FT	%
Masonry (Cement Plaster)	953	57.72
Masonry (CMU)	291	17.63
Metal	407	24.65
	1,651	100

West Elevation	SQ.FT	%
Masonry (Cement Plaster)	580	35.85
Masonry (CMU)	592	36.59
Metal	446	27.56
	1,618	100

CASE NAME: Mohler MMA
CASE NUMBER: CU23-21
LOCATION: 201 North Starnes Strteet

_____ _____
MAYOR SECRETARY

DATE:_____

PLANNING AND ZONING COMMISIISION

_____
CHAIRMAN

DATE:_____

SHEET: _____ of _____

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

Exterior Elevations
for
Mohler MMA
LOT 1R, Starnes Addition
A.F. Leanord Survey, J.J. Hall's Addition
City of Grapevine, Tarrant County, Texas
1.1966 Acres or 52,124 sq. ft.
Zone: "HC", Highway Commercial District
Date of Preperation: October 2023

The purpose of Conditional use permit CU23-21 is to allow a 2,056 sqare foot training area expansion along the southern elevation for an existing fitness studio specializing in mixed martial arts.

project
Mohler MMA ADDITION
201 N. Starnes St. Grapevine, TX 76051

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original issue

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Brock Jones
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214-535-0647

title
EXTERIOR ELEVATIONS

project number **XXXXX.100**

date **10.26.2023**

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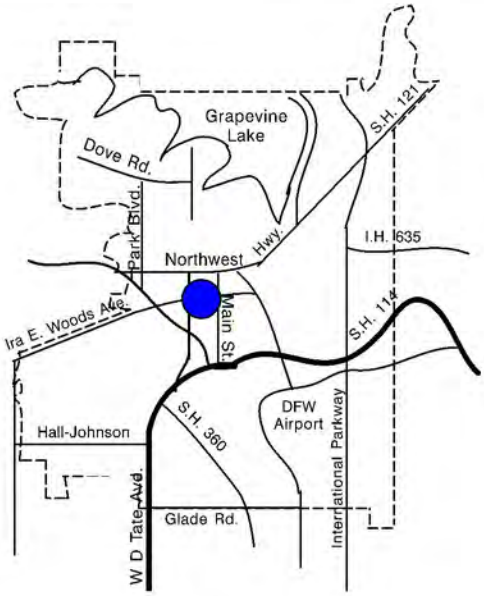
CC ITEM #4, 38, 39
PZ ITEM #8, 20, 21

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: NOVEMBER 21, 2023

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU23-30, AND HISTORIC LANDMARK SUBDISTRICT HL23-02, HOUSE OF SHINE



APPLICANT: Josh Archer, Exurb Studio

PROPERTY LOCATION AND SIZE:

The subject property is located at 317 South Church Street and 320 South, platted as Block 1, Lot 1, House of Colors Addition. The property has 96.67 feet of frontage along South Church Street.

REQUESTED CONDITIONAL USE AND HISTORIC LANDMARK SUBDISTRICT COMMENTS:

The applicant is requesting a conditional use permit to allow for an artisan studio featuring exhibits and outdoor space. The applicant is also requesting a Historic Landmark Subdistrict designation for the subject property.

The applicant proposes to reimagine the subject site and establish an artisan studio, including an exhibit hall and outdoor sculpture garden on the subject site. The following changes are proposed: demolish a former house and replace it with a new 3,681 square foot office and exhibit hall, relocate and upgrade an existing detached garage, and create a sculpture garden.

- The existing 1,305 square foot house will be demolished and replaced with a 3,681 square foot office, exhibit hall including a covered front porch adjacent to South Church Street and a covered terrace at the rear of the structure.

- The office occupies the front of the structure, and the exhibit hall occupies the remainder.
- The office entrance is from the front yard and the exhibit hall is accessed from the rear yard.
- The detached garage (red barn) will be relocated to the rear yard adjacent to the south property line and will house an interactive educational use.
- A sculpture garden is proposed on Lot 2 adjacent to South Barton Street.
- The primary access to the exhibit hall, red barn and sculpture garden, is through the House of Shine building addressed as 334 South Barton Street and located south of the subject site. A gated secondary access is proposed on Lot 2 adjacent to South Barton Street.
- Operating hours are Tuesday – Thursday, 12:00 p.m. to 6:00 p.m. and Friday – Saturday 9:00 a.m. to 3:00 p.m.
- Required parking for the use is 16 parking spaces. Six parking spaces are on the subject site. A parking plan was prepared and depicts 48 shared parking spaces adjacent to the House of Shine site.

Historic Landmark Subdistrict: The site was the location of the cabin of Ambrose and Susan Foster, who received a land grant that is a part of an original survey of Grapevine in the 1840s.

The house was built in 1917 in the Folk-Victorian style with a pyramidal roof for D. W. and Mary Sammons Jordan as their family home. The 1,305 square foot, one-story house was heavily altered in the 1990s with a new addition to the rear, enclosure of the front porch, new wood siding and a gable roof which replaced the original pyramidal roof. There is a one-car detached garage dating from the 1940s with a gabled roof and exposed rafter tails and exterior sheathed with #105 wood siding with wood trim.

The property and house are associated with numerous prominent Grapevine families. The property is located in the Original Township of the City of Grapevine and its house and garage are contributing structures to the Grapevine Historic Township District.

PRESENT ZONING AND USE:

The property is currently zoned “CBD”, Central Business District and has two non-residential structures.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the surrounding properties to the north, south, east, and west were zoned “C-2”, Community Business District prior to the 1984 City-wide Rezoning. The site is developed with a house converted to an office and a detached garage used for storage.

- On October 25, 2023, the Historic Preservation Commission approved Certificate of Appropriateness CA23-50 for the following on the site, subject to the following conditions:
    - Demolition of the existing house;
    - Relocate the original one-car detached garage to the rear of the site;
    - Construct a new 3,186 square building replicating the street view of the house as per design guideline established the property;
    - Historic Landmark HL23-02 be approved for the property; and
    - Approval of a conditional use permit and site plan approved City Council.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CBD", Central Business District – Mini-Warehouse

SOUTH: "R-7.5", Single Family District – DFW Church of Christ

EAST: "CBD", Central Business District – Storage for Main Street Baking Company

WEST: "R-7.5", Single Family District – Single-family dwellings

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 (CB) Central Business land use. The request is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

South Church Street is not designated in the City of Grapevine's Thoroughfare Plan.

/at

CU23-30; House of Shine, Narrative:

The Exhibit Hall
This space is intended to house the temporary exhibits House of Shine offers that are currently housed within the existing building (334 S. Barton). The exhibits may possibly use movable low walls and exhibit cases to showcase objects, such as can be seen in museum spaces. Double egress doors in multiple locations will connect the exhibit space to the outdoor garden spaces surrounding the building. The space will be open during regular business hours of House of Shine, prior to 6pm and will be fully ADA accessible.

The Silo
The silo is intended to be an open-air space, accessible through an elliptical shaped opening facing the garden. It is intended to be a space for quiet reflection. It will have two benches inside and room for a wheelchair to both park and turn around. This space will be open during regular business hours of House of Shine, prior to 6pm.

The Red Shed Experience
This recreation of the red shed that exists on the property will be used for educational purposes. Inside the space will be standing ipad stations or interactive marker boards leading peoples through an experience where they solve a problem or challenge of their choosing. The occupancy will be limited to the number allowable by code for an exhibit space of this size and will have doors on either end of the building to facilitate a “pass through” experience. We expect this space to be conditioned. It will open during normal operating hours of House of Shine, closing prior to 6pm.

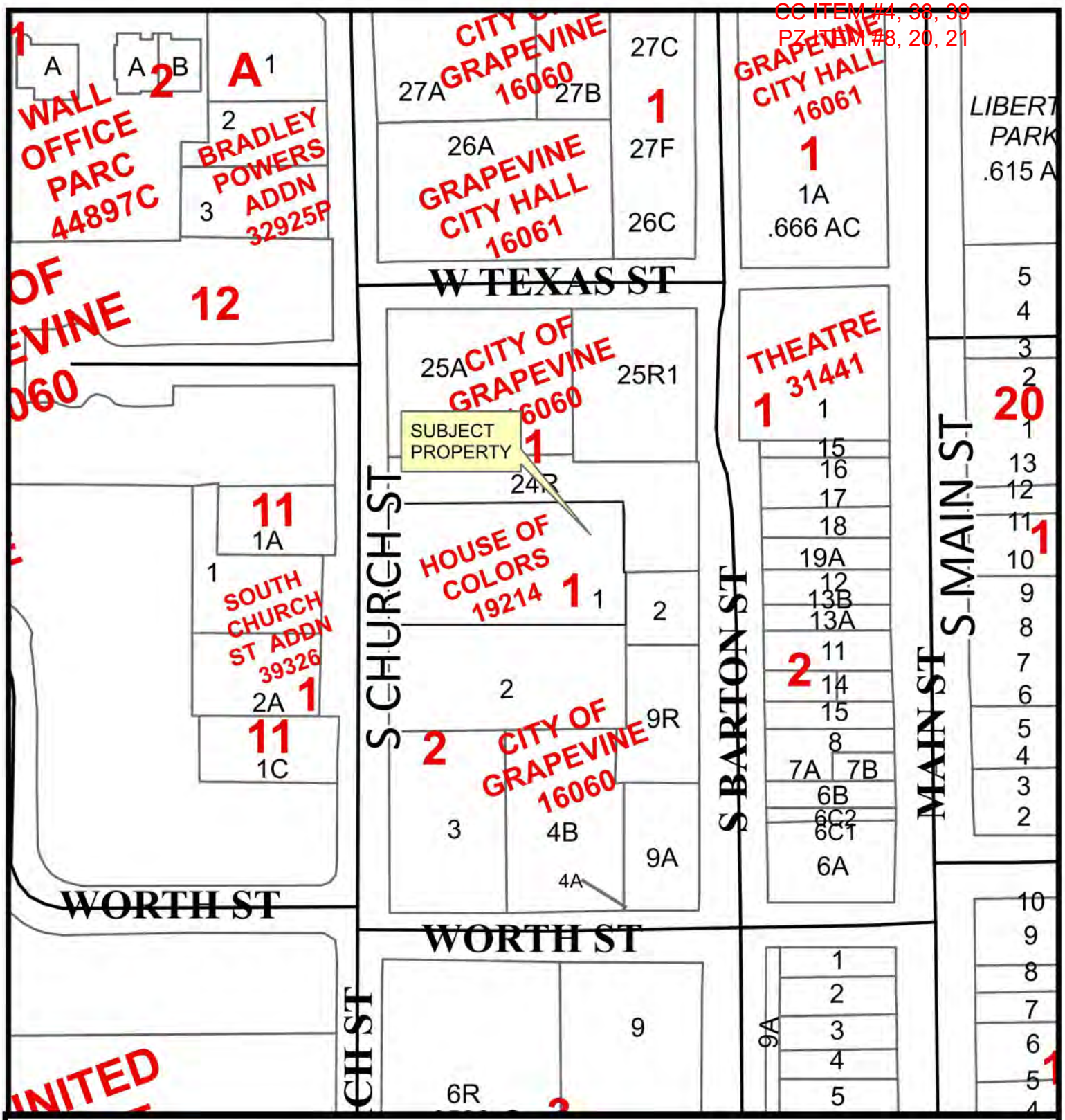
The raised outdoor seating area
This open-air circular raised seating area is intended to allow community members a place to sit for discussions or to relax after walking Main Street. This space will offer wheelchair accessible seating. This space is not enclosed and will be open during normal operating hours of House of Shine, closing prior to 6pm.

The podcast booth
A movable travel trailer will be parked in the existing back yard of 334 Barton Street building. It will have electrical service and will function as the recording booth for the “What’s Your Shine” Podcast. This trailer will not be open to the public. It will be modified to include a large window through which visitors to the garden can observe the filming of the podcast.

Thank you,

Cherie

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CU23-30/ HL23-02; House of Shine
317 South Church Street

Date Prepared: 11/6/2023

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.

CC ITEM #4, 38, 39
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CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) House of Colors Addition, Lot 1, Block 1	Gross area of parcel (to nearest tenth of acre) .44 Acres
Street frontage & distance to nearest cross street Church Street Frontage - 200 ft to W. Texas Street	Describe the Proposed Use Office / Gallery Space
Proposed Zoning Existing CBD (Central Business Distrit) to remain	Existing Zoning CBD (Central Business District)
Future Land Use Designation CBD (Central Business District)	Subject Property Address 317 S. Church Street

All Conditional Use Permit 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 site plan approved with a conditional use permit request 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 a conditional use permit request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name 317 Church Street, LLC Owner Phone Number (817) 601-8850

Company House of Shine

Address 334 Barton St.

City Grapevine State TX Zip Code 76051

Email

OCT 02 2023

CU23-30

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

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CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☑ I will represent the application myself; OR

☒ I hereby designate JOSH ARCHER *(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 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 _____ Date 03 OCT 2023

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Richard Beeny *(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 October, 20 23

_____

NOTARY PUBLIC in and for the State of Texas

LINDSAY ELLEN CAREY
Notary Public, State of Texas
Comm. Expires 02-10-2027
Notary ID 13419780-3

OCT 02 2023

CU23-30

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://www.GrapevineTexas.gov/Planning

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PZ ITEM #8, 20, 21

Project Representative Information *(complete if designated by owner)*

□ Engineer □ Purchaser □ Tenant □ Preparer ☑ Other (specify) ARCHITECTURE FIRM

Name JOSH ARCHER Company EXUES STUDIO

Address 1038 MEADOW BEND LOOP N.

City GRAPEVINE State TX Zip Code 76051

Phone 214-679-3580 Email [redacted]

Applicant's Signature [signature] Date 10-2-23

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Josh Archer *(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 2 day of October, 20 23

LINDSAY ELLEN CAREY
Notary Public, State of Texas
Comm. Expires 02-10-2027
Notary ID 13419780-3

[signature]
NOTARY PUBLIC in and for the State of Texas

If the legal owner of the property is a corporation, company, partnership, or Limited Liability Company, provide a copy of a legal document attached with this application showing that the individual signing this document is a duly authorized partner, officer, or owner of said corporation, partnership, or Limited Liability Company.

For any individual or organization who consents to act as an agent for the entity for purposes of receiving any process, notice or demand:

Entity Name or File Number: _____

Provide a most recent public information report that includes:

1. All general partners
2. File Number
3. Registered agent name
4. Mailing address

OCT 02 2023

CU23-30

(You may order a copy of a Public Information Report from open.records@cpa.texas.gov or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711 or go to https://mycpa.cpa.state.tx.us/coa/search.do)

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

PLATTING VERIFICATION:

☐ 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 317 S. Church Street

Legal description of subject property Lot 1, Block 1 - House of Colors Addition

Public Works Department

10-2-23
Date

CU23-30

CC ITEM #4, 38, 39
PZ ITEM #8, 20, 21

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME 317 Church Street, LLC

COMPANY NAME House of Shine

ADDRESS 334 Barton St.

CITY/STATE/ZIP Grapevine TX 76051

TELEPHONE (817) 601-8850 CELL NUMBER _____ EMAIL _____

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY To create more office and more exhibit space.

3. PROPERTY OWNER(S) NAME _____

ADDRESS _____

CITY/STATE/ZIP _____

WORK PHONE _____ FAX NUMBER _____

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION 317 S. Church St.

LEGAL DESCRIPTION: BLOCK 1 LOT 1, ADDITION House of Colors Addition

SIZE OF SUBJECT PROPERTY .44 ACRES 19,295 SQUARE FEET

METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET

5. PRESENT ZONING CLASSIFICATION CBD

6. PRESENT USE OF PROPERTY office space

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PZ ITEM #8, 20, 21

The State of Texas

County of Tarrant

Before me Cassie Sheffield (Notary) on this day personally appeared Richard Beeny (Applicant)

known to me (or proved to me on the oath of _____ or through Texas Driver's License (photo identity or other document)

to be the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22nd day of August, 2023, A.D.

Notary Seal

CASSIE SHEFFIELD
My Notary ID # 131439987
Expires February 9, 2026

Cassie Sheffield
(Notary Signature)

The State of Texas

County of Tarrant

Before me Cassie Sheffield (Notary) on this day personally appeared Richard Beeny (Applicant)

known to me (or proved to me on the oath of _____ or through Texas Driver's License (photo identity or other document)

to be the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22nd day of August, 2023, A.D.

Notary Seal

CASSIE SHEFFIELD
My Notary ID # 131439987
Expires February 9, 2026

Cassie Sheffield
(Notary Signature)

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PZ ITEM #8, 20, 21

7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) RICHARD BERRY

APPLICANT SIGNATURE

OWNER (PRINT) RICHARD BERRY

OWNER SIGNATURE

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www.grapevinetexas.com

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CC ITEM #4, 38, 39
PZ ITEM #8, 20, 21

ORDINANCE NO. 2023-088

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU23-30 TO ALLOW FOR AN ARTISAN STUDIO FEATURING EXHIBITS AND OUTDOOR SPACE, FOR BLOCK 1, LOT 1, HOUSE OF COLORS (317 SOUTH CHURCH STREET) IN A DISTRICT ZONED "CBD", CENTRAL BUSINESS 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 CU23-30 to allow for an artisan studio featuring exhibits and outdoor space in a district zoned "CBD", Central Business District within the following described property: Block 1, Lot 1, House of Colors Addition (317 South Church 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 safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

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

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

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum

not to exceed Two Thousand Dollars ($2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That this ordinance shall become effective from and after the date of its final passage.

FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of November 2023.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CC ITEM #4, 38, 39
PZ ITEM #8, 20, 21

ORDINANCE NO. 2023-089

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL23-02 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY PLATTED AS BLOCK 1, LOT 1, HOUSE OF COLORS ADDITION (317 SOUTH CHURCH STREET) AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "CBD", CENTRAL BUSINESS DISTRICT; PROVIDING FOR THE ADOPTION OF THE 317 SOUTH CHURCH STREET HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made by the Grapevine Historic Preservation Commission requesting a historic landmark subdistrict designation by making application 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 this requested historic landmark subdistrict designation 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, all of the requirements of Section 39 of Appendix "D" of the Code of Ordinances 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;

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the granting of this historic landmark subdistrict, 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 historic landmark subdistrict designation 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 historic landmark subdistrict designation 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 historic landmark subdistrict designation 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 designate a historic landmark subdistrict HL23-02 in accordance with Section 39 of 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, in a district zoned "CBD", Central Business District Regulations within the following described property: 317 South Church Street and legally platted as Block 1, Lot 1, House of Colors Addition, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the 317 South Church Street Historic District Preservation Guidelines as

conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the "H" zoning designation.

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. 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 are in direct conflict with the provisions of this ordinance.

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

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars ($2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety

and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of November, 2023.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

Design Guidelines

317 South Church Street

Historic Landmark Subdistrict

Grapevine, Texas

Grapevine Township Revitalization Project, Inc.
City of Grapevine
200 S. Main
Grapevine, Texas 76051

October 25, 2023

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- Major alterations
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Preface

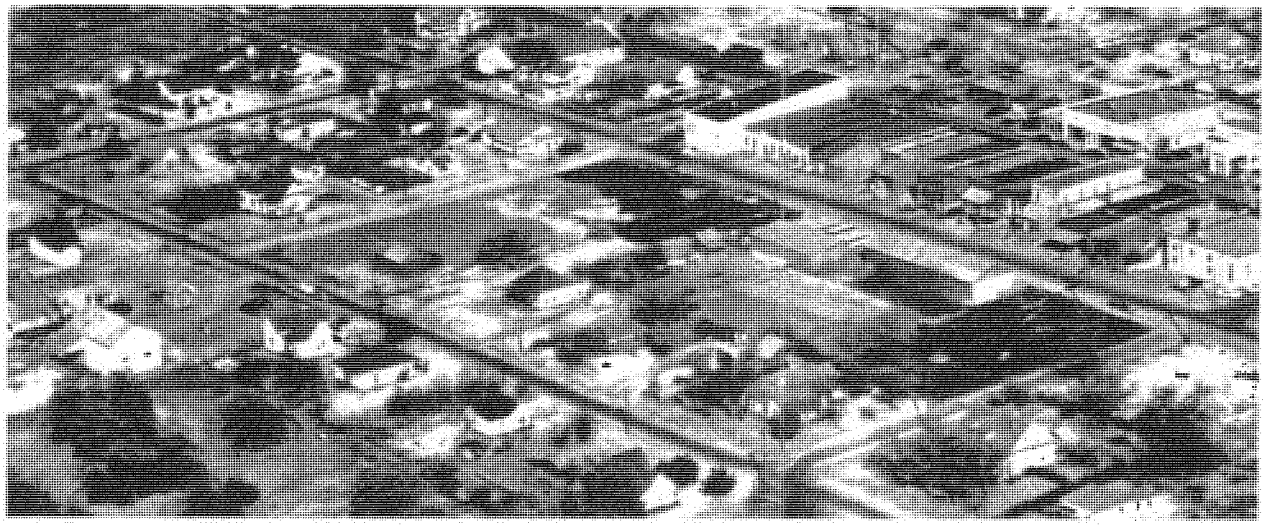
Period of Significance

The period of significance for Grapevine Township is 1882-1946, the years documented with the county as being the construction dates for property within the historic Township. Allowing a property to authentically tell the story of its own period and time, while reinforcing the historical period of significance with necessary preservation, rehabilitation and restoration, is the goal of the historic landmark designation. The preservation of original architectural features, especially windows, doors, porch and siding, is preferred, rather than "modernization" or "updating" of older features, or imposing a false "historical look" on newer features.

The repair of original materials, rather than their replacement can best preserve the historic character of the property. If non-original materials are replaced, then care should be taken to install original (in-kind) materials. Repair and restoration is often more cost effective than replacement, conserves energy and reduces the amount of trash added to landfills.

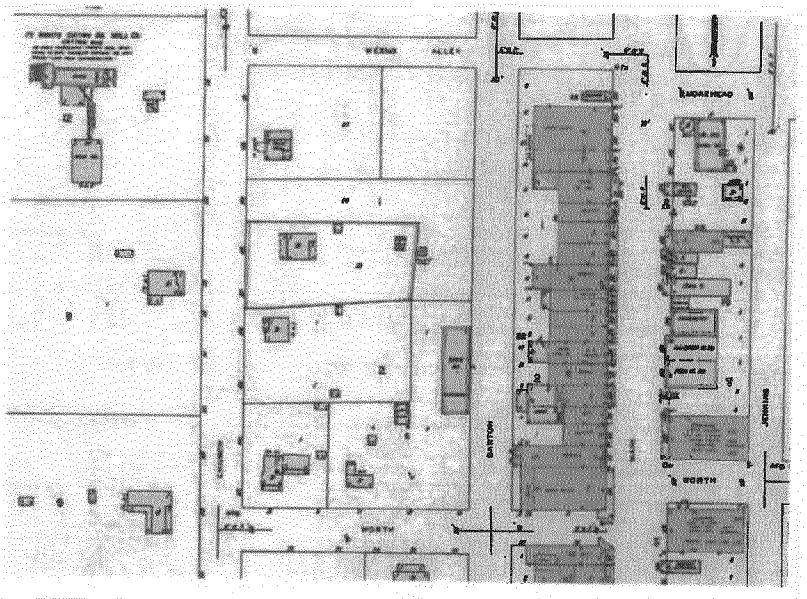
New construction (additions or rehabilitation) to an existing home should reflect the character of the home during its period of significance. Massing, roof shapes, porch configurations and materials that reflect the architectural character of the home during its historic period should be preserved. The design of any new architectural features shall have key elements of the primary historic style already existing in the home and shall be clearly compatible with and complementary to its adjacent features.

Any exterior modifications to buildings and properties within the Historic Landmark Subdistrict are required to conform to the City of Grapevine's preservation ordinances governing these buildings and properties and with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. The Historic Preservation Commission handbook "Design Guidelines for Historic Commercial and Residential Properties" (adopted November 2003), explains the preservation ordinances and design criteria that has been adopted by the City of Grapevine. The handbook's guidelines should be used by those planning new construction or additions to historic properties at 317 Church Street.



1948 Aerial view of Block 2 with the D. W. Jordan House with its pyramidal roof at the center of photo

The property at 317 South Church Street was the site of the Ambrose and Susan Foster cabin. The Foster's received a land grant that is a part of an original survey of Grapevine of the 1840s. This house was built in 1917 in the Folk-Victorian style with a pyramidal roof for D. W. and Mary Sammons Jordan as their family home. It had a projecting front porch that extended the width of the front of the house. There were narrow one-over-one windows, wood siding and wood trim and an asphalt shingle roof. Several outbuildings were located to the rear of the property.



1935 Sanborn Fire Insurance Map with the property outlined in red

The 1,350 square foot one-story house was heavily altered in the 1990s with a new addition to the rear, enclosure of the front porch, installation of new wood siding and a gable roof which replace the original pyramidal roof.

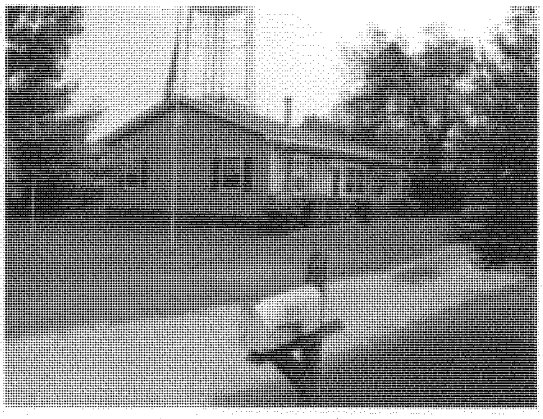
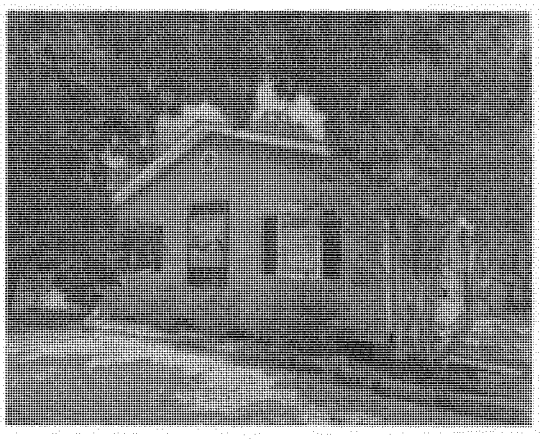


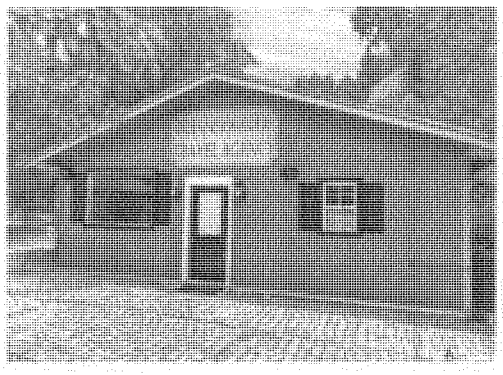
Photo of house c. 2002



Current Photo of house



South Side Elevation



East Elevation

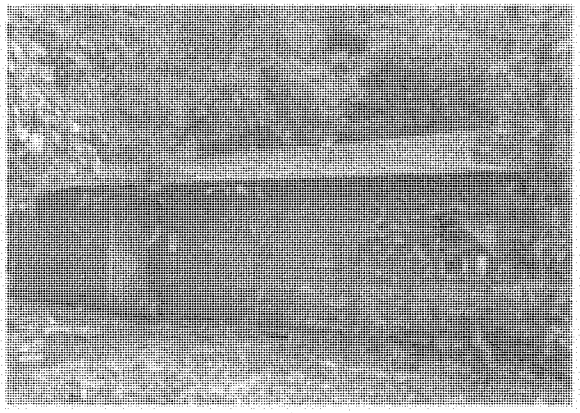


North Side Elevation

There is a one car detached garage dating from the 1940s with a gabled roof and exposed rafter tails and its exterior sheathed with #105 wood siding with wood trim.



West Elevation of one-car garage



North Elevation of one-car garage



East Elevation of one-car garage

The property and its structures are associated with numerous prominent Grapevine families. The property is located within the boundary of the Grapevine Historic Township of the City of Grapevine and the house and garage a contributing structures to the Grapevine Historic Township District.

Two of Grapevine's history books give insight to this property: Trek to Texas, published and copyrighted in 1966, by Pearl Foster (O'Donell); and the Grapevine Area History book, published in 1979 by the Grapevine Historical Society and edited by Charles H. Young. According to the Grapevine Area History book, D. W. and Mary Sammons Jordan moved to Grapevine in 1917 and purchased the Withrow Shoe and Harness Shop on Main Street "and also the property on Church Street that has been in their family since that time." The Jordan's daughter, Josie, and

her daughter Leslie, were living in the house on Church Street in 1979 when the Grapevine Area History book was written. In half-ownership of the property with Josie was her sister, Edith Hackney of Wilberton, OK.

According to the Trek to Texas book, "Ambrose and Susan Foster built their cabin about one block west of the present Main Street of Grapevine, Texas. This was near the water tower at Grapevine today and Josie Ferris of Church Street has a big stone in the north edge of her yard, so large she has been unable to get it moved. She recalls that in the early 1930s, old Mr. Nash, an old timer of Grapevine, **positively identified it and others that have been moved** as being the foundation for the fireplace of the old Foster cabin."

D.W. and Mary Jordan had a son, Elmer Lewis Jordan, in addition to their daughters, Josie, Edith and Marietta. Elmer Jordan was a WWI veteran and contemporary of B. R. Wall and fellow lodge member. When Elmer returned from WWI, his father, D.W. (also known as "Pink"), gave Elmer half interest in the family business. Elmer became a significant Main Street businessman. In 1938 he bought out his father in the family business and moved to the east side of Main Street (317 S. Main Street). In 1938, he acquired the General Electric franchise and established a plumbing and electrical business there. He also served as Justice of the Peace in Precinct 3 for 20 years; he received the Citizen of the Year award in 1970.

This property is significant because of the people who owned and occupied it and the stone artifacts remaining from the Ambrose and Susan Foster cabin.

SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences, that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas shall be set back in a manner consistent with setbacks of adjacent or neighboring residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preserving of the historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic Landmark Subdistrict. Existing parking lots located adjacent to streets and sidewalks should be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

FENCES

Historically, fences around houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in

material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved or when preservation is not possible, duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed. Removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and

appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complementary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass may be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

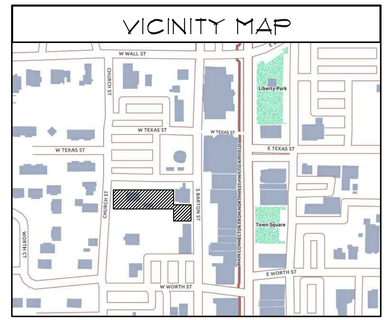
New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

HOUSE OF SHINE'S MAIN ENTRY ON ADJACENT SITE

LOT 24R, BLOCK 1
ORIGINAL TOWN OF GRAPEVINE
DOC. NO. D210164131 P.R.T.C.T.-
ZONED CBD - STORAGE BUILDING

SEE LANDSCAPE PLAN FOR ADDITIONAL DETAILS IN THE GARDEN AREA



SOUTH CHURCH STREET
(R.O.W. VARIES)
APPROX. 233 FT. TO W. TEXAS STREET

27'-8" | 82'-6" | 63'-0"

WOOD GATE | 6 FT. WOOD FENCE | N 89.35'30" E 199.86' | WOOD GATE | 6 FT. WOOD FENCE

5' UTILITY EASEMENT

W 96.67' | N 01.05'25" W | 49'-1"

4' SIDEWALK | 5' CONC. WALK | 5' CONC WALK | ACCESS ESMT. | H.C. SIGN | RAMP | RAMP | 29'-0" ORIGINAL WIDTH OF EXISTING BLDG. | PORCH | RAMP

PROPOSED 3,681 SQ.FT. 1-STORY
COMMERCIAL USE BLDG.
21'-8" BLDG. HT. TO HIGHEST POINT
FF 638.50
LOT 1, BLOCK 1
HOUSE OF COLORS ADDITION
CAB. A, SLIDE 9079 P.R.T.C.T.
.44 ACRES
19,285 SQ.FT.

MAIN PUBLIC ENTRANCE | CVD. TERRACE | 10' S.S.E. | 4'-0" | 9'-2" | 15'-0"

R6'-0" SILOH | 15'-2" | Ø'-3" | 11'-3" | CONCRETE WALL REF. LANDSCAPE PLAN | R15'-3" PLATFORM | PLATFORM | FLOWER SHADE | 6'-0"

BEE-DO-SHARE SCULPTURE | N | W | E | S | R19'-9" | FLOWER SHADE | CONCRETE WALL REF. LANDSCAPE PLAN

6 FT. WOOD FENCE
LOT 24R, BLOCK 1
ORIGINAL TOWN OF GRAPEVINE
DOC. NO. D210164131 P.R.T.C.T.
ZONED CBD
S 00.15'54" E 54.58'
6 FT. WOOD FENCE
N 89.21'44" E 62.29'

48'-3" | MOSAIC TILE PAVING | 4'-0" | 6'-0"

10' VISIBILITY TRIANGE | 24'-0" | 25' BLDG. LINE | 24'-0"

6 FT. WOOD FENCE
COURT YARD

9'-0" | 9'-0" | 9'-0" | 9'-0" | 9'-0" | 18'-0" | 23'-7" | 4' SIDEWALK

10' S.S.E. | 5'-0" | 14'-0"

RED BARN
448 SQ.FT.
13'-2" BLDG. HT.
TO HIGHEST POINT
FF 640.45

N 01.14'22" W 42.08'

REINFORCED TURF | SLIDING GATE | 4'-0" | 16'-0"

LOT 2, BLOCK 1
HOUSE OF COLORS ADDITION
CAB. A, SLIDE 9079 P.R.T.C.T.

WATER TANK SCULPTURE TOWER

BARTON STREET ENTRANCE GATE (7 FT. GATE)

SOUTH BARTON STREET
(R.O.W. VARIES)
S 01.14'22" E 59.99'

5' UTILITY EASEMENT

6 FT. WOOD FENCE | S 89.35'25" W 199.18' | 35'-0" | 32'-0" | 23'-7" | S 89.21'44" W 62.29'

LOT 2, BLOCK 2
ORIGINAL TOWN OF GRAPEVINE
VOL. 309, PG. 71 P.R.T.C.T.
ZONED CBD - RELIGIOUS

Ø' 20'Ø" 40'Ø"

1 A1.1 SITE PLAN
SCALE: 1"=10'Ø"

NORTH

LOT 1 BLOCK 1
HOUSE OF COLORS ADDITION
GRAPEVINE, TEXAS

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 accepted.
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 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.

PROPOSED
SITE SUMMARY CHART, Lot 1

Land Use Designation		
Zoning	Existing: CBD	Proposed: CBD
Number of Proposed Lots	1	1
Acreage of Project	Acres: LOT-1 = .44; LOT-2 = .088; TOTAL = .528	Sq.Ft.: LOT-1 = 19,285; LOT-2 = 3,737; TOTAL = 23,022
Area of Open Space, (Sq.Ft.)	LOT-1 = 15,157; LOT-2 = 3,737	
% of Open Space	Required: N/A	Provided: LOT-1 = 78%; LOT-2 = 100%
Impervious Coverage, (Sq.Ft.)	LOT-1 = 11,042; LOT-2 = 1,390	
% Impervious Coverage	Required: N/A; N/A	Provided: LOT-1 = 58%; LOT-2 = 37%

BUILDING DATA SUMMARY

Building Description	1-Story Commercial Bldg.	
Bldg. Air Conditioned Space	3,186 Sq.Ft.	
Porch	105 Sq.Ft.	
Cvd. Terrace	390 Sq.Ft.	
Total Building Area (footprint)	3,681 Sq.Ft.	
Existing Red Barn	450 Sq.Ft.	
Total Bldg. Area-all bldgs.	4,131 Sq.Ft.	
% of Building Coverage	21.42%	
Square Footage by Use	Use: Office	Sq.Ft.: 1,116
	Gallery / Exhibit	2,070
	Porch / Terrace	495
	Red Barn Exhibit	450
Total Floor Area	4,131 Sq.Ft.	
Off-Street Parking Ratio	1/400 Gallery / Red Barn 5+ 1/300 Office	
Parking Spaces	Required: N/A	Provided: 6

BLDG. FOOTPRINT
PAVING
YELLOW BRICK ROAD
REINFORCED TURF

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-30 IS FOR AN ARTISAN STUDIO, FEATURING EXHIBIT AND OUTDOOR SPACE.

House of Shine Business Hours:

Monday - Closed
Tuesday - 12-6 PM
Wednesday - 12-6 PM
Thursday - 12-6 PM
Friday - 9 am-3 pm
Saturday - 9 am-3 pm

NEW BULDING WILL HAVE APPROX. (3) EMPLOYEES

SITE PLAN
for
House of Shine
Lots 1&2, Block 1
317 S. Church Street
House of Colors Addition
City of Grapevine, Tarrant County, Texas
.528 Acres
Zone: "CBD" Central Business District
Date of Preperation: November 7, 2023

PREPARER & OWNER INFORMATION

ARCHITECTURE:
EXURB STUDIO
1038 MEADOW BEND LOOP N.
GRAPEVINE, TX 76051

ENGINEER:
HAMILTON DUFFY, PC
8241 MID-CITIES BLVD., SUITE 100
NORTH RICHLAND HILLS, TX 76182

LANDSCAPE ARCHITECTURE:
BRIAN MCDONALD
13211 PENNYSTONE DRIVE
FARMERS BRANCH, TX 75244

OWNER:
317 CHURCH STREET, LLC
334 BARTON ST.
GRAPEVINE, TX 76051

CASE NAME: House of Shine
CASE NUMBER: CU23-30
LOCATION: 317 S. Church Street

MAYOR | SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 1 OF 16

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

PLANNING SERVICES DEPARTMENT

USE ACKNOWLEDEGMENT

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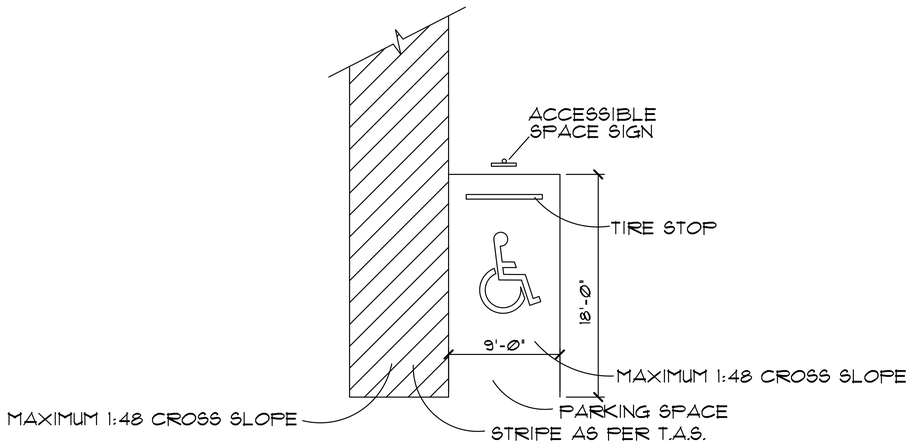
EXURB STUDIO, LLC
1038 MEADOW BEND LOOP N.
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EXURB STUDIO
WWW.EXURBSTUDIO.COM

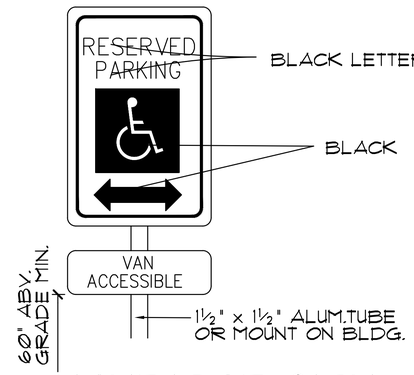
HOUSE OF SHINE
317 S CHURCH STREET
GRAPEVINE, TX

REGISTERED ARCHITECT
EVELINA E. RAMIREZ
28465
STATE OF TEXAS
11/07/23

DATE: 11/7/23
DRAWN BY: EXS
CHECK BY: EXS
PROJECT NO. HOUSEOFSHINE
SHEET NUMBER A1.1



1 / A1.2 TYP. ACCESSIBLE PARKING SPACE NTS



2 / A1.2 HANDICAP SIGN VAN ACCESSIBLE NTS

PARKING & PASSENGER LOADING ZONES

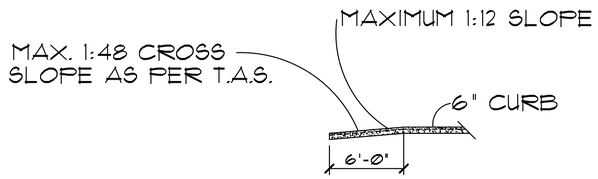
NOTE:
- ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 96"WIDE
- PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH T.A.S.
- TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. COMPLY WITH T.A.S.
- PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:48 (2%) IN ALL DIRECTIONS

ACCESSIBLE ROUTES LOCATION

NOTE:
- AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC.
- ALL LOCATION OF ACCESSIBLE ROUTES SHALL COMPLY WITH T.A.S.

ACCESSIBLE ROUTES SLOPES

NOTE:
- AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAT 1:20 IS A RAMP AND SHALL COMPLY WITH T.A.S.
- NOWHERE SHALL ANY SLOPE EXCEED 1:48 AND SHALL COMPLY WITH T.A.S.



3 / A1.2 TYP. SECTION THROUGH ACCESSIBLE RAMP NTS

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 accepted.
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 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.

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-30 IS FOR AN ARTISAN STUDIO, FEATURING EXHIBIT AND OUTDOOR SPACE.

PREPARER & OWNER INFORMATION

ARCHITECTURE:
EXURB STUDIO
1038 MEADOW BEND LOOP N.
GRAPEVINE, TX 76051

ENGINEER:
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LANDSCAPE ARCHITECTURE:
BRIAN MCDONALD
13211 PENNYSTONE DRIVE
FARMERS BRANCH, TX 75244

OWNER:
317 CHURCH STREET, LLC
334 BARTON ST.
GRAPEVINE, TX 76051

SITE PLAN
for
House of Shine
Lots 1&2, Block 1
317 S. Church Street
House of Colors Addition
City of Grapevine, Tarrant County, Texas
.528 Acres
Zone: "CBD" Central Business District
Date of Preperation: November 7, 2023

CASE NAME: House of Shine
CASE NUMBER: CU23-30
LOCATION: 317 S. Church Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 2 OF 16

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

PLANNING SERVICES DEPARTMENT

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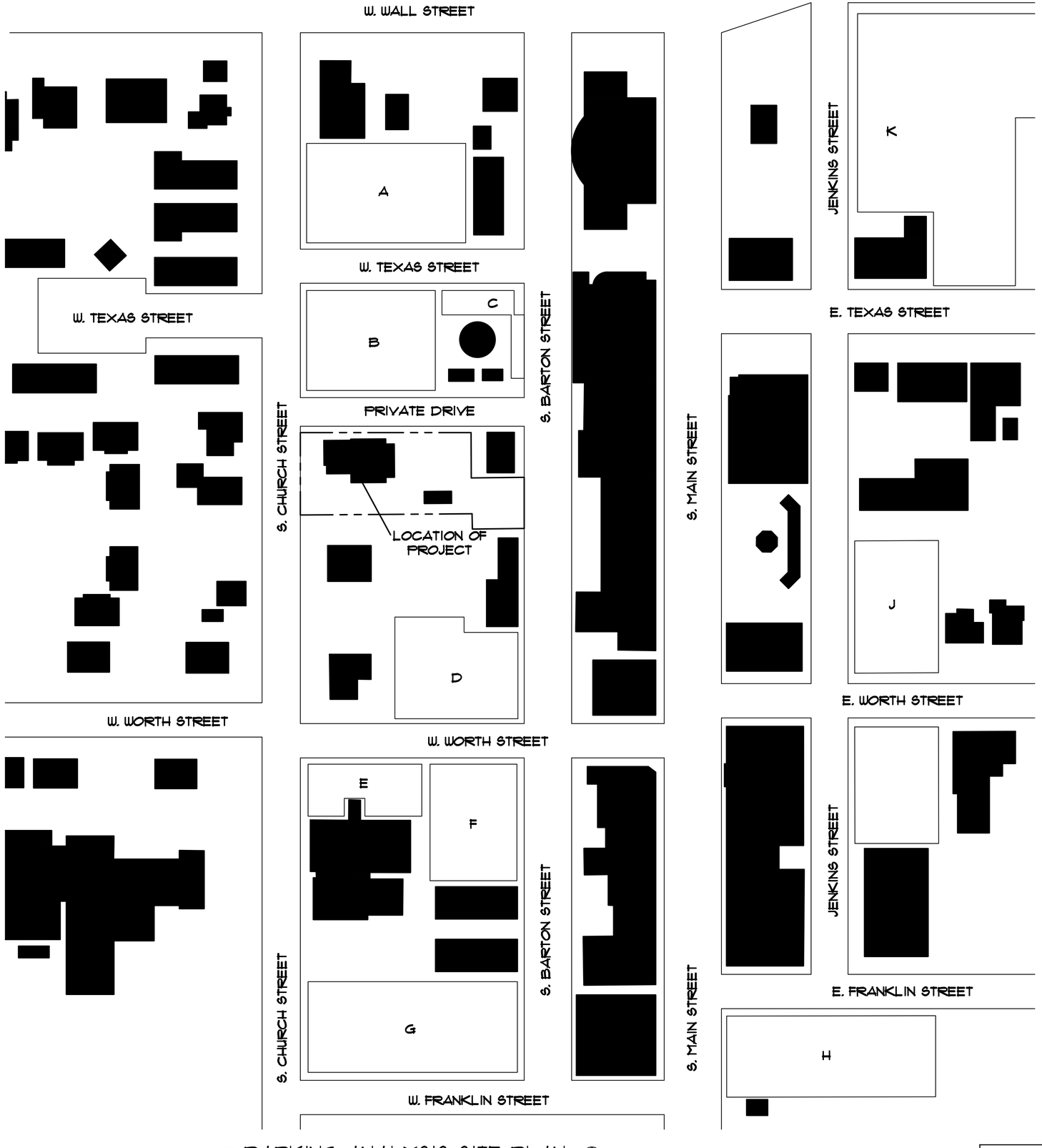
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HOUSE OF SHINE
317 S CHURCH STREET
GRAPEVINE, TX

REGISTERED ARCHITECT
ERNELINA E. RAMIREZ
26463
STATE OF TEXAS
11/07/23

DATE: 11/7/23
DRAWN BY: EXS
CHECK BY: EXS
PROJECT NO. HOUSEOFSHINE
SHEET NUMBER A1.2



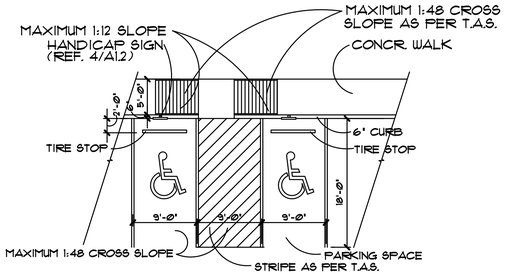
1 A1.3 PARKING ANALYSIS SITE PLAN
NTS

NORTH

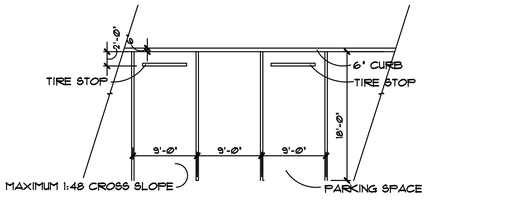
PARKING ANALYSIS CHART

OFFICE / GALLERY SPACE - 3,186 S.F.
COVERED PORCH - 103 S.F.
COVERED TERRACE - 390 S.F.
RED BARN - 450 S.F.
SILO - 113 S.F.
PARKING REQUIRED - 24
PARKING PROVIDED - 51 SPACES ON HOS PROPERTY
PARKING PROVIDED - 479*
*NOTE: ADEQUATE PARKING IS PROVIDED DUE TO OFF STREET PARKING

PARKING LOT	AMOUNT OF PARKING	
A	59	GENERAL PARKING
B	62	GENERAL PARKING
C	12	GENERAL PARKING ADA
D	45	HOS PARKING (SHARED)
E	22	GENERAL PARKING
F	28	GENERAL PARKING
G	59	GENERAL PARKING
H	74	GENERAL PARKING
J	31	GENERAL PARKING
K	132	CONDITIONAL PARKING
ON-SITE PARKING	6	6 SPACES AVAILABLE



2 A1.3 TYP. ACCESSIBLE PARKING SPACE
NTS



3 A1.3 TYP. NON-ACCESSIBLE PARKING SPACE
NTS

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-30 IS FOR AN ARTISAN STUDIO, FEATURING EXHIBIT AND OUTDOOR SPACE.

PREPARER & OWNER INFORMATION

ARCHITECTURE:
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GRAPEVINE, TX 76051

ENGINEER:
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LANDSCAPE ARCHITECTURE:
BRIAN MCDONALD
13211 PENNYSTONE DRIVE
FARMERS BRANCH, TX 75244

OWNER:
317 CHURCH STREET, LLC
334 BARTON ST.
GRAPEVINE, TX 76051

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for
House of Shine
Lots 1&2, Block 1
317 S. Church Street
House of Colors Addition
City of Grapevine, Tarrant County, Texas
.528 Acres
Zone: "CBD" Central Business District
Date of Preperation: November 7, 2023

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CASE NUMBER: CU23-30
LOCATION: 317 S. Church Street

MAYOR SECRETARY
DATE:
PLANNING AND ZONING COMMISSION
CHAIRMAN
DATE:
SHEET: 3 OF 16
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

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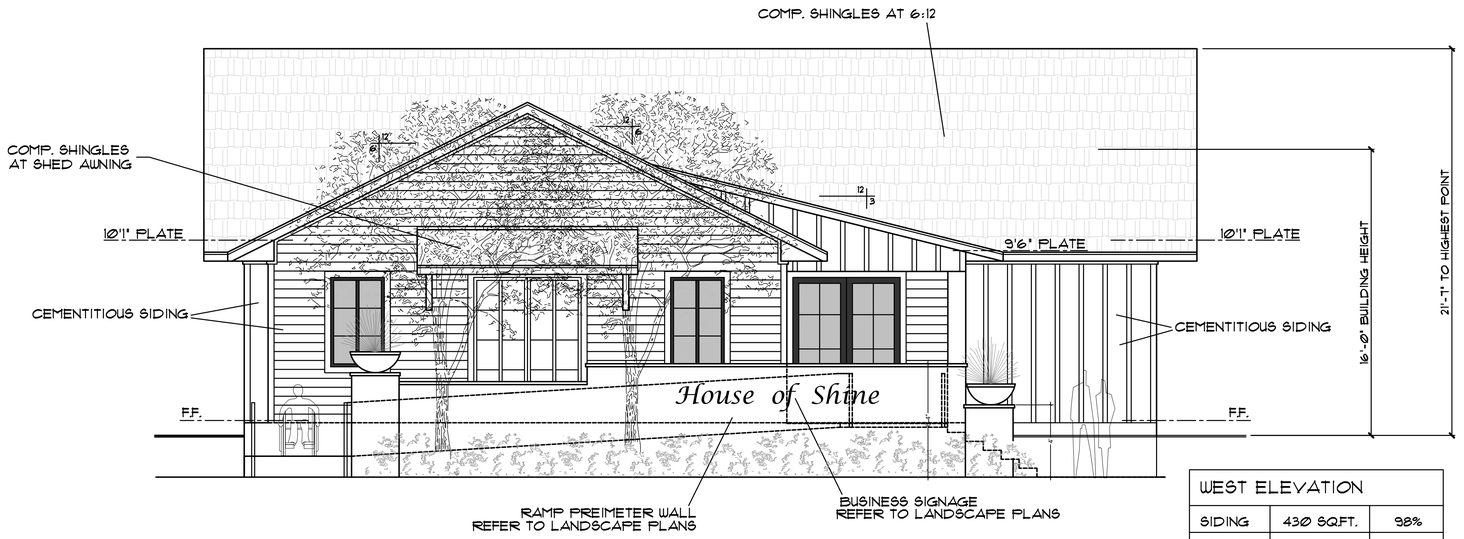
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HOUSE OF SHINE
317 S CHURCH STREET
GRAPEVINE, TX

REGISTERED ARCHITECT
STATE OF TEXAS
26463
11/07/23

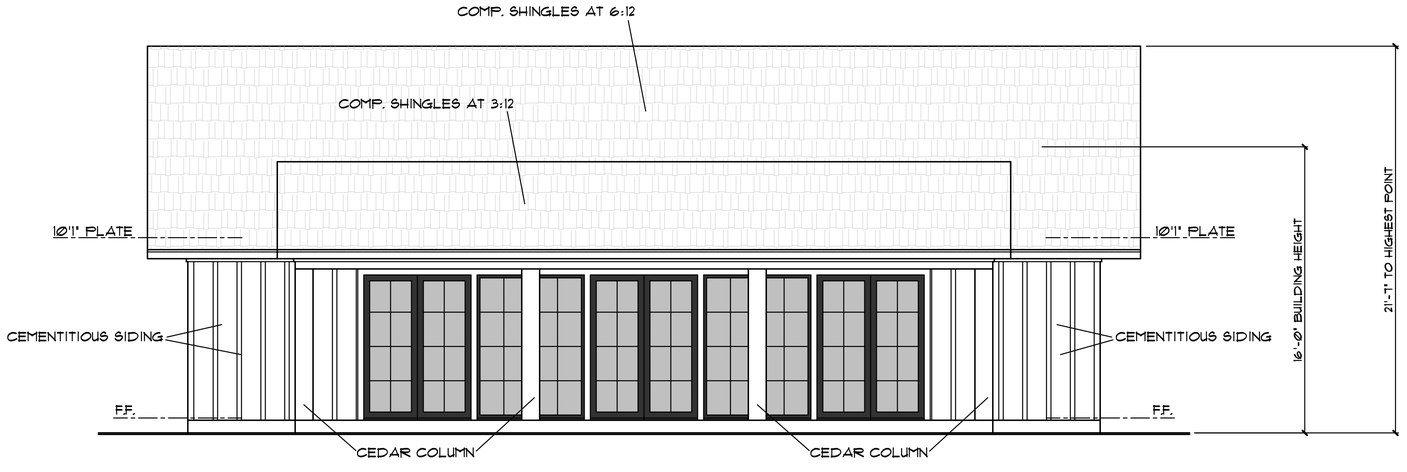
DATE: 11/1/23
DRAWN BY: EXS
CHECK BY: EXS
PROJECT NO. HOUSEOFSHINE
SHEET NUMBER A1.3



WEST ELEVATION		
SIDING	430 SQ.FT.	98%
CEDAR	10 SQ.FT.	2%
	440 SQ.FT.	100%

PROPOSED WEST ELEVATION

0' 1' 2' 1/4"=1'0"



EAST ELEVATION		
SIDING	144 SQ.FT.	80%
CEDAR	36 SQ.FT.	20%
	180 SQ.FT.	100%

PROPOSED EAST ELEVATION

0' 1' 2' 1/4"=1'0"

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ELEVATION NOTES:

-ALL SIGNAGE SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL.

-MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

-UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

-ALL LIGHTING SHOULD BE RECESSED TO AVOID GLARE.

GENERAL MATERIALS LIST

-EXTERIOR WALLS - HARDIE SIDING
-EXTERIOR TRIM - HARDIE TRIM
-FASCIA BOARDS - HARDIE BOARD
-ROOFING - METAL ROOF
-PORCH COLUMNS - CEDAR
-SHED ROOF BRACES - CEDAR
-SILOH - METAL PANEL
-SILOH ROOF - METAL ROOF
-RED BARN - WOOD SIDING TO MATCH
-RED BARN ROOF - COMP. SHINGLES

PREPARER & OWNER INFORMATION

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ENGINEER:
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NORTH RICHLAND HILLS, TX 76182

LANDSCAPE ARCHITECTURE:
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13211 PENNYSTONE DRIVE
FARMERS BRANCH, TX 75244

OWNER:
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334 BARTON ST.
GRAPEVINE, TX 76051

SITE PLAN
for
House of Shine
Lots 1&2, Block 1
317 S. Church Street
House of Colors Addition
City of Grapevine, Tarrant County, Texas
.528 Acres
Zone: "CBD" Central Business District
Date of Preperation: November 7, 2023

CASE NAME: House of Shine
CASE NUMBER: CU23-30
LOCATION: 317 S. Church Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 4 OF 16

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PLANNING SERVICES DEPARTMENT

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HOUSE OF SHINE
317 S CHURCH STREET
GRAPEVINE, TX

REGISTERED ARCHITECT
VIRGELINA E. RAMIREZ
26463
STATE OF TEXAS
11/07/23

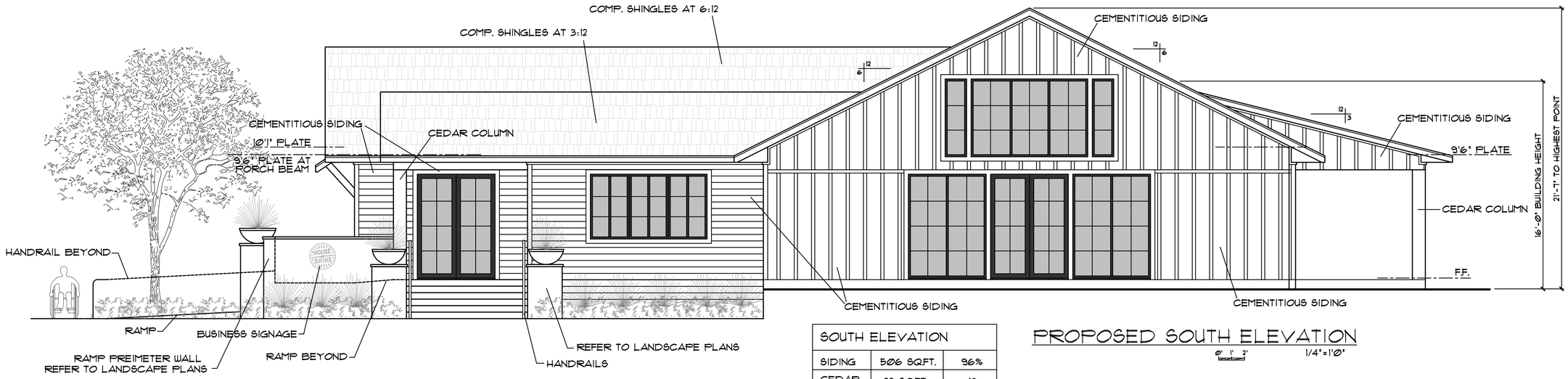
DATE:
11/7/23

DRAWN BY:
EXS

CHECK BY:
EXS

PROJECT NO.
HOUSEOFSHINE

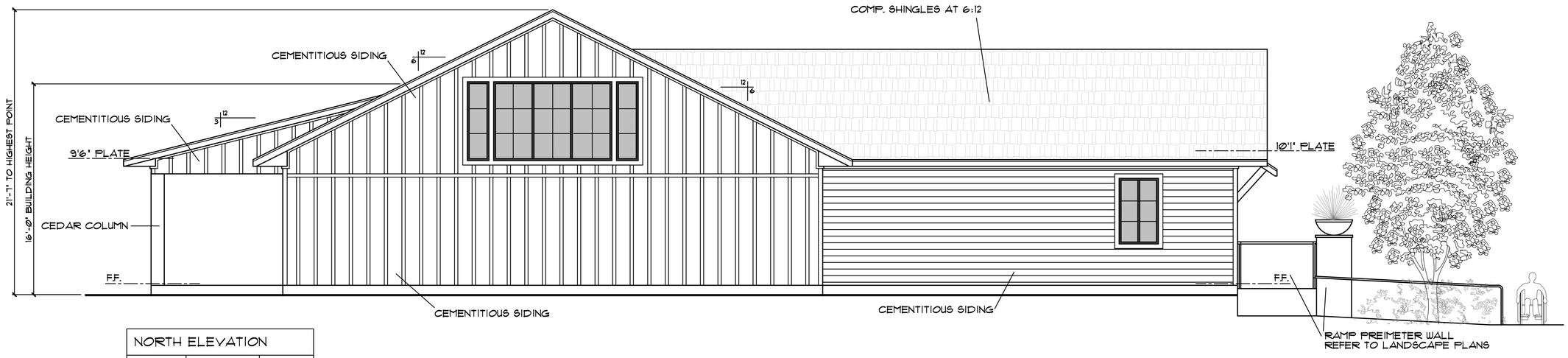
SHEET NUMBER
A2.1



SOUTH ELEVATION		
SIDING	506 SQ.FT.	96%
CEDAR	22 SQ.FT.	4%
	528 SQ.FT.	100%

PROPOSED SOUTH ELEVATION

0' 1' 2' 1/4"=1'0"



NORTH ELEVATION		
SIDING	788 SQ.FT.	98%
CEDAR	9 SQ.FT.	2%
	797 SQ.FT.	100%

PROPOSED NORTH ELEVATION

0' 1' 2' 1/4"=1'0"

ELEVATION NOTES:

-ALL SIGNAGE SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL.

-MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

-UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

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-SHED ROOF BRACES - CEDAR
-SILOH - METAL PANEL
-SILOH ROOF - METAL ROOF
-RED BARN - WOOD SIDING TO MATCH
-RED BARN ROOF - COMP. SHINGLES

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-30 IS FOR AN ARTISAN STUDIO, FEATURING EXHIBIT AND OUTDOOR SPACE.

PREPARER & OWNER INFORMATION

ARCHITECTURE:
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LANDSCAPE ARCHITECTURE:
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13211 PENNYSTONE DRIVE
FARMERS BRANCH, TX 75244

OWNER:
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MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 5 OF 16

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HOUSE OF SHINE
317 S CHURCH STREET
GRAPEVINE, TX

REGISTERED ARCHITECT
PRELIMINARY
STATE OF TEXAS
26463
11/07/23

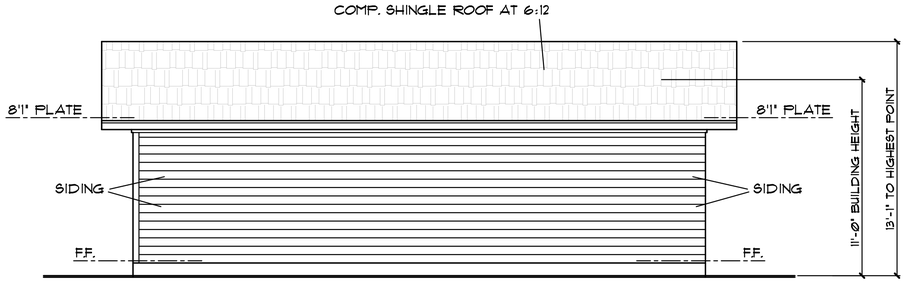
DATE:
11/1/23

DRAWN BY:
EXS

CHECK BY:
EXS

PROJECT NO.
HOUSEOFSHINE

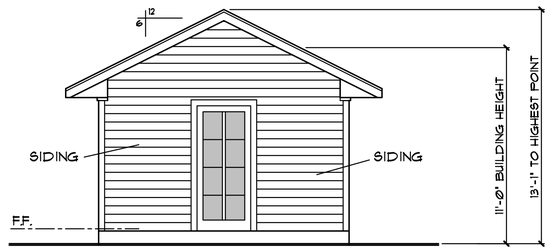
SHEET NUMBER
A2.2



PROPOSED RED BARN - NORTH ELEVATION

0' 1' 2' 1/4"-1'0"

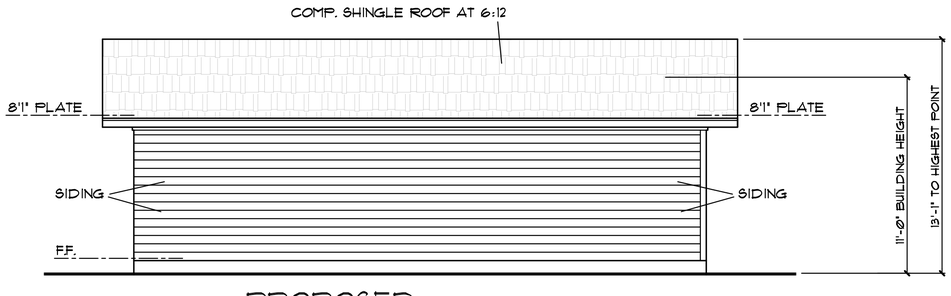
NORTH ELEVATION		
SIDING	230 SQ.FT.	100%



PROPOSED RED BARN - EAST ELEVATION

0' 1' 2' 1/4"-1'0"

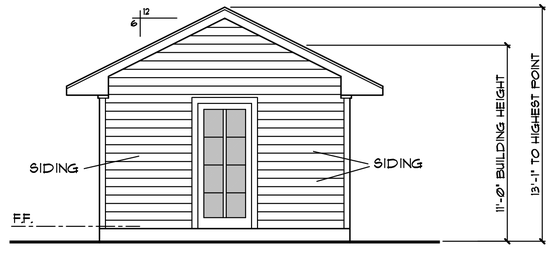
EAST ELEVATION		
SIDING	110 SQ.FT.	100%



PROPOSED RED BARN - SOUTH ELEVATION

0' 1' 2' 1/4"-1'0"

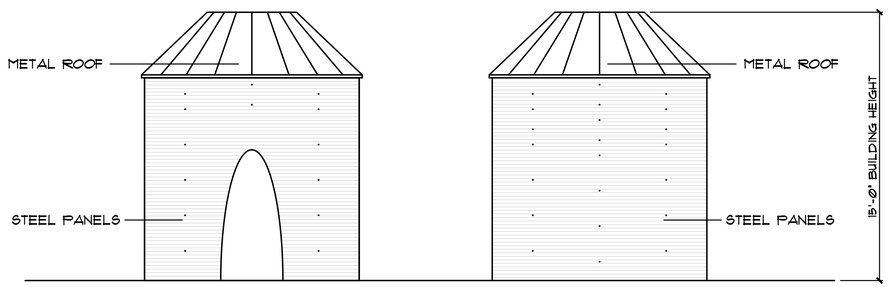
SOUTH ELEVATION		
SIDING	230 SQ.FT.	100%

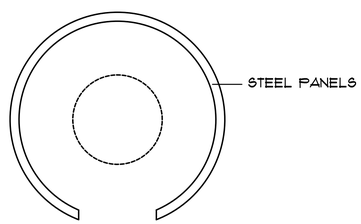


PROPOSED RED BARN - WEST ELEVATION

0' 1' 2' 1/4"-1'0"

WEST ELEVATION		
SIDING	110 SQ.FT.	100%





PROPOSED SILO ELEVATION

0' 1' 2' 1/4"=1'0"

ALL ELEVATIONS = 100% METAL PANEL

ELEVATION NOTES:

-ALL SIGNAGE SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL.

-MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

-UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

-ALL LIGHTING SHOULD BE RECESSED TO AVOID GLARE.

GENERAL MATERIALS LIST

-EXTERIOR WALLS - HARDIE SIDING
-EXTERIOR TRIM - HARDIE TRIM
-FASCIA BOARDS - HARDIE BOARD
-ROOFING - METAL ROOF
-PORCH COLUMNS - CEDAR
-SHED ROOF BRACES - CEDAR
-SILOH - METAL PANEL
-SILOH ROOF - METAL ROOF
-RED BARN - WOOD SIDING TO MATCH
-RED BARN ROOF - COMP. SHINGLES

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-30 IS FOR AN ARTISAN STUDIO, FEATURING EXHIBIT AND OUTDOOR SPACE.

PREPARER & OWNER INFORMATION

ARCHITECTURE:
EXURB STUDIO
1038 MEADOW BEND LOOP N.
GRAPEVINE, TX 76051

ENGINEER:
HAMILTON DUFFY, PC
8241 MID-CITIES BLVD., SUITE 100
NORTH RICHLAND HILLS, TX 76182

LANDSCAPE ARCHITECTURE:
BRIAN MCDONALD
13211 PENNYSTONE DRIVE
FARMERS BRANCH, TX 75244

OWNER:
317 CHURCH STREET, LLC
334 BARTON ST.
GRAPEVINE, TX 76051

SITE PLAN
for
House of Shine
Lots 1&2, Block 1
317 S. Church Street
House of Colors Addition
City of Grapevine, Tarrant County, Texas
.528 Acres
Zone: "CBD" Central Business District
Date of Preperation: November 7, 2023

CASE NAME: House of Shine
CASE NUMBER: CU23-30
LOCATION: 317 S. Church Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 6 OF 16

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

PLANNING SERVICES DEPARTMENT

USE ACKNOWLEDGEMENT

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EXURB STUDIO
WWW.EXURBSTUDIO.COM

HOUSE OF SHINE
317 S CHURCH STREET
GRAPEVINE, TX

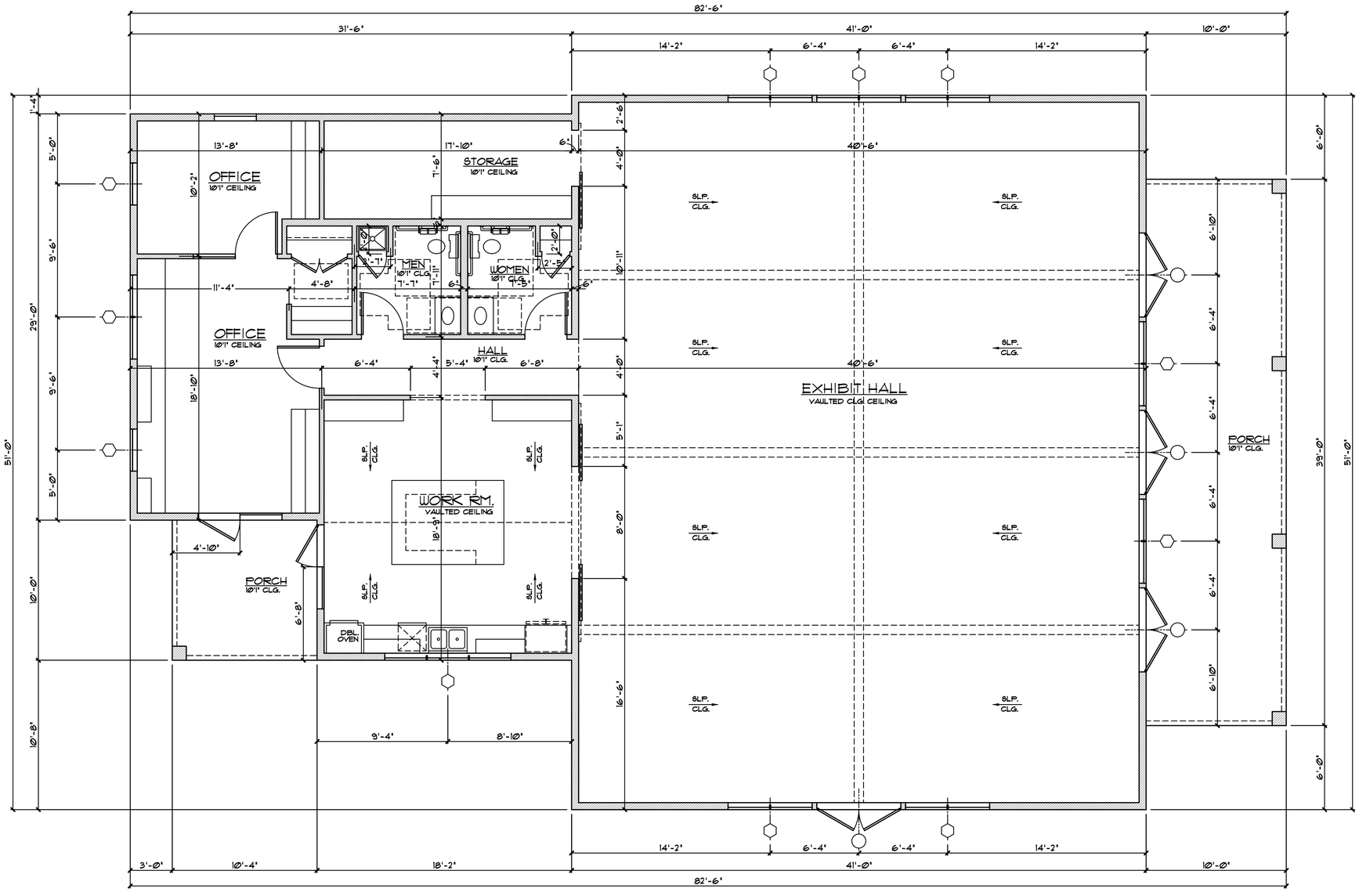
REGISTERED ARCHITECT
PAULINA E. RAMIREZ
26463
STATE OF TEXAS
11/07/23

DATE: 11/1/23
DRAWN BY: EXS
CHECK BY: EXS

PROJECT NO.
HOUSEOFSHINE

SHEET NUMBER
A2.3

NOTE: ALL EXTERIOR WALLS TO BE 6" STUDS U.N.O.



1 A3 FIRST FLOOR PLAN

Ø' 1' 2' 1/4"=1'Ø"

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-30 IS FOR AN ARTISAN STUDIO, FEATURING EXHIBIT AND OUTDOOR SPACE.

PREPARER & OWNER INFORMATION

ARCHITECTURE:
EXURB STUDIO
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ENGINEER:
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LANDSCAPE ARCHITECTURE:
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13211 PENNYSTONE DRIVE
FARMERS BRANCH, TX 75244

OWNER:
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MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 7 OF 16

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PLANNING SERVICES DEPARTMENT

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WWW.EXURBSTUDIO.COM

HOUSE OF SHINE
317 S CHURCH STREET
GRAPEVINE, TX

REGISTERED ARCHITECT
PRELIMINARY
STATE OF TEXAS
26463
11/07/23

DATE: 11/7/23
DRAWN BY: EXS
CHECK BY: EXS
PROJECT NO. HOUSEOFSHINE
SHEET NUMBER A3



SOUTH ELEVATION



WEST ELEVATION



CHARCOAL SHINGLE ROOF



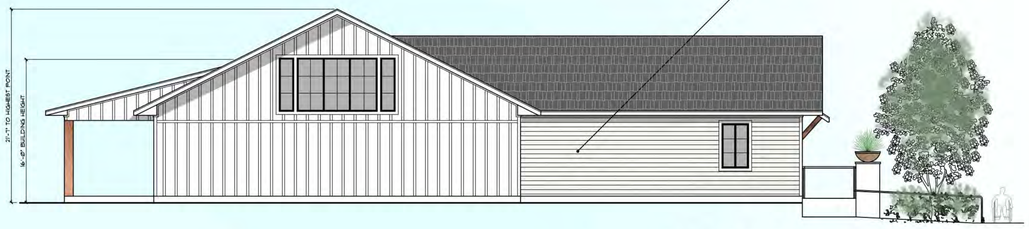
BOARD AND BATTEN WOOD SIDING



PLANK LAP SIDING - CEDAR CUT TEXTURE



EAST ELEVATION



NORTH ELEVATION

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-30 IS FOR AN ARTISAN STUDIO, FEATURING EXHIBIT AND OUTDOOR SPACE.

PREPARER & OWNER INFORMATION

ARCHITECTURE:
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GRAPEVINE, TX 76051

ENGINEER:
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LANDSCAPE ARCHITECTURE:
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FARMERS BRANCH, TX 75244

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MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 8 OF 16

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PLANNING SERVICES DEPARTMENT

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WWW.EXURBSTUDIO.COM

HOUSE OF SHINE
317 S CHURCH STREET
GRAPEVINE, TX

REGISTERED ARCHITECT
PAULINA E. RAMIREZ
26463
STATE OF TEXAS
11/07/23

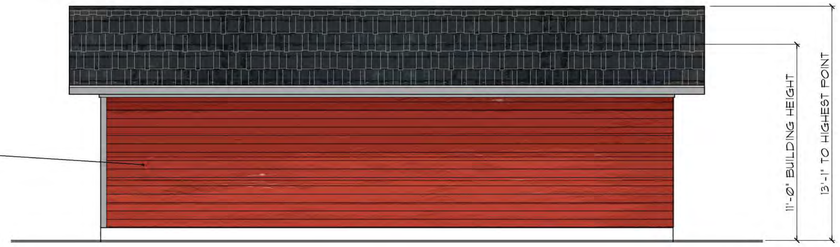
DATE:
10/21/23
DRAWN BY:
EXS
CHECK BY:
EXS

PROJECT NO.
HOUSEOFSHINE

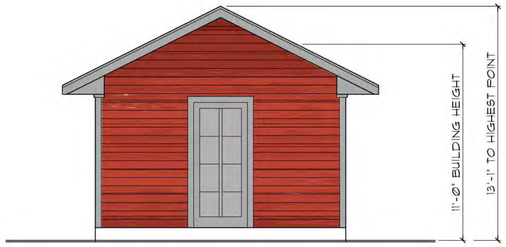
SHEET NUMBER
A2.4



PLANK LAP SIDING - CEDAR CUT TEXTURE, PAINTED RED



RED BARN - NORTH ELEVATION



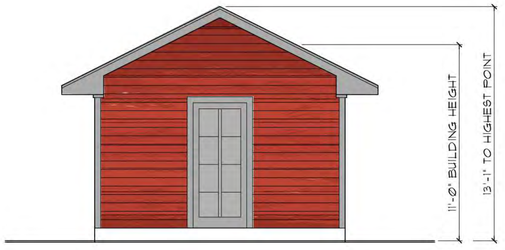
RED BARN - EAST ELEVATION



RUSTIC BLACK SHINGLES



RED BARN - SOUTH ELEVATION



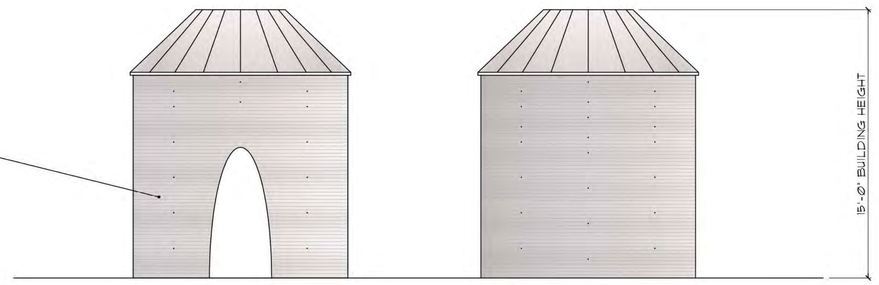
RED BARN - WEST ELEVATION



EXISTING BARN CONDITION



CORRUGATED METAL SIDING



CONCEPTUAL SILO ELEVATION

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-30 IS FOR AN ARTISAN STUDIO, FEATURING EXHIBIT AND OUTDOOR SPACE.

PREPARER & OWNER INFORMATION

ARCHITECTURE:
EXURB STUDIO
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NORTH RICHLAND HILLS, TX 76182

LANDSCAPE ARCHITECTURE:
BRIAN MCDONALD
13211 PENNYSTONE DRIVE
FARMERS BRANCH, TX 75244

OWNER:
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334 BARTON ST.
GRAPEVINE, TX 76051

SITE PLAN
for
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House of Colors Addition
City of Grapevine, Tarrant County, Texas
.528 Acres
Zone: "CBD" Central Business District
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CASE NAME: House of Shine
CASE NUMBER: CU23-30
LOCATION: 317 S. Church Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 9 OF 16

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

PLANNING SERVICES DEPARTMENT

USE ACKNOWLEDGMENT

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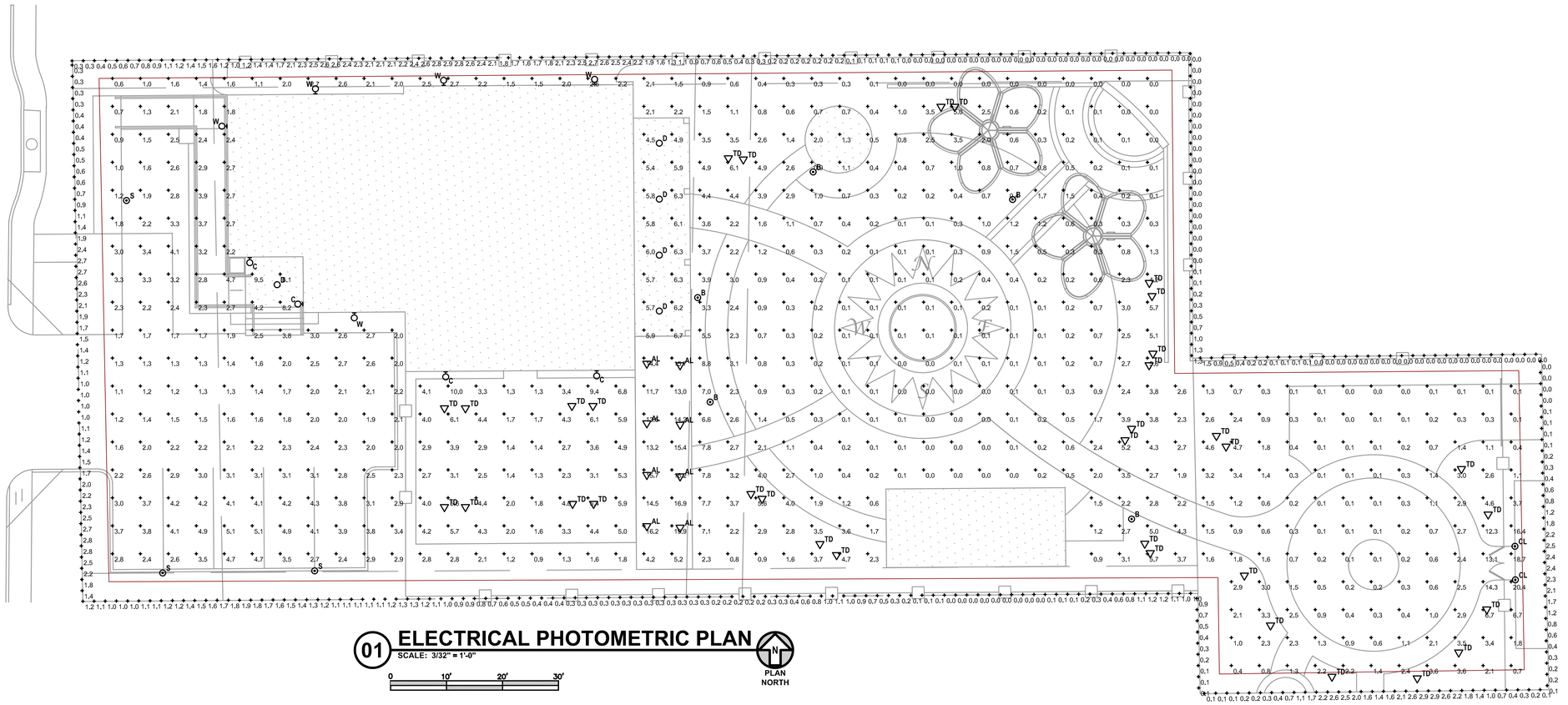
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PHONE: 214-673-3580
EMAIL: INFO@EXURBSTUDIO.COM

EXURB STUDIO
WWW.EXURBSTUDIO.COM

HOUSE OF SHINE
317 S CHURCH STREET
GRAPEVINE, TX

REGISTERED ARCHITECT
FIDELINA E. RAMIREZ
26463
STATE OF TEXAS
11/07/23

DATE: 10/27/23
DRAWN BY: EXS
CHECK BY: EXS
PROJECT NO. HOUSEOFSHINE
SHEET NUMBER A2.5



01 ELECTRICAL PHOTOMETRIC PLAN

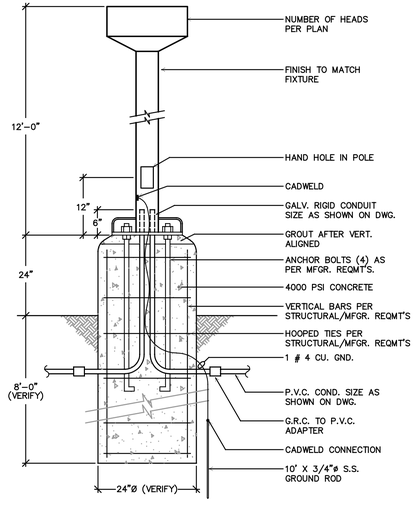
SCALE: 3/32" = 1'-0"

0 10' 20' 30'

PLAN NORTH

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▽	AL	8	LANDSCAPE LIGHTING SUPPLY	TS50 50W AR11 5K FL	ARBOR MOUNTED LIGHT	1	1879	1	50
⊙	B	5	COOPER LIGHTING SOLUTIONS — INVUE (FORMERLY EATON)	ABB-B1-LED-D1-A	ARBOR OUTDOOR ARCHITECTURAL BOLLARD 70 CRI, 4000K LEDS AND ASYMMETRIC OPTIC, GRAPHITE METALLIC PAINTED FINISH	1	465	1	11
⏚	C	4	Lithonia Lighting	OLLWD LED P1 40K MVOLT	OUTDOOR LED WALL CYLINDER DOWN LIGHT & 4000K NICHIA 219C	1	576	1	9.02
⊙	CL	2	ARROYO CRAFTSMAN LIGHTING	MONTEREY MC-30 5K FL	COLUMN MOUNTED LANTERN	1	1879	1	75
○	D	5	Lithonia Lighting	WF6 LED 35K	6" Ultra-Thin LED Wafer Downlight, 3500K CCT, 120V	1	1159	1	13.4
⊙	S	3	COOPER LIGHTING SOLUTIONS — INVUE (FORMERLY EATON)	ARB-B2-LED-D1-T4	ARBOR OUTDOOR ARCHITECTURAL POST TOP 70 CRI, 4000K LEDS AND TYPE IV OPTIC	4	1173	1	48
▽	TD	37	MOON VISIONS LIGHTING	LED MV120V R20 5W 5K FL	2-1/2"DIA. X 3-3/8"H. LED LAMP NO LENS	1	434	1	4.55
⏚	W	5	Lithonia Lighting	WPX0 LED ALO SWW2 MVOLT	WPX0 LED, 850-1,650 Adjustable Lumen Output (1,650 Default), Switchable CCT (4000K Default), 120-277V 120-277V	1	1645	1	12.4511

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	2.0 fc	20.4 fc	0.0 fc	N/A	N/A
Property Line	+	0.9 fc	2.9 fc	0.0 fc	N/A	N/A



02 SITE LIGHTING POLE DETAIL

NOT TO SCALE

GENERAL NOTES

1. COORDINATE LOCATION OF ALL LIGHT FIXTURES AND EQUIPMENT WITH ARCHITECT/TENANT PRIOR TO ROUGHIN.
3. LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL THE LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT

PAUL A. LECHTENBERG 91377 LICENSED PROFESSIONAL ENGINEER

11/09/23

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1038 MEADOW BEND LOOP N.
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INFO@EXURBSTUDIO.COM

HOUSE OF SHINE
317 S. CHURCH STREET
GRAPEVINE, TX

SITE PLAN
for
House of Shine
Lots 1&2, Block 1
317 S. Church Street
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LOCATION: 317 S. Church Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 10 OF 16

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PLANNING SERVICES DEPARTMENT

REVISIONS
1.
2.
3.
4.

DATE: 10/20/23
DRAWN BY: JLL
CHECK BY: PAL

PROJECT NO.
HOUSE OF SHINE
ELECTRICAL SITE PHOTOMETRIC PLAN

SHEET NUMBER
E100

LECHTENBERG ENGINEERING, PLLC
MECHANICAL • ELECTRICAL • PLUMBING ENGINEERING
5015 ADDISON CIRCLE #427
ADDISON, TX 75001-3308
P. (972) 948-0782 | F. (469) 546-4463
LE FIRM REGISTRATION #:15918
LE PROJECT #: 23034

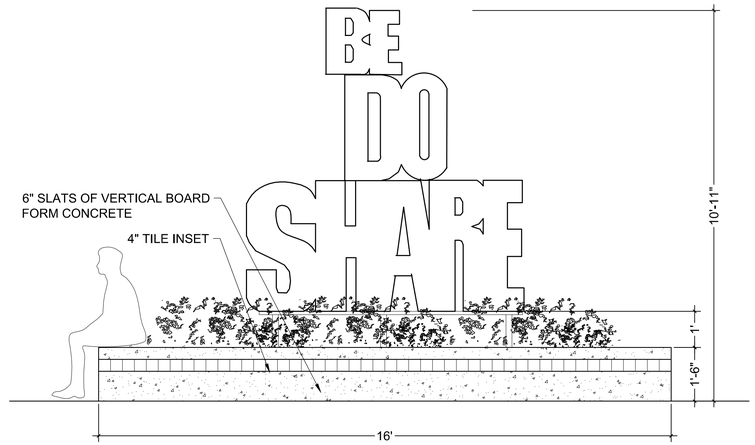
BRIAN MCDONALD
LANDSCAPE ARCHITECT
13211 PENNYSTONE DR
FARMERS BRANCH . TX.
75244
214.336.8384

PROJECT NAME

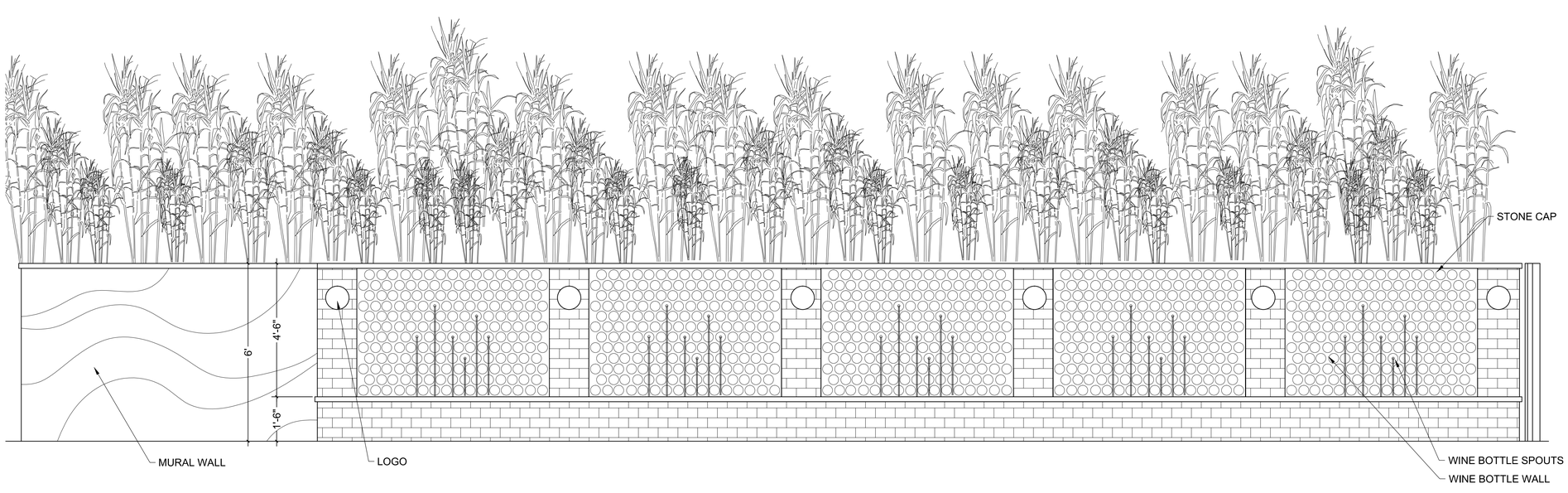
LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

HOUSE OF SHINE EXHIBIT HALL & GARDENS

317 SOUTH CHURCH STREET
GRAPEVINE . TEXAS



C BE DO SHARE SCULPTURE
SCALE: 1/2" =1'-0"
0' 1' 2' 4



D COURTYARD FOUNTAIN
SCALE: 1/2" =1'-0"
0' 1' 2' 4

DETAILS
for
House of Shine
Lots 1, Block 1
317 S. Church Street
House of Colors Addition
City of Grapevine, Tarrant County, Texas
.528 Acres
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Date of Preperation: Oct. 2, 2023

CASE NAME: House of Shine
CASE NUMBER: CU23-30
LOCATION: 317 S. Church Street

MAYOR SECRETARY

DATE:

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CHAIRMAN

DATE:

SHEET: 11 OF 16

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PREPARER & OWNER INFORMATION

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GRAPEVINE, TX 76051

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ISSUE TITLE

PERMIT

DATES

START DATE:	6 MAY 2023
ISSUE DATE:	2 NOV 2023
1	

SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN MCDONALD
1577
STATE OF TEXAS

DRAWING TITLE

DETAILS

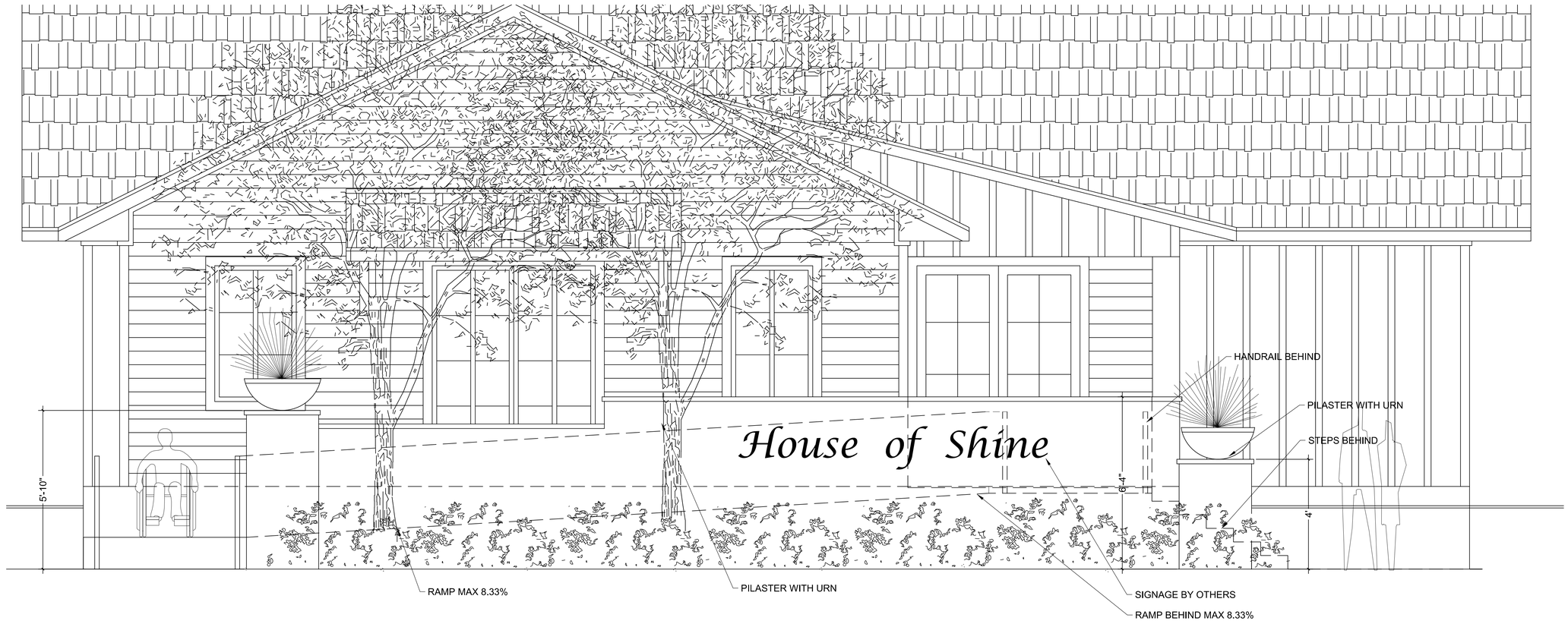
DRAWN BY

DESIGNED BY: BM
DRAWN BY: BM
CHECKED BY: BM

SHEET NUMBER

LD-1

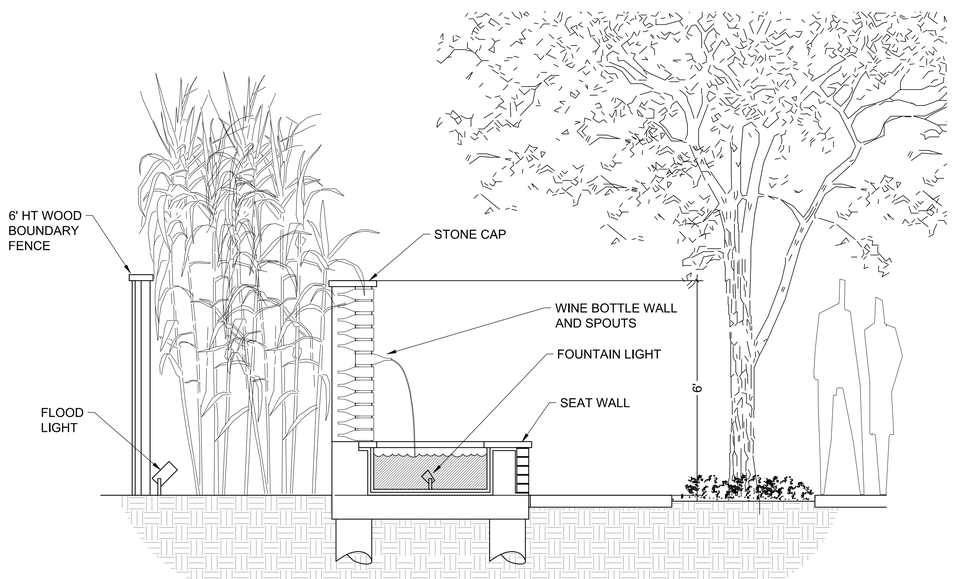
Drawing: C:\Users\bbmcd\Desktop\House of Shine_PERMIT REV (11.2.2023).dwg
Saved By: Brian McDonald Save Time: 11/9/2023 6:12 PM Plotted by: Brian McDonald Plot Date: 11/9/2023 6:14 PM



A WEST ELEVATION

SCALE: 1/2" =1'-0"

0' 1' 2' 4



B COURTYARD FOUNTAIN SECTION

SCALE: 1/2" =1'-0"

0' 1' 2' 4

BRIAN MCDONALD
LANDSCAPE ARCHITECT
13211 PENNYSTONE DR
FARMERS BRANCH . TX.
75244
214.336.8384

PROJECT NAME

LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

HOUSE OF SHINE EXHIBIT HALL & GARDENS

317 SOUTH CHURCH STREET

GRAPEVINE . TEXAS

ISSUE TITLE

PERMIT

DATES

START DATE:	6 MAY 2023
ISSUE DATE:	2 NOV 2023
1	

SEAL

REGISTERED LANDSCAPE ARCHITECT — BRIAN MCDONALD — STATE OF TEXAS

DRAWING TITLE

DETAILS

DRAWN BY

DESIGNED BY: BM
DRAWN BY: BM
CHECKED BY: BM

SHEET NUMBER

LD-2

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PREPARER & OWNER INFORMATION

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1038 MEADOW BEND LOOP N.
GRAPEVINE, TX 76051

ENGINEER:
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NORTH RICHLAND HILLS, TX 76182

LANDSCAPE ARCHITECTURE:
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City of Grapevine, Tarrant County, Texas
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CASE NUMBER: CU23-30
LOCATION: 317 S. Church Street

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

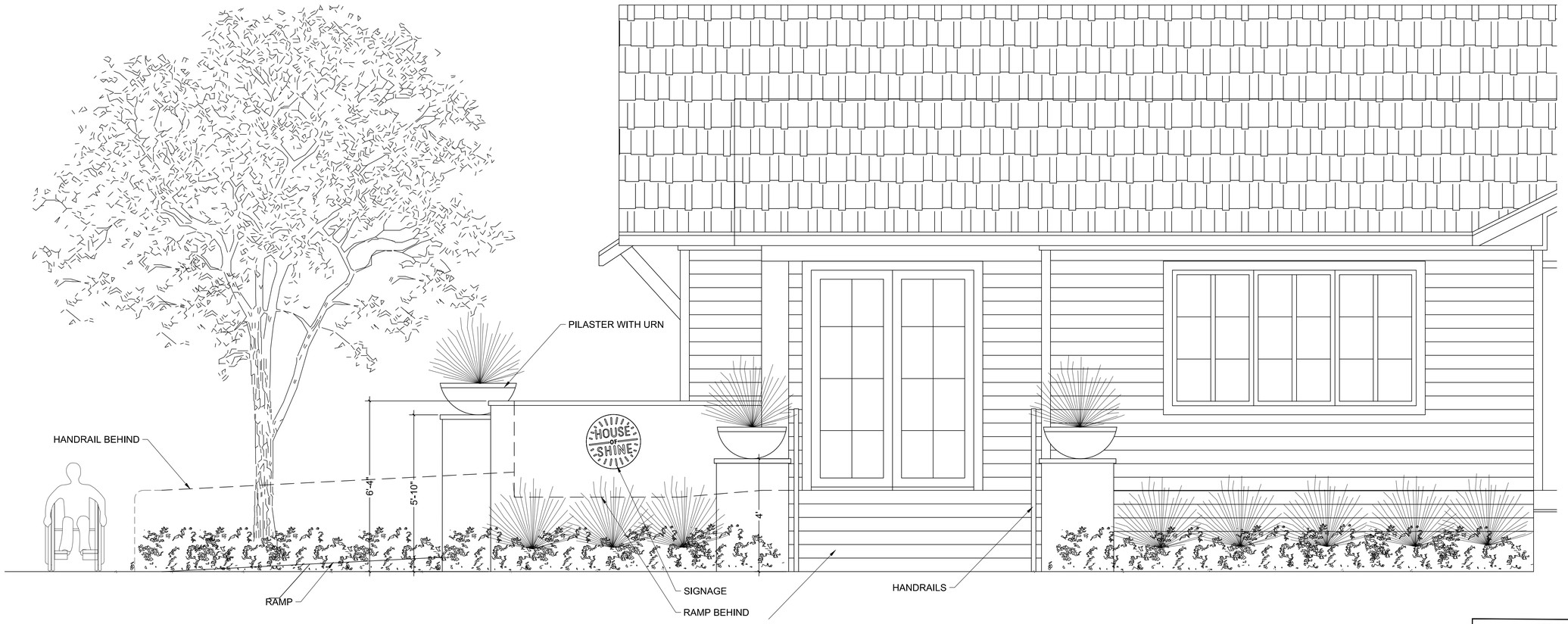
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SHEET: 12 OF 16

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

PLANNING SERVICES DEPARTMENT

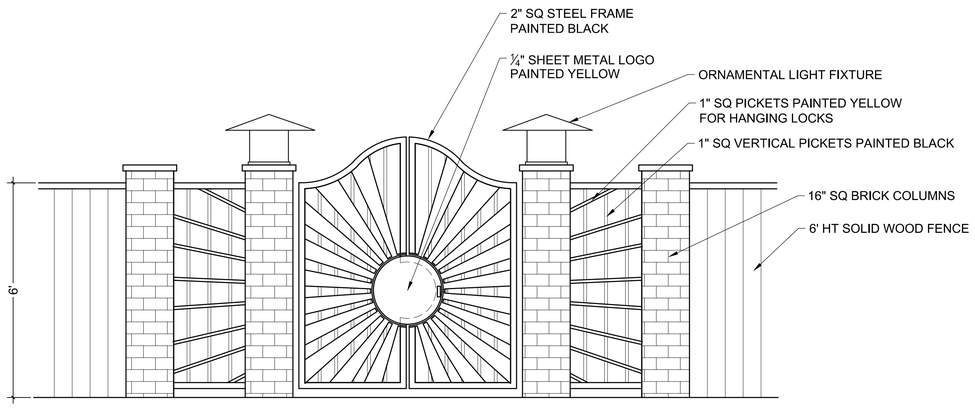
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Saved By: Brian McDonald Save Time: 11/9/2023 6:12 PM Plotted by: Brian McDonald Plot Date: 11/9/2023 6:14 PM



A PARTIAL SOUTH ELEVATION

SCALE: 1/2" =1'-0"

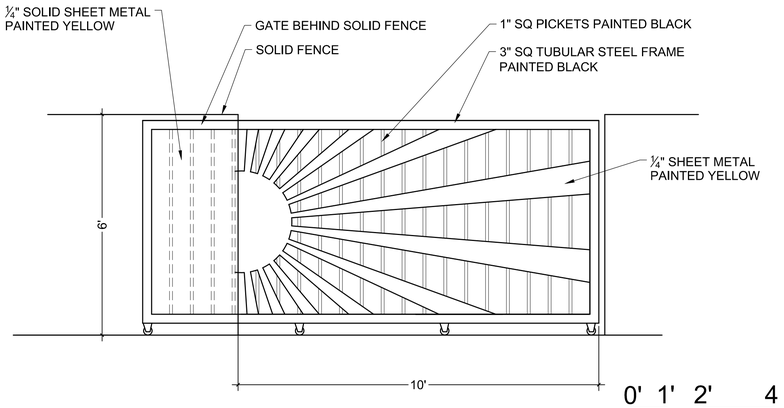
0' 1' 2' 4



B BARTON STREET ENTRY GATE

SCALE: 1/2" =1'-0"

0' 1' 2' 4



C BARTON STREET SLIDING GATE

SCALE: 1/2" =1'-0"

0' 1' 2' 4

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-30 IS FOR AN ARTISAN STUDIO, FEATURING EXHIBIT AND OUTDOOR SPACE.

BRIAN MCDONALD
LANDSCAPE ARCHITECT
13211 PENNYSTONE DR
FARMERS BRANCH . TX.
75244
214.336.8384

PROJECT NAME

LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

HOUSE OF SHINE EXHIBIT HALL & GARDENS

317 SOUTH CHURCH STREET
GRAPEVINE . TEXAS

DETAILS
for
House of Shine
Lots 1, Block 1
317 S. Church Street
House of Colors Addition
City of Grapevine, Tarrant County, Texas
.528 Acres
Zone: "CBD" Central Business District
Date of Preperation: Oct, 2, 2023

CASE NAME: House of Shine
CASE NUMBER: CU23-30
LOCATION: 317 S. Church Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 13 OF 16

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PLANNING SERVICES DEPARTMENT

PREPARER & OWNER INFORMATION

ARCHITECTURE:
EXURB STUDIO
1038 MEADOW BEND LOOP N.
GRAPEVINE, TX 76051

ENGINEER:
HAMILTON DUFFY, PC
8241 MID-CITIES BLVD., SUITE 100
NORTH RICHLAND HILLS, TX 76182

LANDSCAPE ARCHITECTURE:
BRIAN MCDONALD
13211 PENNYSTONE DRIVE
FARMERS BRANCH, TX 75244

OWNER:
317 CHURCH STREET, LLC
334 BARTON ST.
GRAPEVINE, TX 76051

ISSUE TITLE

PERMIT

DATES

START DATE:	6 MAY 2023
ISSUE DATE:	2 NOV 2023
1	

SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN MCDONALD
STATE OF TEXAS

DRAWING TITLE

DETAILS

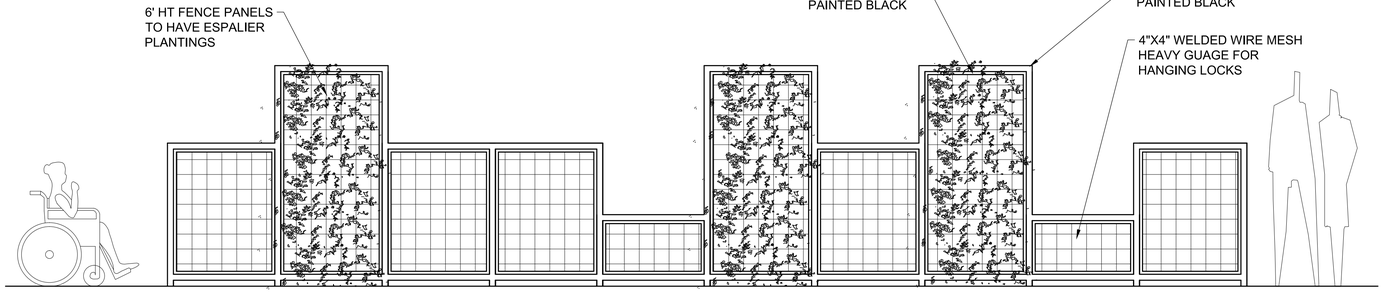
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DESIGNED BY: BM
DRAWN BY: BM
CHECKED BY: BM

SHEET NUMBER

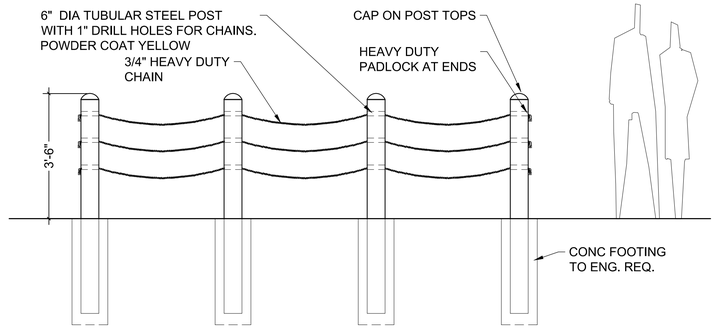
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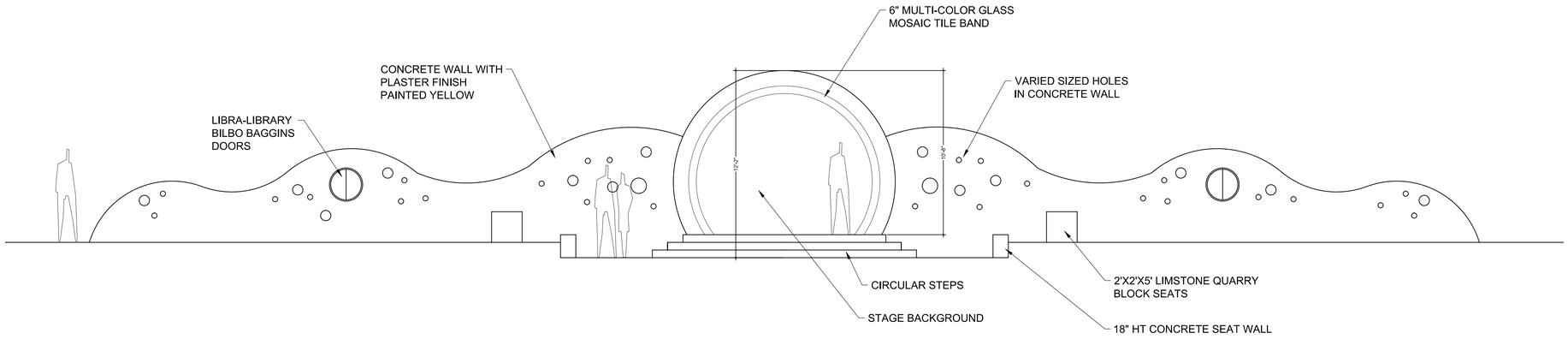
A LOCK FENCE (TYPICAL)
SCALE: 1/2" =1'-0"

0' 1' 2' 4



C CHAIN LOCKS (TYPICAL)
SCALE: 1/2" =1'-0"

0' 1' 2' 4



B AMPHITHEATRE ELEVATION
SCALE: 1/4" =1'-0"

0' 1' 2' 4' 8'



TOWER TO BE APPROX. 9 FEET IN DIA. x 24' HGT.
PER SPECIALIST / ARTIST DETAIL. GATE HEIGHT TO BE 7 FEET.

C VIEW FROM BARTON STREET
SCALE: NTS

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-30 IS FOR AN ARTISAN STUDIO, FEATURING EXHIBIT AND OUTDOOR SPACE.

PREPARER & OWNER INFORMATION

ARCHITECTURE:
EXURB STUDIO
1038 MEADOW BEND LOOP N.
GRAPEVINE, TX 76051

ENGINEER:
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8241 MID-CITIES BLVD., SUITE 100
NORTH RICHLAND HILLS, TX 76182

LANDSCAPE ARCHITECTURE:
BRIAN MCDONALD
13211 PENNYSTONE DRIVE
FARMERS BRANCH, TX 75244

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MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 14 OF 16

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PLANNING SERVICES DEPARTMENT

BRIAN MCDONALD
LANDSCAPE ARCHITECT
13211 PENNYSTONE DR
FARMERS BRANCH . TX.
75244
214.336.8384

PROJECT NAME

LANDSCAPE ARCHITECTURAL DRAWINGS FOR:
HOUSE OF SHINE EXHIBIT HALL & GARDENS
317 SOUTH CHURCH STREET
GRAPEVINE . TEXAS

ISSUE TITLE
PERMIT

DATES

START DATE:	6 MAY 2023
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1	

SEAL

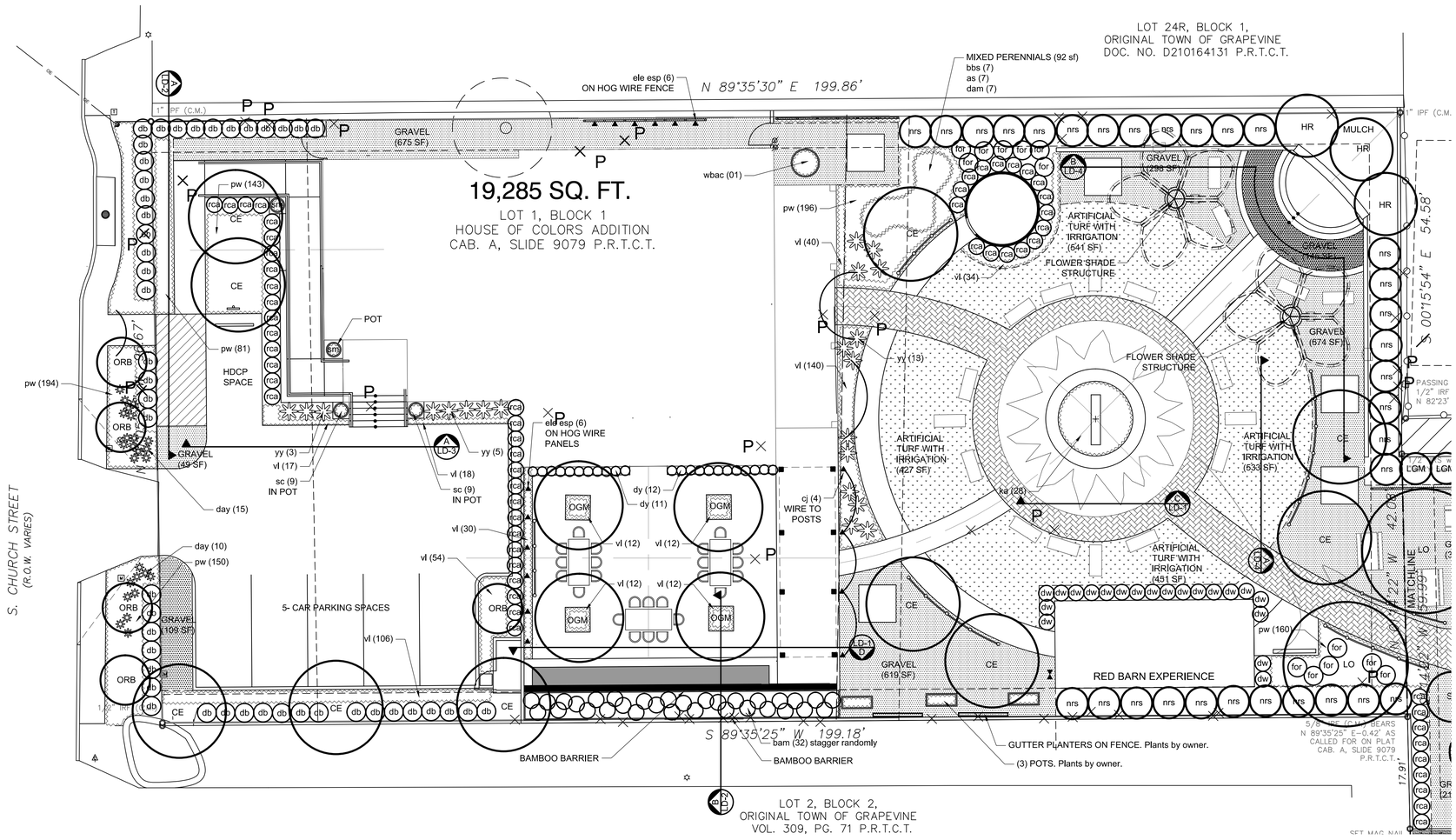
REGISTERED LANDSCAPE ARCHITECT
BRIAN MCDONALD
5617
STATE OF TEXAS

DRAWING TITLE
DETAILS

DRAWN BY
DESIGNED BY: BM
DRAWN BY: BM
CHECKED BY: BM

SHEET NUMBER
LD-4

Drawing: C:\Users\btmcf\Desktop\House of Shine_PERMIT REV (11.2.2023).dwg
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LANDSCAPE PLAN DATA SUMMARY		
Landscape Area	Proposed LOT 1	Proposed LOT 2
Landscape Perimeter Area (sf)	704 sf	N/A
Interior Landscape Area– Parking Lot Landscaping (sf)	N/A	N/A
Additional Interior Landscape	288 sf	N/A
Other landscape Within Lot(sf)	7420 sf	2347 sf

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Impervious Area	Proposed LOT 1	Proposed LOT 2
Building Footprint Area (sf)	4128 sf	0 sf
Area of Sidewalks, Pavement and Other Impervious Flatwork)	6449 sf	1350 sf
Other Impervious Area (sf)	464 sf	40 sf
Total Open Space (sf and %)	15157 78%	3737 sf 100%
Total Impervious Area (sf and %)	11041 58%	1390 sf 37%

PLANT LEGEND (INCLUDES LOT 1, LOT 2, AND HOS LOT RENOVATION)						
QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
CANOPY TREES						
13	CE	Cedar Elm	Ulmus crassifolia	8" cal		
2	LO	Live Oak	Quercus virginiana	10" cal		native looking
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3	HR	"Highrise" Live Oak	Quercus virginiana 'Highrise'	5" cal		matched
ORNAMENTAL TREES						
11	LGM	'Little Gem' Magnolia	Magnolia grandiflora 'Little Gem'	3" cal		full to ground
3	DW	Desert Willow	Chilopsis linearis	3" cal		
5	ORB	'Oklahoma' Red Bud	Cersis canadensis 'Oklahoma'	3" cal		
9	SH	Savannah Holly	Ilex attenuata 'Savannah'	100 g / 3"		tree form matched
0	YH	Yaupon Holly	Ilex vomitoria	3" cal		multi-trunk 3 min. female
SHRUBS						
30	nrs	'Nellie R. Stevens' Holly	Ilex 'Nellie R Stevens'	30 gal	60"	
46	db	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal	36"	
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32	bam	Golden Bamboo	Phyllostachys aurea	7 gal	36"	
36	yy	Yellow Yucca	Hesperloe parvifolia	5 gal	36"	yellow variety
86	rca	Rose Creek Abelia	Abelia grandiflora 'rose Creek'	5 gal	30"	
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GROUNDCOVERS & VINES & ESPALIERS						
1055	vl	Variegated Liriope	Liriope muscari 'variegata'	4" pot	12"	
1104	pw	Purple Wintercreeper	Euonymus fortunei 'Coloratus'	4" pot	12"	
20	wj	Creeping Juniper	Juniperus 'Wiltonii'	5 gal		
18	sc	Seasonal color		4" pot	12"	
0	gl	Giant Liriope	Liriope gigantea	1 gal	18"	
64	ele esp	Eleagnus espalier	Eleagnus ebbingei	15 gal		train on hog wire fence
24	cj	Carolina Jessamine	Gelsemium sempervirens	5 gal		wire as required
8	lbr	Lady Banksia Rose	Rasa banksia	5 gal		train and wire as required
PERENNIALS, FERNS, & GRASSES						
9	rm	Rosemary	Rosmarinus officinalis	3gal	24"	
16	dam	Damianita	Chrysactinia mexicana	1 gal	24"	
18	lan	Lantana 'New Gold'	Lantana 'New Gold'	1 gal	24"	
28	as	Autumn Sage	Salvia greggii	1 gal	24"	
22	bbs	Black and Blue Sage	Salvia guaranitica 'Black and blue'	5 gal	24"	
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0	lm	Lindheimer Muhly	Muhlenbergia lindheimeri	1 gal	36"	
PALMS						
2	sm	Dwarf Palmetto	Sabal minor	7 gal		in pots

SCALE: 1"=10'-0"

5' 10' 20'

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-30 IS FOR AN ARTISAN STUDIO, FEATURING EXHIBIT AND OUTDOOR SPACE.

PREPARER & OWNER INFORMATION

ARCHITECTURE:
EXURB STUDIO
1038 MEADOW BEND LOOP N.
GRAPEVINE, TX 76051

ENGINEER:
HAMILTON DUFFY, PC
8241 MID-CITIES BLVD., SUITE 100
NORTH RICHLAND HILLS, TX 76182

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13211 PENNYSTONE DRIVE
FARMERS BRANCH, TX 75244

OWNER:
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334 BARTON ST.
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DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 15 OF 16

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PLANNING SERVICES DEPARTMENT

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LANDSCAPE ARCHITECT
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FARMERS BRANCH . TX.
75244
214.336.8384

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LANDSCAPE ARCHITECTURAL DRAWINGS FOR:

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GRAPEVINE . TEXAS

ISSUE TITLE

PERMIT

DATES

START DATE: 6 MAY 2023
ISSUE DATE: 2 NOV 2023
1
2
3

SEAL

REGISTERED LANDSCAPE ARCHITECT BRIAN MCDONALD STATE OF TEXAS

DRAWING TITLE

PLANTING PLAN

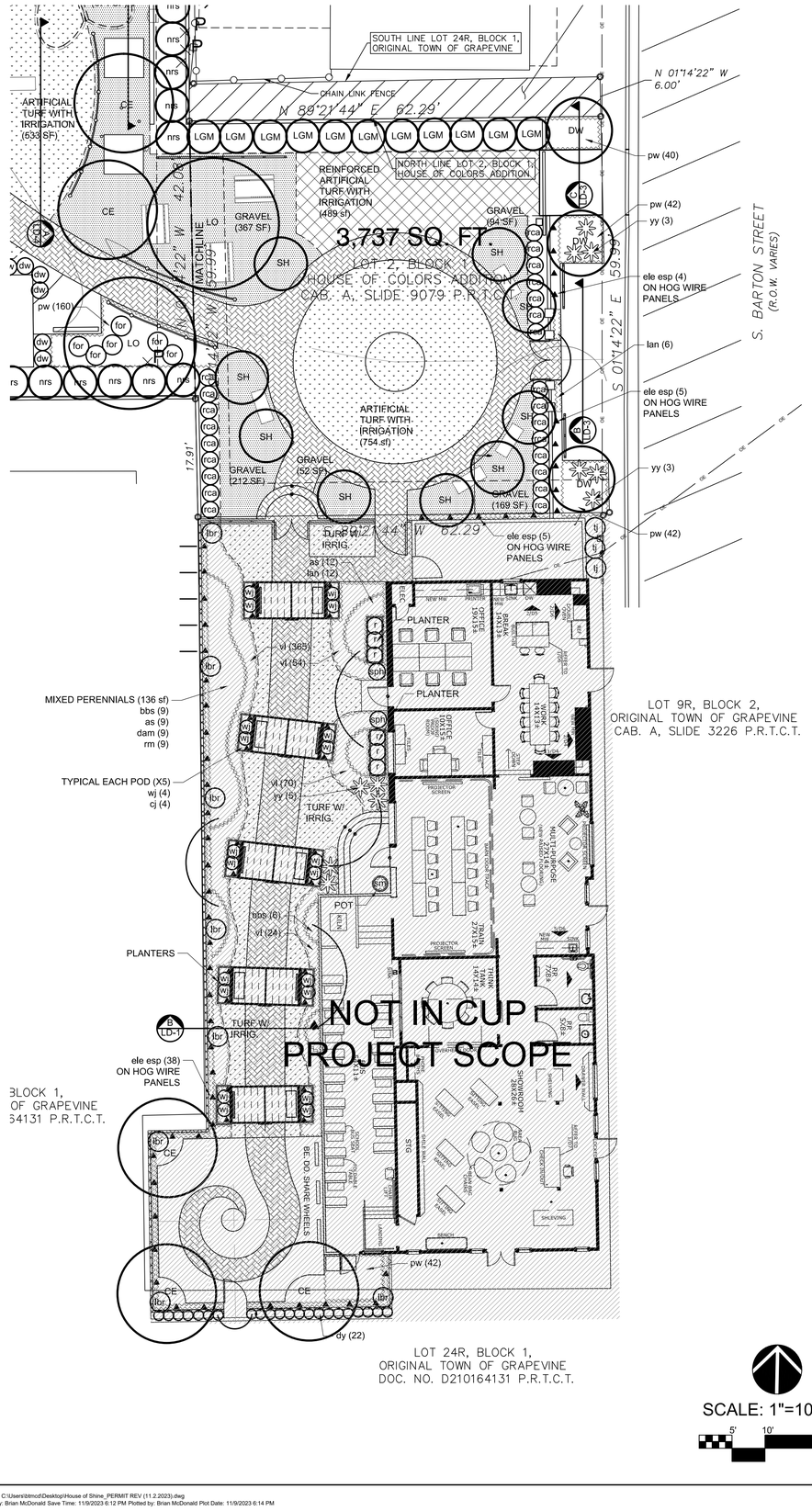
DRAWN BY

DESIGNED BY: BM
DRAWN BY: BM
CHECKED BY: BM

SHEET NUMBER

LP-1

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ENGINEER:
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LOCATION: 317 S. Church Street

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DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 16 OF 16

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PLANNING SERVICES DEPARTMENT

BRIAN MCDONALD
LANDSCAPE ARCHITECT
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FARMERS BRANCH . TX.
75244
214.336.8384

PROJECT NAME

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GRAPEVINE . TEXAS

ISSUE TITLE

PERMIT

DATES

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1	

SEAL

REGISTERED LANDSCAPE ARCHITECT BRIAN MCDONALD 2501 STATE OF TEXAS

DRAWING TITLE

PLANTING PLAN

DRAWN BY

DESIGNED BY: BM
DRAWN BY: BM
CHECKED BY: BM

SHEET NUMBER

LP-2

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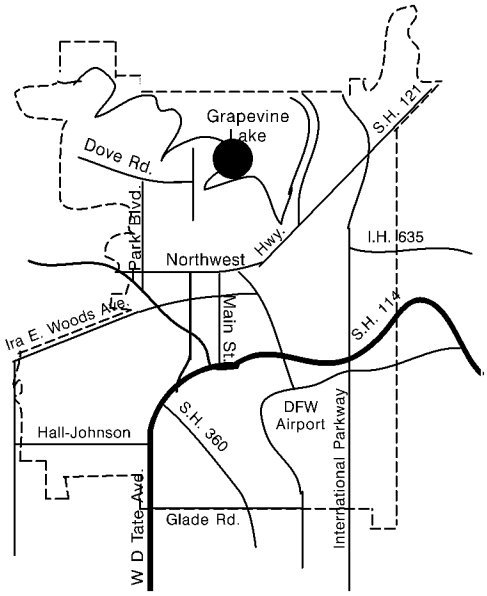
CC ITEM #5, 40
PZ ITEM #9, 22

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: NOVEMBER 21, 2023

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU23-31, BIG DADDY'S SHIP STORE



APPLICANT: Nicholas Kaufman

PROPERTY LOCATION AND SIZE:

The subject property is located at 2500 Oak Grove Loop South, #200 and is unplatted. The property contains 105.33 acres and has approximately 1,330 feet of frontage along Oak Grove Loop South and approximately 595 feet of frontage along Darren G. Medlin Trail.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow the possession, storage, retail sales and on and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, and outdoor speakers in conjunction with a restaurant and convenience store.

The applicant owns the Big Daddy's Ship Store which is an existing retail store and restaurant located at Scott's Landing Marina at Lake Grapevine. The restaurant is accessed by a walkway atop Lake Grapevine and is operated on a floating dock. The current owner of the 1,335 square foot restaurant proposes to offer alcoholic beverage sales to its customers. The current seating floorplan includes indoor dining, and a two-level deck, partially covered outdoor patio. The restaurant has interior seating for 20 patrons and outdoor seating for 100 patrons. With this request, 61 parking spaces are required and 182 parking spaces have been provided. Seven outdoor speakers exist which provide ambient music for patrons seated outside.

PRESENT ZONING AND USE:

The property is currently zoned “GU”, Governmental Use District and is developed as Scott’s Landing Marina, a multi-tenant floating dock located at Lake Grapevine.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding areas were rezoned in the 1984 City-wide Rezoning, from an “R-1”, Single-Family Dwelling District to the “GU”, Governmental Use District.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “GU”, Governmental Use District - Oak Grove Baseball Complex

SOUTH: “GU”, Governmental Use District - The Vineyard Campground

EAST: “GU”, Governmental Use District - Grapevine Golf Course

WEST: “GU”, Governmental Use District - Undeveloped

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:

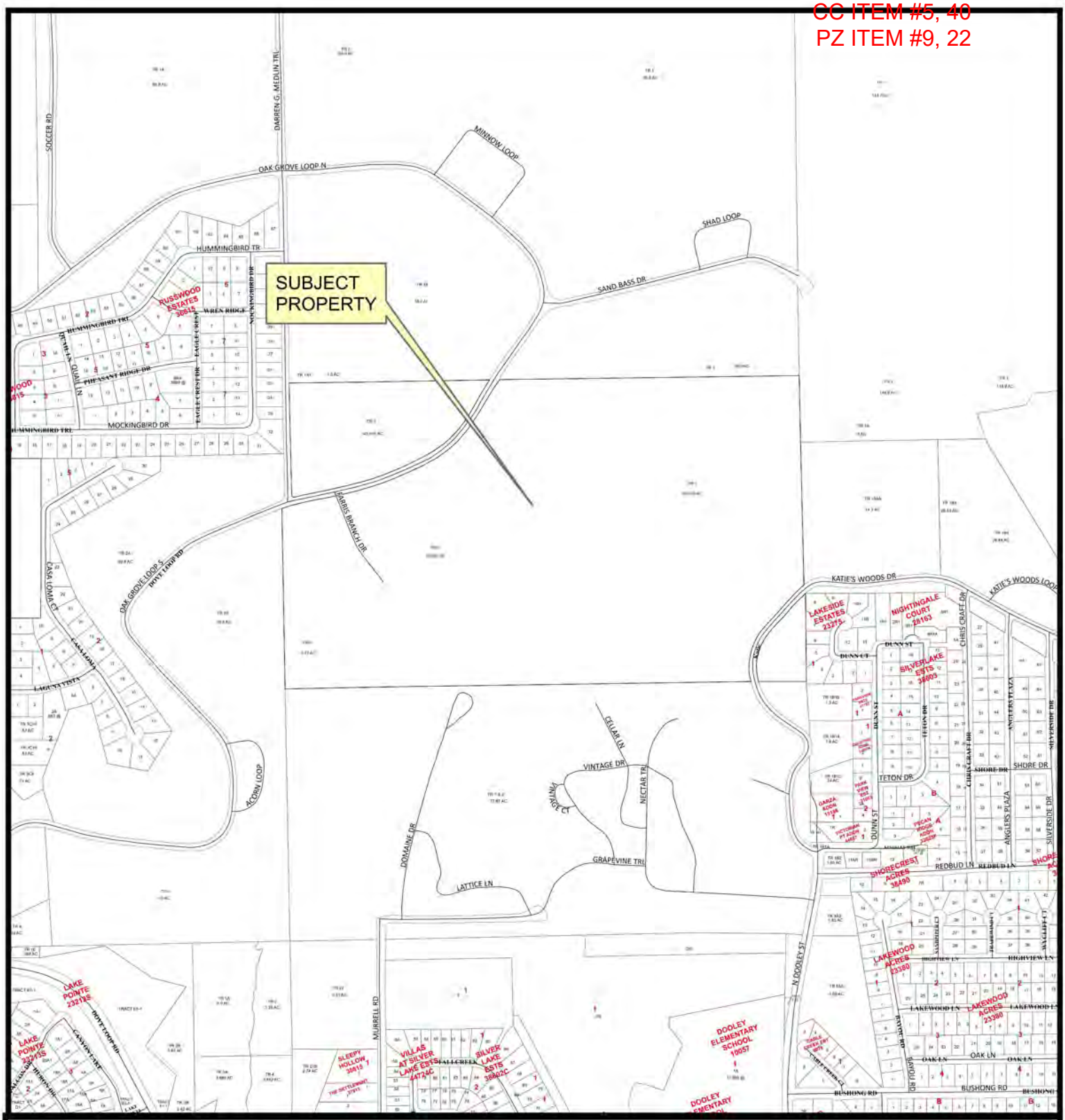
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property a Governmental land use. The applicant’s proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine’s Thoroughfare Plan does not designate Oak Grove Loop South.

/at

CC ITEM #5, 40
PZ ITEM #9, 22



0 360 720 1,080 1,440 Feet

GRAPEVINE TEXAS

N W E S

CU23-31; Big Daddy's Ship Store
2500 Oak Grove Loop South, Suite 200

Date Prepared: 11/8/2023

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.

CC ITEM #5, 40
PZ ITEM #9, 22

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
Herring, William Survey Abstract 662 Tracts 1, 2, 3 IP/P ONLY

Gross area of parcel (to nearest tenth of acre)
105.33 Deed Acres

Street frontage & distance to nearest cross street
Oak Grove Loop S

Describe the Proposed Use
Restaurant w/ Mixed-Use Beverage

Proposed Zoning
Mixed-Use Beverage

Existing Zoning
Governmental Use District

Future Land Use Designation
(Existing)

All Conditional Use Permit 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 site plan approved with a conditional use permit request 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 a conditional use permit request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name Scott's Marinas of Lake Grapevine, LTD Owner Phone Number 469-956-5002

Company Scott's Landing Marina

Address 100 N. Central Expy, Suite 400

City Richardson State TX Zip Code 75080

Email JHOGG@WATERVIEWMARINAS.COM

OCT 02 2023

CU23-31

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

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CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Nicholas Kaufman *(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 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 M F Funk Date 9-26-23

STATE OF: TEXAS
COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared MARSHALL FUNK *(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 26 day of SEPTEMBER, 2023

NOTARY PUBLIC in and for the State of Texas

JASON HOGG NOTARY PUBLIC STATE OF TEXAS ID 125103784 EXP. 03-16-2026

OCT 02 2023

CU23-31

Planning Services Department
200 S. Main Street ● Grapevine, TX 76051 ● 817.410.3155 ● https://bit.ly/GrapevinePlanning

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CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representative Information *(complete if designated by owner)*

□ Engineer □ Purchaser ☒ Tenant □ Preparer □ Other (specify)_____

Name Nicholas Kaufman Company Big Daddy's Cantina, LLC

Address 2500 Oak Grove Loop S

City Grapevine State TX Zip Code 76051

Phone 214 587 2897 Email Nick@bigdaddyscantina.com

Applicant's Signature Nick Kauf Date 9/15/23

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Nicholas Kaufman *(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 28 day of Sep, 2023

SHERRY MAKRAM BOKTOR
Notary Public, State of Texas
Comm. Expires 03-17-2025
Notary ID 132980933

Sherry Makram Boktor
NOTARY PUBLIC in and for the State of Texas

If the legal owner of the property is a corporation, company, partnership, or Limited Liability Company, provide a copy of a legal document attached with this application showing that the individual signing this document is a duly authorized partner, officer, or owner of said corporation, partnership, or Limited Liability Company.

For any individual or organization who consents to act as an agent for the entity for purposes of receiving any process, notice or demand:

Entity Name or File Number: GRAPEVINE MARINA COMPANY, LP (800434345)

Provide a most recent public information report that includes:

1. ✓ All general partners
2. ✓ File Number
3. ✓ Registered agent name
4. ✓ Mailing address

OCT 02 2023

CU23-31

(You may order a copy of a Public Information Report from open.records@cpa.texas.gov or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711 or go to https://mycpa.cpa.state.tx.us/coa/search.do)

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

PLATTING VERIFICATION:

☐ 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 2500 Oak Grove Loop S.

Legal description of subject property

Public Works Department

10-2-23
Date

CU23-31

OCT 02 2023

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

CC ITEM #5, 40
PZ ITEM #9, 22

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Ruth R. Hughs
Secretary of State

Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles of Conversion for Grapevine Marina Company, LP (file number 800434345), a Domestic Limited Partnership (LP), was filed in this office on December 31, 2004.

It is further certified that the entity status in Texas is in existence.

It is further certified that our records indicate MARSHALL FUNK as the designated registered agent for the above named entity and the designated registered office for said entity is as follows:

11226 INDIAN TRAIL

DALLAS, TX - 75229 USA

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on December 19, 2019.

Ruth R. Hughs
Secretary of State

OCT 02 2023

CU23-31

Public Information Report

Public Information Report
SCOTT'S MARINAS AT LAKE GRAPEVINE, LTD.
Report Year :2022

Information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS.

You may order a copy of a Public Information Report from open.records@cpa.texas.gov or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
GENERAL PA	**GRAPEVINE MARINA COMPANY, LP** 11226 INDIAN TRAIL DALLAS, TX 75229

OCT 0 2 2023

CU23-31

CC ITEM #5, 40
PZ ITEM #9, 22

Consent of LP Members

The members of Scott's Marinas at Lake Grapevine, Ltd., a Texas limited liability company, "the Company" consent to the following:

On behalf of the general partner, Grapevine Marina Company and its limited partners F&F Investments and Joby Holdings II, Ltd., it is confirmed and agreed that Jason Hogg in his capacity as the principal officer for Waterview Marinas, the management company for the Company, is hereby appointed to conduct business on behalf of the company.

In this capacity he may acquire credit accounts for the various properties, be a designated check signer and authorized to sign documents necessary to conduct the operation of the Company.

Agreed to this, the 4th day of April, 2022.

General Partner:
By: Grapevine Marina Company, LP,
A Texas Limited Liability Partnership,
Its general Partner
By: GVMC GP, LLC
A Texas Limited Liability Company,
Its general partner

By: Marshall Funk

Marshall Funk
Manager

OCT 02 2023

CU23-31

THIRD AMENDED AND RESTATED

AGREEMENT OF LIMITED PARTNERSHIP

OF

SCOTT'S MARINAS AT LAKE GRAPEVINE, LTD.

Date: January 1, 2006

THE PARTNERSHIP INTERESTS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR THE SECURITIES LAWS OF ANY JURISDICTION. NO PARTNERSHIP INTEREST MAY BE SOLD OR OFFERED FOR SALE (WITHIN THE MEANING OF ANY SECURITIES LAW) UNLESS A REGISTRATION STATEMENT UNDER ALL APPLICABLE SECURITIES LAWS WITH RESPECT TO THE INTEREST IS THEN IN EFFECT OR AN EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THOSE LAWS IS THEN APPLICABLE TO THE INTEREST. A PARTNERSHIP INTEREST ALSO MAY NOT BE TRANSFERRED OR ENCUMBERED UNLESS THE PROVISIONS OF ARTICLE V OF THIS AGREEMENT ARE SATISFIED.

OCT 02 2023

C423-31

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AGREEMENT OF LIMITED PARTNERSHIP

OF

SCOTT'S MARINAS AT LAKE GRAPEVINE, LTD.

This Third Amended and Restated Agreement of Limited Partnership (this "Agreement") of Scott's Marinas at Lake Grapevine, Ltd., a Texas limited partnership (the "Partnership"), is entered into by the undersigned Partners effective as of the date listed on the cover page of this Agreement. Capitalized terms used and not otherwise defined herein have the meanings set forth on the attached Exhibit A.

WHEREAS, the Partnership was formed under the Act by the filing of a Certificate of Limited Partnership dated as of December 21, 1984 with the Secretary of State of Texas and the execution of that certain Agreement of Limited Partnership of the Partnership dated as of December 18, 1984 by and among Marshall Funk, Stan Johnson and Reuben M. Ginsberg, Trustee (the "Original Agreement");

WHEREAS, the Original Agreement was amended and restated as that certain Amended and Restated Agreement of Limited Partnership of the Partnership dated as of October 28, 1986 (the "First Amended Agreement");

WHEREAS, the First Amended Agreement was amended and restated as that certain Second Amended and Restated Agreement of Limited Partnership of the Partnership dated as of January 1, 2002 (the "Second Amended Agreement");

WHEREAS, the Partners desire to amend and restate the Second Amended Agreement as this Agreement to provide for different series of partners as provided in this Agreement and to reflect the Contribution and the Admission, as such terms are defined below;

WHEREAS, H2O Investments, Ltd., a Texas limited partnership ("H2O"), owns certain hoists typically used in the business of renting such hoists for profit in connection with the rental of boat slips;

WHEREAS, H2O desires to contribute (the "Contribution") certain hoists and other personal property (the "Hoist Property") to the Partnership in exchange for an interest in the Partnership pursuant to this Agreement and that certain Transfer, Assignment and Conveyance by and between H2O and the Partnership dated as of January 1, 2006 (the "Transfer and Assignment");

WHEREAS, in exchange for the Contribution, the Partners desire to admit H2O to the Partnership as the Series B Partner pursuant to this Agreement (the "Admission"), and H2O agrees to be bound by the provisions of this Agreement by its signature hereto; and

WHEREAS, the Partners desire to accept the Contribution and the Admission and continue the rental of the Hoist Property (the "Hoist Rental Activity").

NOW, THEREFORE, in consideration of the premises, warranties and mutual covenants set forth herein, it is agreed as follows:

I. FORMATION OF PARTNERSHIP

1.1. Formation. The Partnership was formed pursuant the Original Agreement. The Partners hereby continue the Partnership under the Act and in accordance with this Agreement, effective as of the date listed on the cover page of this Agreement. The Second Amended Agreement is hereby amended and restated.

1.2. Name. The name of the Partnership is on the cover page to this Agreement. The General Partner may change the name of the Partnership from time to time. The General Partner also may adopt one or more fictitious names for use by the Partnership.

1.3. Places of Business and Registered Office. The principal office of the Partnership is at 11226 Indian Trail, Dallas, Texas 75229. The registered agent of the Partnership is Marshall Funk and the registered address of the Partnership is 11226 Indian Trail, Dallas, Texas 75229. The General Partner may change the principal or registered office or registered agent of the Partnership from time to time. The General Partner may establish, maintain and abandon one or more additional places of business for the Partnership.

1.4. Purpose. The purpose of the Partnership is to conduct any activity permitted by law, including without limitation the Hoist Rental Activity, any of which will be permitted regardless of whether any Partner or Affiliate has a direct or indirect interest in the activity.

1.5. Title to Partnership Property. Property may be acquired in the name of the Partnership or in the name of an agent or nominee on terms and conditions the General Partner deems appropriate.

1.6. Term. The term of the Partnership will continue until 99 years from the effective date of the formation of the Partnership, subject to earlier termination under Article VI.

II. CAPITALIZATION AND RELATED MATTERS

2.1. Initial Contributions. The Series A Partners have previously contributed property to the Partnership in exchange for their respective interests in the Partnership. The Series B Partner hereby agrees to contribute the Hoist Property to the Partnership in exchange for its interest in the Partnership pursuant to the Transfer and Assignment. Each Partner's capital account balance as of the date hereof (after the property contribution described in this Section 2.1 has been made) is set forth opposite such Partner's name on Exhibit B hereto. The Partners hereby agree that the fair market value of the Series B Partner's property contribution made pursuant to this Section 2.1 shall be equal to the Series B Partner's capital account balance as of the date hereof as set forth opposite such Partner's name on Exhibit B hereto. The initial Percentage Interest and class of Partnership Interest of each Partner is set forth opposite its name on Exhibit B hereto.

(b) Series B Cash Flow. Subject to Section 6.3, after payment of all Allocable Expenses and establishing cash reserves (1) required by any loan agreements or similar arrangements to which the Partnership is subject, or (2) necessary to satisfy contingencies reasonably anticipated for, or associated with, the Hoist Rental Activity of the Partnership, any remaining Series B Cash Flow of the Partnership as determined by the General Partner will be distributed quarterly or at such other time or times as shall be determined by the General Partner (i) 15% to the Series A Partners pro rata in accordance with their respective Series A Percentage Interests as of the date on which such distribution is made and (ii) 85% to the Series B Partner.

3.6. Partnership Expenses. All Partnership expenses, including, without limitation, all operating expenses and any capital expenditures of the Partnership as well as the establishment of cash reserves as determined by the General Partner, but not including expenses described in the second sentence of this Section 3.6, and any reimbursement of Partnership expenses to the General Partner, but not including any reimbursement described in the second sentence of this Section 3.6, shall be borne by the Series A Partners as a class and such expenses shall reduce the Series A Cash Flow of the Partnership by an equivalent dollar amount. All Partnership expenses, including, without limitation, all operating expenses and any capital expenditures of the Partnership as well as the establishment of cash reserves as determined by the General Partner, that relate to the Hoist Rental Activity and any reimbursement of Partnership expenses to the General Partner that relate to the Hoist Rental Activity, shall be borne by the Series B Partner and such expenses shall reduce the Series B Cash Flow of the Partnership by an equivalent dollar amount. Expenses that relate to the Hoist Rental Activity shall include, without limitation, the costs of hoist acquisition, operation and maintenance, as determined by the General Partner.

IV. MANAGEMENT OF THE PARTNERSHIP

4.1. The General Partner. The business and affairs of the Partnership will be managed exclusively by the General Partner. All determinations relating to the business and affairs of the Partnership may be made by the General Partner, in its sole discretion, and will not give rise to any right or claim by any Partner or the Partnership unless made in violation of an express provision of this Agreement. The General Partner will have complete authority to take, in its own name or that of the Partnership, any action that the General Partner determines to be appropriate under this Agreement or for the conduct of the business of the Partnership (subject, however to the limitations set forth in Section 4.2). All decisions and actions taken by the General Partner under the authority of this Section 4.1 will be binding upon all of the Partners and the Partnership. The power and authority granted to the General Partner hereunder shall include, without limitation, complete power and authority to (i) to negotiate, enter into and perform agreements and contracts on behalf of the Partnership, (ii) to seek capital contributions and/or loans for and on behalf of the Partnership, (iii) to finance and refinance the assets of the Partnership (and to pledge or encumber the assets of the Partnership in connection therewith), (iv) to transfer, assign, sell or dispose of all or substantially all of the assets of the Partnership, (v) to cause the Partnership to make distributions of cash or other property to the Partners, (vi) to retain one or more Persons to provide services to the Partnership and to cause the Partnership to compensate such Person(s), (vii) to take such further actions and to execute such further agreements and instruments for and on behalf of the Partnership that the General Partner shall determine to be necessary or appropriate. The General Partner will not be liable or accountable,

in damages or otherwise, to the Partnership or to any other Partner for anything it may do or refrain from doing, except in the case of its fraud, willful misconduct or gross negligence in connection with the business and affairs of the Partnership.

4.2. Limitations on Power and Authority of the General Partner. Anything in this Agreement to the contrary notwithstanding, without prior written Partner Consent, the General Partner will not have the authority to do any of the following:

(a) Any act in contravention of this Agreement;

(b) Confess a judgment against the Partnership except in connection with the settlement of an action or proceeding;

(c) Execute or deliver any general assignment for the benefit of creditors of the Partnership; or

(d) Commence (as the debtor) a case in bankruptcy, or commence (as the debtor) any proceeding under any other insolvency law, or permit or consent to any such proceeding to be commenced against the Partnership.

4.3. Authority as to Third Persons. The signed statement of the General Partner reciting the authority or the necessary approval of the General Partner for any action, as to any third Person, will be conclusive evidence of the authority of the General Partner to take that action. Each Partner will promptly execute instruments determined by the General Partner to be appropriate to evidence the authority of the General Partner to consummate any transaction permitted by this Agreement.

4.4. Compensation and Expenses of the General Partner. The General Partner will receive a management fee of $2,000 per month. Such management fee shall constitute a guaranteed payment pursuant to Code section 707(c). The General Partner will not receive any other compensation from the Partnership for serving as General Partner, but all expenses incurred by, or allocated by any Partner or Affiliate to, the General Partner in connection with its service as General Partner will be paid or promptly reimbursed by the Partnership.

4.5. Limited Partners. The Limited Partners, in their capacities as Limited Partners, may not act for or bind the Partnership and may not participate in the general management, conduct or control of the Partnership's business or affairs. Nothing contained in this Section 4.5 will prohibit any Limited Partner or any partner, shareholder, owner, officer, director, member, manager, employee, agent or authorized representative thereof from acting as an officer, director, employee, member, manager, agent or other representative of the General Partner or the Partnership.

4.6. Partnership Liabilities. The General Partner will have no liability for the return of the Partners' Capital Contributions. All liabilities of the Partnership, including without limitation indemnity obligations under Section 4.7, will be liabilities of the Partnership as an entity, and will be paid or satisfied from Partnership assets. No liability of the Partnership will be payable in whole or in part by any Partner in its capacity as a Partner (other than the General Partner and then only in its capacity as such, as determined by a nonappealable order of a court

of competent jurisdiction and subject to Section 4.7) or by any partner, shareholder, director, owner, officer, member, manager, employee, agent, advisor or authorized representative of any Partner or Affiliate.

4.7. Indemnity. Subject to the limitations contained in Article 11 of the Act, the Partnership to the extent of its assets legally available for that purpose, will indemnify and hold harmless the General Partner and any director, manager, member, shareholder, owner, partner, officer or trustee of the General Partner (collectively, the "Indemnified Persons"), from and against any and all loss, damage, expense (including without limitation fees and expenses of attorneys and other advisors and any court costs incurred by any Indemnified Person) or liability by reason of anything any Indemnified Person does or refrains from doing for, or in connection with the business or affairs of, the Partnership (INCLUDING ANY LOSS, DAMAGE, EXPENSE OR LIABILITY CAUSED BY OR ATTRIBUTABLE TO THE ORDINARY OR SIMPLE NEGLIGENCE, AS OPPOSED TO GROSS NEGLIGENCE, OF THE INDEMNIFIED PERSON), except to the extent that the loss, damage, expense or liability results primarily from the Indemnified Person's gross negligence, fraud or willful misconduct. The Partnership shall pay or reimburse, in advance of the final disposition of any claim for which indemnification is required pursuant to this Section 4.7, to all Indemnified Persons all reasonable expenses incurred by any Indemnified Person who was, is or is threatened to be made a named defendant or respondent in any claim for which indemnification is required pursuant to this Section 4.7 to the fullest extent permitted by the Act, provided that such Indemnified Person has agreed in writing to reimburse the Partnership for all amounts paid to such Indemnified Person if it is determined that such Indemnified Person was not entitled to indemnification under this Section 4.7.

4.8. Other Activities of the Partners. Except as may be provided to the contrary in a separate written employment or other agreement between one or more Partners and the Partnership or the General Partner, the Partners may have other business interests and may engage in other business ventures of any nature or description whatsoever, whether presently existing or hereafter created, and may compete, directly or indirectly, with the business of the Partnership. No Partner, nor any Affiliates of a Partner shall incur any liability to the Partnership or the Partners as a result of the pursuit by any of them of such other business interests, ventures and competitive activity unless the same shall be in contravention of a separate written employment or other agreement executed by such Partner or Affiliate, and, except as provided in any such separate written employment or other agreement, neither the Partnership nor the Partners shall have any right to participate in such other business interests or ventures or to receive or share in any income derived therefrom.

V. NEW LIMITED PARTNERS, RESTRICTIONS ON TRANSFER OF LIMITED PARTNERSHIP INTERESTS AND OTHER MATTERS

5.1. Transfers of Limited Partnership Interests. Without first obtaining the written consent of the General Partner (which consent may be given or withheld in the sole and absolute discretion of the General Partner), (i) no Limited Partner may voluntarily or involuntarily Transfer, or create or suffer to exist any Encumbrance against, all or any part of its record or beneficial interest in the Partnership, and (ii) no Person may be admitted to the Partnership as a Limited Partner.

(a) To cause the Partnership or any of its assets to be partitioned;

(b) To cause the appointment of a receiver for all or any portion of the assets of the Partnership;

(c) To compel any sale of all or any portion of the assets of the Partnership; and

(d) To file a complaint, or to institute any proceeding at law or in equity, to cause the dissolution or liquidation of the Partnership.

Each of the Partners has been induced to enter into this Agreement in reliance upon the waivers set forth in this Section 7.13 and without those waivers no Partner would have entered into this Agreement. No Partner has any interest in specific Partnership property. The interests of all Partners in the Partnership are personal property.

7.14. Partner Approvals. Written approvals by Partners may be given in lieu of a meeting of Partners. A written approval may be in one or more instruments each of which may be signed by one or more Partners. A written approval need not be signed by all Partners or by all Partners of the class of Partners whose approval is required unless the approval of all Partners or all Partners of the class in question is required, but notice shall be given to all Partners of action proposed to be taken by written action, or an approval given by written action.

7.15. Partner Meetings. Meetings of Partners or a class of Partners may be held on such terms, and after such notice, as the General Partner may establish.

7.16. Creditors Not Benefited. Nothing in this Agreement is intended to benefit any creditor of (i) the Partnership or (ii) a Partner. No creditor of the Partnership or a Partner will be entitled to require the General Partner to solicit or accept any loan or additional Capital Contribution for the Partnership or to enforce any right which the Partnership or any Partner may have against a Partner, whether arising under this Agreement or otherwise.

[Signature Pages Follow]

SIGNATURE PAGES

GENERAL PARTNER:

Signature, Name
and Address

GRAPEVINE MARINA COMPANY, LP,
a Texas limited partnership

By: GVMC GP, LLC,
a Texas limited liability company,
its general partner

By: _____
Marshall Funk, Manager

11226 Indian Trail
Dallas, Texas 75229

ORDINANCE NO. 2023-090

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU23-31 TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), OUTDOOR DINING, AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A RESTAURANT AND CONVENIENCE STORE, FOR WILLIAM P. HERRING SURVEY, ABSTRACT 662, TRACT 1, 2, AND 3 (2500 OAK GROVE LOOP SOUTH, SUITE 200) IN A DISTRICT ZONED "GU", GOVERNMENTAL USE 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 CU23-31 to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor dining, and outdoor speakers in conjunction with a restaurant (Big Daddy's Ship Store and convenience store) in a district zoned "GU", Governmental Use District within the following described property: William P. Herring Survey, Abstract 662, Tract 1, 2 and 3 (2500 Oak Grove Loop South, Suite 200) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That this ordinance shall become effective from and after the date of its final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of November, 2023.

APPROVED:

_____
William D. Tate
Mayor

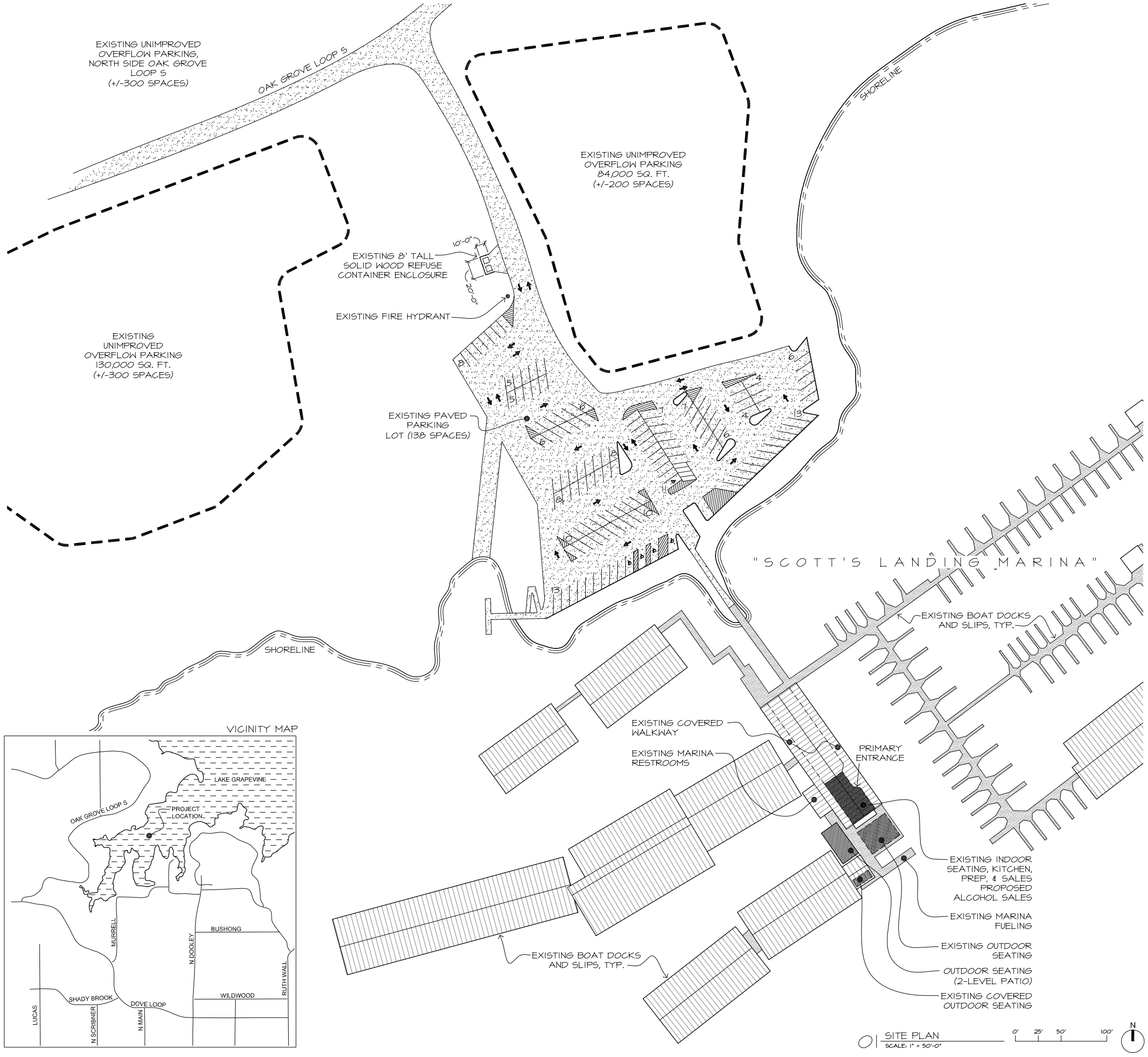
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

©2023 COREY REINAKER, AIA



01 SITE PLAN
SCALE: 1" = 50'-0"
0' 25' 50' 100'

VICINITY MAP

C:\Projects\CMR\23-24 Big Daddys Grapevine\x-2324-plan.dwg PRINT DATE: 2023-10-19

SITE PLAN GENERAL 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 OFSECTION 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.

SITE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED	EXISTING
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	GU	GU
LAND USE (FROM ZONING ORDINANCE)	PARKS, PLAYGROUNDS, RECREATIONAL AREAS	RESTAURANT (EXISTING) / ALCOHOLIC BEVERAGE SALES (PROPOSED)
TOTAL LOT AREA		105.33 ACRES
FIRST FLOOR BUILDING FOOTPRINT		4,800 SF TOTAL / 1,355 SF RESTAURANT
TOTAL BUILDING AREA		4,800 SF TOTAL / 1,355 SF RESTAURANT
BUILDING HEIGHT	NONE	+/-22' / 1 STORY
FLOOR AREA RATIO	N/A	N/A
OPEN STORAGE	N/A	N/A
PARKING		
PARKING RATIO	1 SPACE PER 3 PERSONS	182 OCCUPANTS / 3 = 61 PARKING SPACES EXISTING PARKING PROVIDED = 138 SPACES. ADDITIONAL OVERFLOW PARKING +/- 800 SPACES IN ADJACENT UNIMPROVED LOTS
ACCESSIBLE PARKING	2 SPACES (1 STANDARD, 1 VAN ACCESSIBLE	5 ACCESSIBLE SPACES EXISTING

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-31 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE OF ON AND OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTDOOR SPEAKERS, AND OUTSIDE DINING IN CONJUNCTION WITH AN EXISTING RESTAURANT.

CASE NAME: Big Daddy's Ship Store
CASE NUMBER: CU23-31
LOCATION: 2500 S. Oak Grove Loop Ste. 200

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 2

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

Planning Services Department

Property Owner:
Marshil Funk
Scott's Marina at Lake Grapevine, Ltd.
100 N Central Expy, Ste 400
Richardson, TX 75080
469-95-5002
Jhogg@waterviewmarinas.com

Site Plan
for
Big Daddy's Ship Store
William P Herring Survey
Abstract No. 662
City of Grapevine, Tarrant County, Texas
105.33 acres
Zone: "GU" Government Use District
Date of Preparation: September 29, 2023

COREY REINAKER AIA
614 264 0631
corey.reinaker@gmail.com

COREY MATTHEW REINAKER 23818 REGISTERED ARCHITECT STATE OF TEXAS

BIG DADDY'S SHIP STORE
AT SCOTT'S LANDING MARINA ON LAKE GRAPEVINE

10-19-2023
2500 OAK GROVE LOOP S #200,
GRAPEVINE, TX 76051

AI

©2023 COREY REINAKER, AIA

COREY REINAKER AIA
614 264 0631
corey.reinaker@gmail.com

REGISTERED ARCHITECT — COREY MATTHEW REINAKER — 29619 — STATE OF TEXAS

BIG DADDY'S SHIP STORE
AT SCOTT'S LANDING MARINA ON LAKE GRAPEVINE

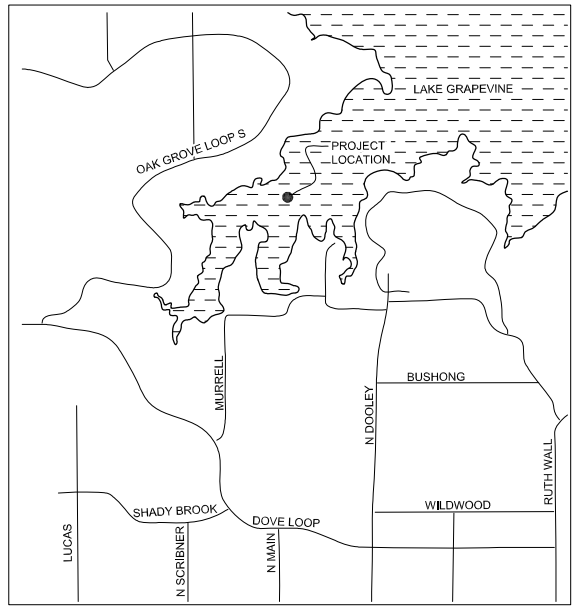


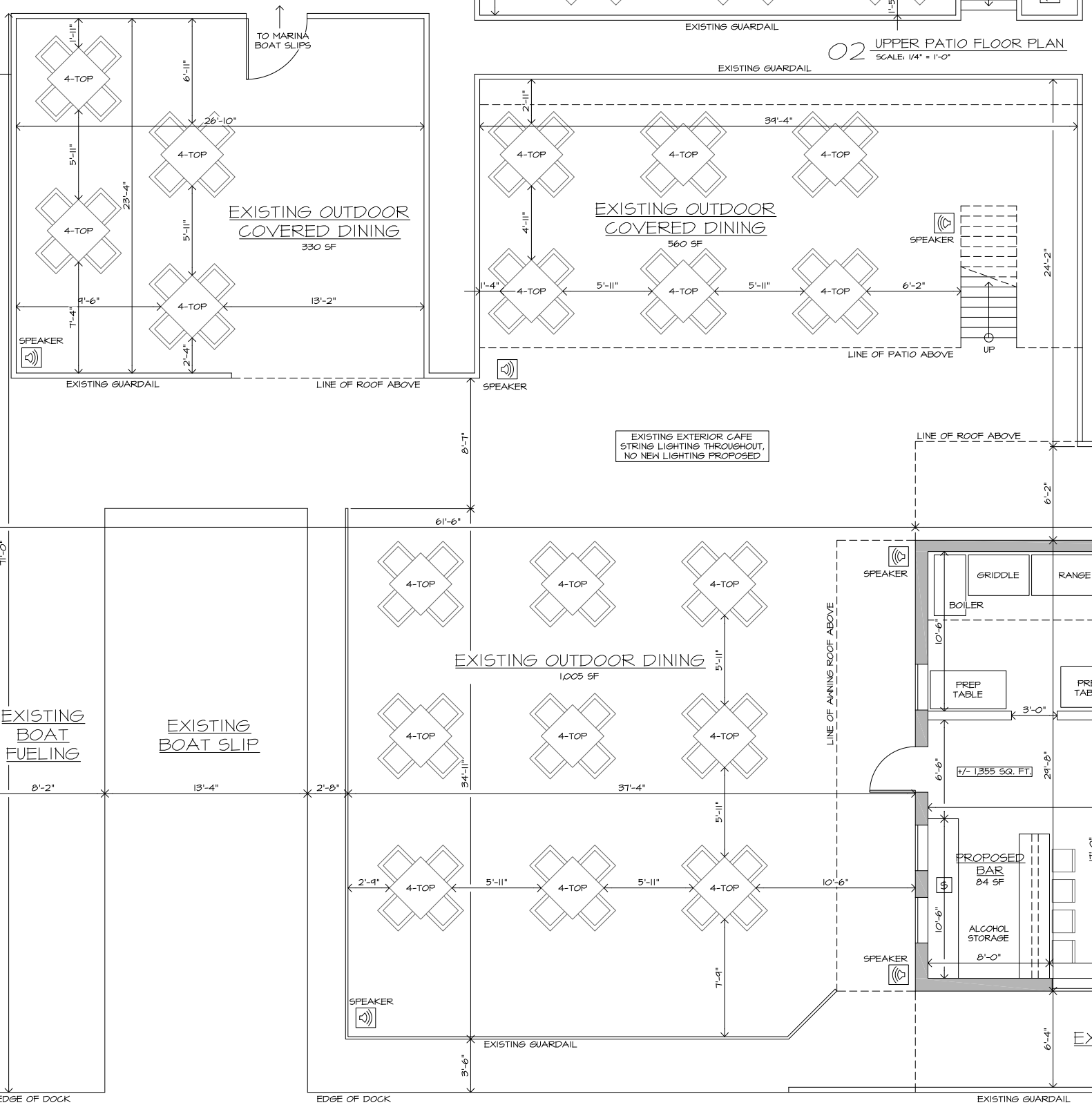
OUTDOOR TABLES AND CHAIRS



OUTDOOR SPEAKERS

VICINITY MAP





OCCUPANT CALCULATION	
INDOOR SEATING AREA:	335 SF
OUTDOOR SEATING AREA :	2,395 SF
TOTAL SEATING AREA:	2,730 SF
OCCUPANT LOAD PER 2006 IBC TABLE 1004.1.1	2,855 / 15 NET = 182
INDOOR SEATS:	20
OUTDOOR SEATS:	100
TOTAL SEATING:	120
TOTAL OUTDOOR SPEAKERS:	7
PURPOSE OF SPEAKERS:	AMBIENT MUSIC FOR RESTAURANT

HOURS OF OPERATION

SUNDAY 8AM - 12AM
MONDAY 8AM - 12AM
TUESDAY 8AM - 12AM
WEDSDAY 8AM - 12AM
THURSDAY 8AM - 12AM
FRIDAY 8AM - 12AM
SATURDAY 8AM - 12AM

THE PURPOSE OF CONDITIONAL USE PERMIT CU23-31 IS TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE OF ON AND OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTDOOR SPEAKERS, AND OUTSIDE DINING IN CONJUNCTION WITH AN EXISTING RESTAURANT.

CASE NAME: Big Daddy's Ship Store
CASE NUMBER: CU23-31
LOCATION: 2500 S. Oak Grove Loop Ste. 200

MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 2 OF 2

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

Planning Services Department

Floor Plan
for
Big Daddy's Ship Store
William P Herring Survey
Abstract No. 662
City of Grapevine, Tarrant County, Texas
105.33 acres
Zone: "GU" Government Use District
Date of Preparation: September 27, 2023

10-19-2023
2500 OAK GROVE LOOP S #200,
GRAPEVINE, TX 76051

A2

C:\Projects\CMR\23-24 Big Daddys Grapevine\x-2324-plan.dwg PRINT DATE: 2023-10-19

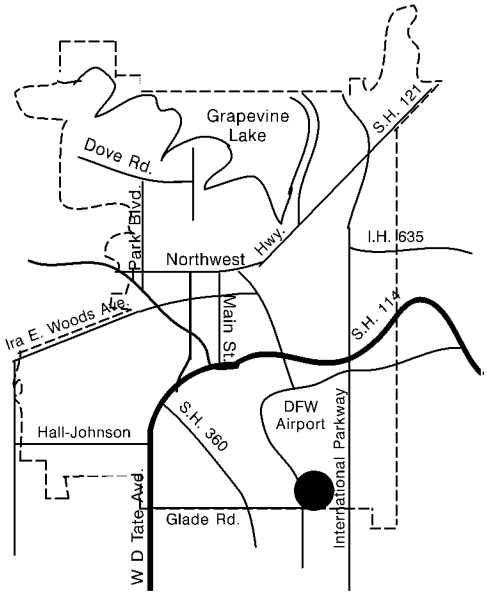
CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

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: NOVEMBER 21, 2023

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF PLANNED DEVELOPMENT OVERLAY PD23-04, THE RESERVE AT BEAR CREEK



APPLICANT: Wright Group, Architects-Planners

PROPERTY LOCATION AND SIZE:

The subject property is located at 4201 State Highway 360 and is platted as The Reserve at Bear Creek. The subject property is comprised of 13.65 acres and has approximately 975 feet of frontage along Euless-Grapevine Road and 2,400 feet of frontage along the northbound State Highway 360 service road.

REQUESTED PLANNED DEVELOPMENT OVERLAY AND COMMENTS:

The applicant is requesting a planned development overlay to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development. This request amends the previously approved PD22-03 (Ord. 2022-26), specifically to increase the number of lots from 69 to 71.

On June 19, 2018, City Council approved Z18-03 to rezone 13.65 acres from "R-7.5", Single-Family District to "R-TH", Townhouse District for the development of a 69-unit townhouse development. The City Council also approved PD18-02 (Ord. 2018-051) to allow for a planned development overlay to deviate from, but not be limited to lot size, side yard setbacks, front yard setbacks, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width. Civil construction began but was not completed. Since that time, PD18-02 had expired and the applicant applied for a

planned development overlay, PD22-03 (Ord. 2022-026), with the same request as PD18-02 which added a request to increase proposed building height to 38-feet. Since that time, PD22-03 expired in April 2023. The current request, PD23-04 is for a planned development overlay with all previously approved planned development requests and to add two residential lots for a total of 71-townhouse lots. The two additional lots will be taken from existing Lot 6X, removing the previously approved amenity center, cabana, and pool. No other changes are proposed in accordance with this request.

Case Number	PD18-02	PD22-03	PD23-04
Number of Residential Lots	69	69	71
Minimum Lot Size	2,424 sf	2,424 sf	2,412 sf
Front yard setback	20 ft.	20 ft.	20 ft.
Side yard setback	5 ft.	5 ft.	5 ft.
Lot Width	28 ft.	28 ft.	28 ft.
Lot Depth	78 ft.	78 ft	78 ft
Maximum Height	3 stories/ 45 ft.	3 stories/ 38 ft.	3 stories/ 38 ft.

Relative to the planned development overlay, the applicant proposes the following deviations from the "R-TH", Townhouse District regulations:

- Lot size: for lots less than 40-feet in width, the minimum lot size is 2,550 square feet. The applicant is requesting a minimum lot size of 2,412 square feet.

- Side yard setback: a minimum side yard of 15-feet is required for each end unit in a row of townhouses containing three or more units. The applicant is requesting a reduction in this requirement to five feet. Side yards adjacent to a dedicated public street shall be a minimum of 25 feet. For Lots 11 and 13, Block 3 the applicant is requesting a reduction of approximately three feet for Lot 11 and a complete reduction of this requirement at the northeast corner of the lot.

- Front yard setback: the ordinance requires the face of a front entry garage be set back no less than 25-feet from the sidewalk. The applicant is requesting a reduction of this requirement to 20 feet.

- Lot width: the minimum lot width shall be 30-feet. The applicant is requesting a minimum lot width of 28 feet.

- Lot depth: for lots less than 40 feet in width the minimum lot depth is 85-feet. The applicant is requesting a minimum lot depth of 78-feet.

- The maximum height of principal structures shall be two stories, not to exceed 35-feet. The applicant proposes the townhouse structures be three stories and 38-feet in height.

- Private garages on lots having a minimum width of less than 40-feet must be entered from the side or rear. The applicant is requesting that all lots be accessed from the front.

The applicant intends to develop 71-townhouse units, three stories in height on the subject property with two points of access to the northbound service road of State Highway 360. All streets within the proposed townhouse development will be public streets developed to city standards. The entrances and central street through the development will be dedicated as 50-foot right-of-way with 31-feet of pavement for a two-way driving lane. The three circular drives shown on the plan are proposed to be one-way streets with a dedicated 42-foot right-of-way with 25-feet of pavement for a one-way driving lane. The applicant has included 40 parking spaces in the circular drive areas of the development to provide additional parking for visitors that also serves to affirm the one-way orientation of the three, one-way portions within the project.

Density for the project is 5.05 dwelling units per acre; a maximum of nine dwelling units per acre is allowed within the "R-TH" Townhouse District. The smallest lot size in the proposed development is 2,412 square feet and the largest is 3,974 square feet. The average lot size is 2,725 square feet.

The applicant has stated that there are several unique challenges relative to the development of the property, such as existing Trinity River Authority easements, floodplain limitations, highway frontage and irregular shape, which are mitigated/offset by:

- Landscape buffering from the State Highway 360 service road and creation of internal open space;

- Creation of curvilinear internal streets and internal park land;

- Donating three plus acres of land for park dedication, providing and building connection to the city-wide trail system, and contributing funds necessary to connect the trail under State Highway 360 to provide access to the new dog park; and

PRESENT ZONING AND USE:

The property is currently zoned "R-TH", Townhouse District and is partially developed with utilities and streets.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding properties to the north, south and west were zoned "R-1", Single-Family Dwelling District prior to the 1984 City-wide Rezoning. The property

to the east was zoned "I-2", Heavy Industrial District prior to the 1984 City-wide Rezoning.

- On June 19, 2018, City Council approved Z18-03 (Ord. 2018-50) and PD18-02 (Ord. 2018-051) to rezone 13.65 acres from "R-7.5", Single Family District to "R-TH", Townhouse District for the development of a 69-unit townhouse development. The applicant sought a planned development overlay to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40 feet in width. Construction began but was not completed before it expired.

- On April 19, 2022, City Council approved PD22-03 (Ord. 2022-026) for a planned development overlay to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height of 38-feet, and to allow front entry garages for lots less than 40 feet in width. Construction began but was not completed before it expired.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"PID", Planned Industrial Development District - vacant undeveloped property
SOUTH:	State Highway 360 right-of-way
EAST:	"PCD", Planned Commerce Development District and D/FW International Airport - vacant undeveloped property and vacant undeveloped airport property
WEST:	"PID", Planned Industrial Development District and State Highway 360 right-of-way - vacant undeveloped property

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

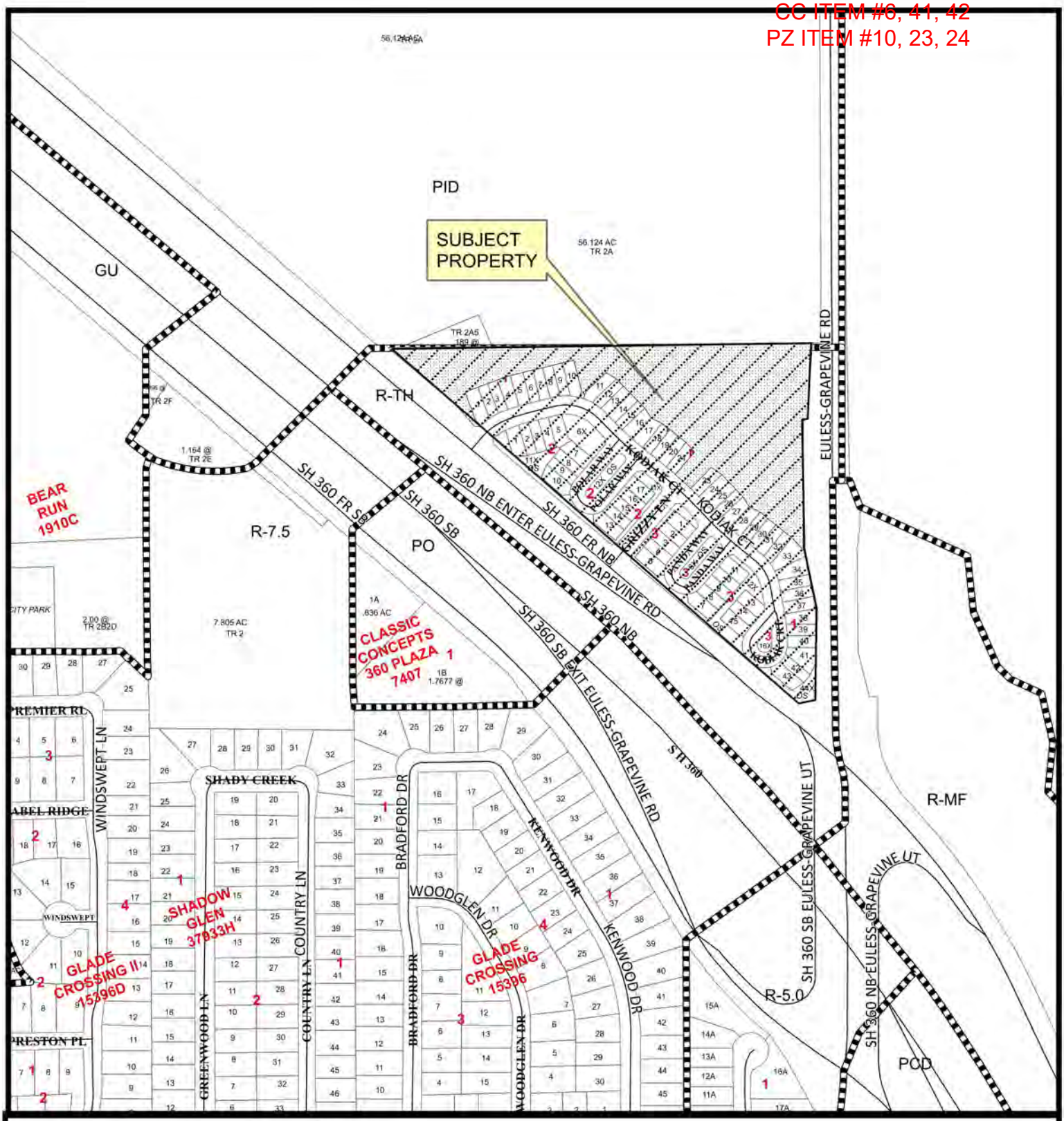
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial/Mixed (C/MU) land use. The applicant's request is not compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Euless-Grapevine Road as a Type “D” Minor Arterial thoroughfare with 75-feet of right-of-way developed as four lanes.

/ng

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24



PD23-04; Reserve at Bear Creek
4201 State Highway 360

Date Prepared: 11/7/2023

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.

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

CITY OF GRAPEVINE
PLANNED DEVELOPMENT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
BEAR CREEK GRAPEVINE TOWNHOMES LLC

Street address of applicant / agent:
2548 DICKERSON PARKWAY

City / State / Zip Code of applicant / agent:
CARROLLTON, TX 75006

Telephone number of applicant / agent:	*Fax number of applicant / agent:*
214-392-7863	214-317-4900
Email address of applicant / agent [redacted]	*Mobile phone number of applicant / agent* 214-392-7863

Applicant's interest in subject property:
OWNERS

PART 2. PROPERTY INFORMATION

Street address of subject property
4201 STATE HIGHWAY 360

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

Lot *Block* *Addition*

Size of subject property
13.65 *Acres* 594,594 *Square footage*

Present zoning classification:	*Proposed use of the property:*
R-TH	TOWN HOME RESIDENTIAL

Minimum / maximum district size for request:

Zoning ordinance provision requesting deviation from:

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
BEAR CREEK GRAPEVINE TOWNHOMES, LLC

Street address of property owner:
2548 DICKERSON PARKWAY

City / State / Zip Code of property owner:
CARROLLTON, TX 75006

Telephone number of property owner:	*Fax number of property owner:*
214-566-6766	214-317-4900

RECEIVED
JUN 06 2023

PD 23-04

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

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

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

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

BEAR CREEK GRAPEVINE TOWNHOMES LLC — ***Print Applicant's Name:***

Applicant's Signature:

The State Of Texas

County Of Dallas

Before Me RUKHSANA HUSSAIN *(notary)* *on this day personally appeared* RAJAB ALI *(applicant)*

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

(Seal) Given under my hand and seal of office this 19th *day of* May, *A.D.* 2023

Notary In And For State Of Texas

NOTARY PUBLIC STATE OF TEXAS
Rukhsana Hussain
My Commission Expires
02/19/2024
ID No. 132364225

BEAR CREEK GRAPEVINE TOWNHOMES,LLC — ***Print Property Owners Name:***

Property Owner's Signature:

The State Of Texas

County Of Dallas.

Before Me RUKHSANA HUSSAIN *(notary)* *on this day personally appeared* RAJAB ALI *(property owner)*

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

(Seal) Given under my hand and seal of office this 19th *day of* May, *A.D.* 2023

Notary In And For State Of Texas

NOTARY PUBLIC STATE OF TEXAS
Rukhsana Hussain
My Commission Expires
02/19/2024
ID No. 132364225

PD23-04

RECEIVED
JUN 05 2023
By:

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

ACKNOWLEDGEMENT

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

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

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

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

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

Signature of Applicant _____

Date: May 19, 2023

Signature of Owner _____

Date: May 19, 2023

JUN 05 2023
By: .....

PD23-04

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

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: May 19, 2023

Property Owner Signature _____

Date: May 19, 2023

JUN 05 2023
By:

PD23-04

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

Franchise Tax Account Status

As of : 11/14/2023 11:08:06

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

BEAR CREEK GRAPEVINE TOWNHOMES LLC	
Texas Taxpayer Number	[redacted]
Mailing Address	2548 DICKERSON PKWY STE 202 CARROLLTON, TX 75006-1457
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	09/16/2019
Texas SOS File Number	[redacted]
Registered Agent Name	RAJAB ALI
Registered Office Street Address	2548 DICKERSON PKWY STE 202 CARROLLTON, TX 75006

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

WRIGHT GROUP Architects-Planners, PLLC
1430 S. Broadway St, Carrollton, Texas 75006 tel. 972.242.1015

RE: Street address and Description of property

This is a resubmittal of the proposed PD, the civil has no change, the building has been updated to a more modern design with 3 color schemes to create variety throughout the site.

The applicant is proposing a Single-Family Attached (Townhome) Residential development of 69 home sites on a 13.65-acre tract along SH-360, at Euless Grapevine Road, in Grapevine.

The request is to apply a Planned Development Overlay with R-TH uses for a total of 69 Townhome Lots, with requested deviations to allow for a three-story structure and customizing the product to meet the high-quality intent of the development and meet market demand. There are 3 versions of the modern style homes to create verity within the development. In addition, these deviations enable us to incorporate more of a curvilinear street layout, increase openings and visibility to the open space, and build a three-story product- minimizing the impact of the layout on the open space and increasing views toward the open space reserve/ park dedication.

Specifically, the deviations we are requesting to accomplish this are:

1. A decrease in the minimum lot size from 2,550 s.f to 2,423 s.f.
2. A decrease in the minimum Side Yard Setback between buildings from 15' to 5'.
3. A decrease in the minimum Side Yard Setback adjacent to a street from 25' to 15'. (Only for Lots 11 & 13, Block 3)
4. A reduction in the Front Yard Setback for a front facing garage from 25' to 20'.
5. A reduction in the minimum Lot Width from 30' to 28'.
6. A reduction in the minimum Lot Depth from 85' to 78'.
7. An increase in the Maximum Building Height from 2 stories/35' to 3 stories/45'.
8. Allow front entry garages for lots less than 40 feet in width.

The property is bounded on the north by Big Bear Creek, to the East by Euless Grapevine Road and the southwest by State Highway 360. There are no immediate neighbors to this property.

The property gently slopes from west to east, toward the Big Bear Creek, where the floodway area will be retained in a natural state, preserving this tree covered area. There are also underground pipeline easements traversing the site. The plan has been designed to work around this easement, but will utilize the resulting greenbelt for a pedestrian trail connecting the internal walks with a Trail along the creek open space. Additional, internal open space areas for the use of the residents, have also been provided within the plan.

Architecturally, we are proposing a unique, custom theme for the design on the townhomes. Given all this, we believe this zoning change would allow for the Highest and Best Use of the property.

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

Nash
& Berry
Townhomes

June 29, 2023

Ms. Erica Marohnic
Director of Planning Services
200 S. Main Street
P.O. Box 95104
Grapevine, TX 76099

RE: Nash & Berry Townhomes Development

Dear Ms. Marohnic:

We propose to develop nineteen single-family townhomes on the property bordered by East Nash, Jean, and Berry Streets ("Nash & Berry"), under the City's Transit District Overlay (TDO). Our application demonstrates adherence to the intents of the TDO and its high-intensity sub-district.

Application of TDO provisions in this development will not cause harm, but rather enhance the use and value of neighboring properties. Nash & Berry sidewalks and streetscapes will connect The REC and its athletic field with current and future Dallas Road developments, enhancing walkability throughout the neighborhood. The homes will bring new walking-distance patrons for The REC and the nearby restaurants, shops, and TEXRail station.

By their design and craftsmanship, the Nash & Berry townhomes seek to honor both Grapevine's past and its vision for the future. Nash & Berry will clearly demonstrate how high quality, relatively compact development in the Transit District can complement the Historic District to its north, and show a path forward for a thoughtful, sustainable future that is still uniquely Grapevine.

Respectfully,

Rick

Richard O. Giberson
Manager
Berry, Jean & Nash LLC

JUL 0 8 2023

TD23-01

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

Nash
& Berry
Townhomes

June 29, 2023

JUL 03 2023

Ms. Erica Marohnic
Director of Planning Services
200 S. Main Street
P.O. Box 95104
Grapevine, TX 76099

RE: Nash & Berry Compliance with TDO Design and Development Standards

Dear Ms. Marohnic:

With the site plan and building designs for the Nash & Berry Townhomes, our intent is to create a vibrant city block of high-quality townhomes, with walkable connections and a desired Transit District character. This letter notes certain aspects of our plans and describes variances from the specifics of the Transit District Overlay (TDO) Design and Development Standards, as needed to best meet our end objective.

Throughout our design process, we have been careful in our review and application of the TDO standards. Specifically, we follow standards related to single-family attached townhomes and the high-intensity sub-district. We also reflect guidance specific to Jean Street and Nash Street, as appropriate. In instances where the technical wording of the standard seemed incompatible with, or detrimental to, the desired character of our residential project, we sought to comply with the standards "in spirit."

A. Site Plan

1) The TDO standards describe pedestrian access, connectivity, and amenities as "critical," and we agree. They also call for an integration of architecture with the streetscapes, and for shade and courtyards. Our design achieves all of these objectives.

The TDO asks for expanded sidewalk widths along Jean Street (east side) and Nash Street, namely unobstructed paths of 10' and 15' respectively, in addition to 5' landscape zones. While 10' and 15' sidewalks would be entirely appropriate for a commercial space, we felt they would be out of character for a purely residential development. Furthermore, to provide the extra width along Jean and Nash would hamper our ability to create a welcoming interior courtyard and keep us from also

TD23-01

creating pleasant pedestrian paths along Berry and along the north side of the property. Therefore, our design provides the following:

- Along Jean Street (east side) we generally provide a 5' landscape zone and a 5' unobstructed path, before beginning steps up to townhome porches. The focus on Jean is to provide efficient, pleasant, shaded passage from The REC and other points south, to the sidewalks of AMLI Grapevine apartments, Dallas Road, and other points north.
- Along Nash Street we provide varying widths of landscaping and sidewalks, with a minimum of 5' unobstructed path, along with frequent benches. The focus here is on stopping to enjoy the space, meeting up with neighbors, or connecting to the city's athletic field and trail system to the south and east.

2) The TDO asks for 8' wide walkways to access the interior pedestrian amenity courtyard. Given the purely residential nature of the site, we felt the 8' width was excessive. That said, we feel we have met this standard in spirit. Our design provides the following:

- Pedestrian access to the interior courtyard is from all four sides of property. East and west entrances are shared with vehicle entrance and exit. The north entrance is a smaller, pedestrian-only access with a typical size of walkway. The south pedestrian-only entrance is more open and grand, with step and ramp options within an approximately 25' gap between Block C and Block D townhomes. Once entered on the site, the space is shared with vehicles.

3) We thoughtfully selected landscaping trees and plants in recognition of the local climate, soils, space requirements, and city precedents. Selections vary for each side based on need for shade and privacy, as well as border context (more urban to north and west, more open to south and east). Most selected plants are found in TDO "Appendix F Approved Plant Lists." However, there are a few selections not found on the list which create a minor variance relative to TDO specifications.

B. Building Design

1) The townhome designs are reminiscent of classic urban residential forms, treasured for generations in cities across North America and beyond. We did not seek to follow any one historic style, but were clearly informed by historical precedents as we crafted townhomes fit to the site and mindful of emerging Transit District character. The historical light industrial zoning of the site also influenced our design vision.

Under the building code, the townhomes are three stories plus an "inhabited attic." TDO General Standards (1.a.iii, Upper Story Setback) call for a 10' setback on portions of street-facing elevations above three stories in height. The intent is to maintain a "pedestrian scale" to the building. All of our townhomes provide a setback from the

front elevation for this inhabited attic, but in keeping with our desired residential character, the setback is typically less than 10'. We believe we meet the spirit of the requirement by the combination of setback from the parapet wall and a sloping roof to the attic space. From the sidewalk immediately below on Jean and Nash streets, the townhomes generally present as if three stories and a flat roof. Stepping a little farther away reveals the sloped attic space.

Thank you for your consideration of our TDO application.

Respectfully,

Rick

Richard O. Giberson
Manager
Berry, Jean & Nash LLC

Nash
& Berry
Townhomes

TDO Application for Nash & Berry Townhomes

Current Addresses of Property:

931, 937, and 943 Jean Street; 930 and 936 Berry Street

Grapevine, Texas 76051

Current Legal Description:

Lots 6, 7 and 8, Block 2, Hilltop Addition to the City of Grapevine, Tarrant County, Texas

Replat as Lots 1-19 and 20X, Block 2-R, Nash & Berry Addition

ALL of that certain tract or parcel of land situated in the WILLIAM DOGLEY SURVEY, ABSTRACT NO. 422, Tarrant County, Texas and being Lots 6, 7 and 8, Block 2, HILLTOP ADDITION to the City of Grapevine, Tarrant County, Texas as recorded in Volume 388-F, Page 37, Plat Records, Tarrant County, Texas and as described in Deed to Ward O. Heyworth as recorded in Instrument No. D208269322, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch steel rod found with cap stamped "HZ" (CM) for the northwest corner of said Lot 6, being the southwest corner of Lot 1- RA, Block 2, HILLTOP ADDITION to the City of Grapevine, Tarrant County, Texas as recorded in Instrument No. D218047980 of said Deed Records, also being in the easterly right-of-way line of Jean Street, a variable width right-of-way;

THENCE North 89 degrees 20 minutes 17 seconds East with said common boundary line between said Lot 6 and said Lot 1-RA, at 188.49 feet passing a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS" on line, in all 208.49 feet to a 5/8 inch steel rod found with cap stamped "HZ" (CM) for the northeast corner of said Lot 6, being in the westerly right-of-way line of Berry Street, a variable width right-of-way;

THENCE South 00 degrees 40 minutes 09 seconds East with the said westerly right-of-way line, at 20.00 feet passing a 5/8 inch capped steel rod found stamped "HZ", continuing with said right-of-way line, at 195.46 feet passing a 5/8 inch capped steel rod found stamped "HZ", in all 215.46 feet to a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS" for the southeast corner of said Lot 8, being in the northerly right-of-way line of Nash Street, a variable width right-of-way;

THENCE North 89 degrees 10 minutes 57 seconds West with said northerly right-of-way line of Nash Street, at 20.00 feet passing a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS", continuing with said right-of-way line, at 187.05 feet passing a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS", in all 207.96 feet to a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS" for the southeast corner of said Lot 8, being in the easterly right-of-way line of Jean Street, a variable width right-of-way;

THENCE North 01 degrees 04 minutes 39 seconds West with said right-of-way line, at 20.00 feet passing a 5/8 inch capped steel rod found stamped "HZ", in all 210.12 feet to the PLACE OF BEGINNING and containing 1.015 acres or (44,203 sq. ft.) of land, more or less.

TD23-01

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

Nash & Berry Townhomes

JUL 0 3 2023

TDO Application for Nash & Berry Townhomes

Site Plan Requirements, Item 32

Case Name: Nash & Berry Townhomes

Case Address: 943 Jean Street, Grapevine, Texas 76051 (Site includes 931, 937, and 943 Jean Street; and 930 and 936 Berry Street)

Current Legal Description:

Lots 6, 7 and 8, Block 2, Hilltop Addition to the City of Grapevine, Tarrant County, Texas

Proposed Legal Description:

Lots 1-19 and Lot 20X, Block 2-R, Nash & Berry Addition

SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
41B	Specific Standards, 1.b.i. including Table 2 "Thematic Street Space Standards" – Jean Street East Side, Unobstructed path 10 ft.	Unobstructed sidewalk path of 5 ft. (exact width varies from 5 ft. to 5 ft. 9 in., as curb line, property line, and building line are not precisely parallel).	Given the purely residential nature of the development, the extra width would be out of character, and that space was better utilized to provide for a central courtyard and the sidewalk space along Berry Street. Our proposed streetscape connects well with the segment just to our north (mixed-use AMLI Grapevine), except that we are proposing a richer landscaping element befitting the purely residential nature of our development.
41B	Specific Standards, 1.b.i. including Table 2 "Thematic Street Space Standards" – Nash Street, Unobstructed path 15 ft.	Unobstructed sidewalk path of at least 5 ft. (exact width varies from 5 ft. to 11 ft., as we create a varying pattern of landscaping, benches, and sidewalk to promote stopping to enjoy the space, meeting with neighbors, etc.).	Given the purely residential nature of the development, the extra width would be out of character. Furthermore, we felt the space was better utilized to provide for wider landscaping and benches along Nash, to provide for a central courtyard, and to create a pleasant pedestrian path along the north side of the property. Note that our East Nash segment is its eastern terminus, where it wraps around to join the more standard sidewalk width of Berry Street.

TD23-01

Nash & Berry Townhomes

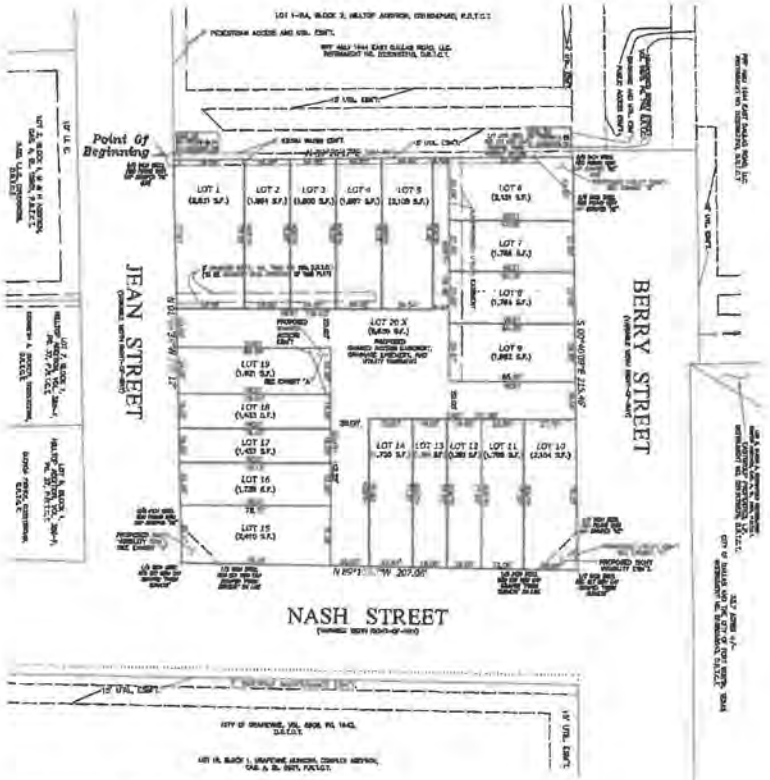
SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
41B	Specific Standards, 2.b.iii. – Walkways connecting to street from interior pedestrian amenity, minimum 8 ft. width	Our interior courtyard is accessible from the streets on all sides with gaps between building blocks of approximately 25 feet. These widths are shared space, as vehicles also use them for access to garages and driveways. The south gap only allows for pedestrian street access (no vehicles). We provide access via stairs (almost 7 ft. wide) and a ramp.	Our focus with the central courtyard of this purely residential development was to create a shared "living yard," where all vehicle traffic is slowed to interact carefully with residents and others using the space. Thus there is a very intentional blending of spaces used by vehicles and pedestrians within the courtyard, rather than a dedicating of wide pedestrian-only paths. That said, we do provide ample pedestrian-only street access to Nash (via stairs and ramp). In addition, we provide a smaller pedestrian-only access point on the north side.
41B	Appendix F: Approved Plant Lists	Some proposed plants not found on lists.	We thoughtfully selected landscaping trees and plants in recognition of the local climate, soils, space requirements, and city precedents. Selections vary for each side based on need for shade and privacy, as well as border context (more urban to north and west, more open to south and east). Most selected plants are from the TDO plant lists. However, there are a few selections not found on the list which create a minor variance relative to TDO specifications.
41B	General Standards, 1.a.iii. – Upper Story Setback, on portions of street-facing elevations above three stories in height	Less than 10 ft. setback (typically ~4 ft.) of top half-story "inhabited attic," but with sloped roofs to this space.	The three primary stories of the townhomes present as if with a flat roof behind the parapet wall. But set back from the wall is a sloped roof half story. We believe the combination of provided setback and sloped roofs meet the spirit of the standard, helping to maintain a pedestrian scale to the building for those on the sidewalks immediately below.



VICINITY MAP
NOT TO SCALE

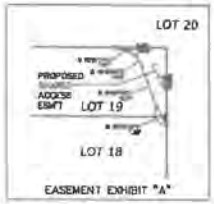
NOTES

1) The purpose of this final plat is to create twenty lots out of three.
2) The coordinate data provided is based on the Texas Coordinate System (NAD83), all coordinates are grid.
3) Bearing Source is relative to the Texas Coordinate System (NAD83), all coordinates are grid and the northwest and northeast corners are control monuments (CM).
4) This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
5) Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.

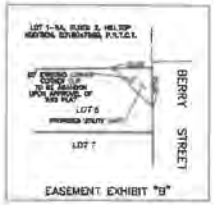


CITY OF GRAPEVINE - GPS, NAD 83 DATA TEXAS COORDINATE SYSTEM

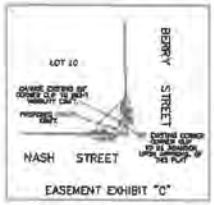
COORDINATE DATA AND BEARING SOURCE SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE, COMBINED SCALE FACTOR OF 0.99984971 AND A CONVERGENCE ANGLE OF 00°46'38.75". ALL DISTANCES AND COORDINATES SHOWN ARE BASED ON FEET - US DEFINITION, BASED ON 2023 DATUM.



EASEMENT EXHIBIT "A"



EASEMENT EXHIBIT "B"



EASEMENT EXHIBIT "C"



EASEMENT EXHIBIT "D"

PLANNING & ZONING COMMISSION

Date Approved:_____

Chairman:_____

Secretary:_____

GRAPEVINE CITY COUNCIL

Date Approved:_____

Mayor:_____

City Secretary:_____

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

I, Ward O. Hayworth is the sole owner of the following described Lots:

ALL of that certain tract or parcel of land situated in the WILLIAM DOOLEY SURVEY, ABSTRACT NO. 422, Tarrant County, Texas and being Lots 6, 7 and 8, Block 2, HILLTOP ADDITION to the City of Grapevine, Tarrant County, Texas as recorded in Volume 388-F, Page 37, Plat Records, Tarrant County, Texas and as described in Deed to Ward O. Hayworth as recorded in Instrument No. D208269322, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch steel rod found with cap stamped "HZ" (CM) for the northwest corner of said Lot 6, being the southwest corner of Lot 1- RA, Block 2, HILLTOP ADDITION to the City of Grapevine, Tarrant County, Texas as recorded in Instrument No. D218047980 of said Deed Records, also being in the easterly right-of-way line of Jean Street, a variable width right-of-way;

THENCE North 89 degrees 20 minutes 17 seconds East with said common boundary line between said Lot 6 and said Lot 1-RA, at 188.49 feet passing a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS" on line, in all 208.49 feet to a 5/8 inch steel rod found with cap stamped "HZ" (CM) for the northeast corner of said Lot 6, being in the westerly right-of-way line of Berry Street, a variable width right-of-way;

THENCE South 00 degrees 40 minutes 09 seconds East with the said westerly right-of-way line, at 20.00 feet passing a 5/8 inch capped steel rod found stamped "HZ", continuing with said right-of-way line, at 195.46 feet passing a 5/8 inch capped steel rod found stamped "HZ", in all 215.46 feet to a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS" for the southeast corner of said Lot 8, being in the northerly right-of-way line of Nash Street, a variable width right-of-way;

THENCE North 89 degrees 10 minutes 57 seconds West with said northerly right-of-way line of Nash Street, at 20.00 feet passing a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS", continuing with said right-of-way line, at 187.05 feet passing a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS", in all 207.06 feet to a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS" for the southeast corner of said Lot 8, being in the easterly right-of-way line of Jean Street, a variable width right-of-way;

THENCE North 01 degrees 04 minutes 39 seconds West with said right-of-way line, at 20.00 feet passing a 5/8 inch capped steel rod found stamped "HZ", in all 210.12 feet to the PLACE OF BEGINNING and containing 1.015 acres or (44,203 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, Ward O. Hayworth do hereby adopt this plat designating the herein above described real property as Lots 1 thru 20, Block 2, NASH & BERRY ADDITION to the City of Grapevine, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown thereon. This property does not alter or remove existing deed restrictions or covenants, if any, on this property.

Ward O. Hayworth

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and to said County and State on this day personally appeared Ward O. Hayworth, 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 considerations 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 PERSONS BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

That I, John W. Morgan, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Grapevine, Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

John W. Morgan
Registered Professional Land Surveyor No. 5481

JUL 03 2023

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and to said County and State on this day personally appeared John W. Morgan, 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 considerations 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: _____

AMENDING PLAT SHOWING

LOTS 1 THRU 20, BLOCK 2-R, NASH & BERRY ADDITION

BEING A REPLAT OF LOTS 6, 7 AND 8, BLOCK 2, HILLTOP ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-F, PAGE 37, MAP RECORDS, TARRANT COUNTY, TEXAS.

CONTAINING - 1.015 ACRES - 44,203 SQ. FT. +/-
CURRENT ZONING / LIGHT INDUSTRIAL - LI



0 30 60 90 120
GRAPHIC SCALE IN FEET 1" = 30'

LEGEND

●	FOUND STEEL ROD
○	SET CAPPED STEEL ROD STAMPED "PRISM SURVEYS"
+	CROSS CUT IN CONCRETE
⊕	FOUND STEEL PIPE
□	FOUND 8X8 DARC STAKE
(DM)	REPRESENTS CONTROL MONUMENT

FLOOD NOTE

According to the Federal Emergency Management Agency's flood Insurance Rate Map, Map Number 48439C0115K, Map Revised: September 25, 2009, the tract shown hereon does not appear to lie within Zone AE (special flood hazard areas inundated by 100 year flood - base flood elevations determined). However the tract does appear to lie within Zone X - unshaded (areas determined to be outside 500-year floodplain).

This information is only our opinion based on our sincere efforts of scaling data from the above mentioned FEMA Map in relation to the subject tract and does not represent a flood study prepared by Prism Surveys, Inc.

© 2023 Prism Surveys, Inc.

SURVEYOR
PRISM SURVEYS, INC.
3533 HILL DRIVE
HURST, TEXAS 76053
817-589-8045 OR 817-284-2211
FAX - 817-267-1049
CONTACT: JOHN W. MORGAN
E-MAIL: jmorgan@prism-surveys.com

ENGINEER / DEVELOPER
VERDUNITY
1155 POTTER AVENUE
ROCKWALL, TEXAS, 75087
CONTACT: TIMOTHY WRIGHT, P.E.
214-430-4450 - EXT. 202
E-MAIL: tim@verdunity.com

OWNER / APPLICANT
WARD O. HAYWORTH
2757 MESQUITE LANE
GRAPEVINE, TEXAS, 76051
CONTACT: RICHARD O. GIBERSON
214-770-4194

PRISM SURVEYS, INC.
SUCCESSORS TO MOAK SURVEYORS, INC.
COMMERCIAL, RESIDENTIAL, BOUNDARY, MONUMENTING, TOPOGRAPHIC, TITLE SURVEYS, PLATTING AND CONSTRUCTION STAKING
Firm No. 101325-00
3533 BELL DRIVE
HURST, TEXAS, 76053
(817) 540-8045 OR (817) 284-2211

SCALE 1"= 30' / REVISED 6-30-2023 / DRAWN BY: MW / CHECKED BY: JWM / PROJECT NO. 21-1778 / SHEET 1 OF 1

TD23-01

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

SILVER TREE PARTNERS

January 31, 2018

City of Grapevine
200 S Main Street
Grapevine, TX 76051

Mayor, Members of City Council, and P&Z Commissioners,

The Exhibit attached to this letter outlines our proposal as to the Extension, Construction, and Regional Connectivity of the Grapevine Trail System.

Trail Portion A - Will be installed simultaneously with The Preserve development, which will commence approximately 90 days after Council approval.

Trail Portion B - Will be installed upon Council approval and development on that tract of land.

Trail Portion C - Will be installed upon Council approval of development, which request is coming before the City within the next 2-3 months.

Trail Portion D – This Bear Creek Park Trail extension has full support of the Grapevine Parks and Recreation Department. The landowners of Tracts A and B agree to provide $200,000 and the landowner of Tract C agrees to provide $50,000 to the City of Grapevine for construction of this portion of the Trail.

Hope the details above help explain the Exhibit attached to this letter. As always, we are happy to answer any questions you may have concerning this proposal.

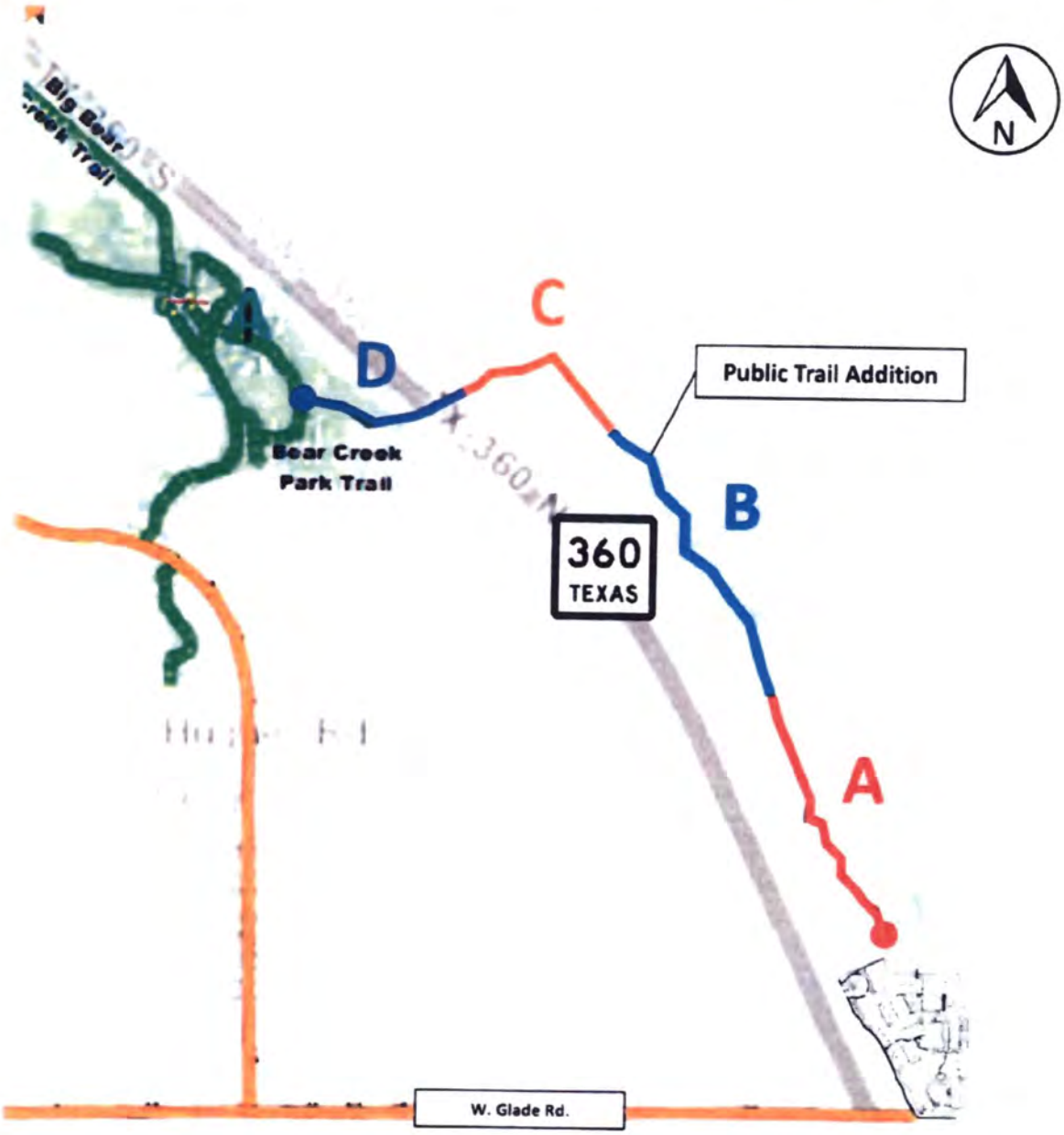
Sincerely,

Paul A. Gardner
Landowner Tracts A and B

Terry Castleberry
Landowner Tract C

5101 Preston Road, Suite 100, Dallas, Texas 75248
tel (972) 661-9955, fax (972) 661-9977
www.silvertreepartners.com

Proposed Grapevine Trail Extension Exhibit



CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

ORDINANCE NO. 2023-091

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD23-04 TO DEVIATE FROM, MINIMUM LOT SIZE, SIDE YARD SETBACK, FRONT YARD SETBACK, LOT WIDTH, LOT DEPTH, MAXIMUM BUILDING HEIGHT, AND TO ALLOW FRONT ENTRY GARAGES FOR LOTS LESS THAN 40-FEET IN WIDTH IN CONJUNCTION WITH TOWNHOUSE DEVELOPMENT REQUIREMENTS (4201 STATE HIGHWAY 360) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this planned development overlay and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this planned development

overlay for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

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

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Planned Development Overlay PD23-04 to deviate from, minimum lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with townhouse development requirements in Section 20, Subsection G, *Area Regulations* within the following described property: Block 1, Lots 1-21, 22X, 23-43, and 44X; Block 2, Lots 1-4, 5R, 6X-R, 6-R-1, 6-R-2, 7R, 10, 11X, 12-16 and 17X ; Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 and 16X, The Reserve at Bear Creek (4201 State Highway 360) 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:

1. A Homeowners Association (HOA) maintain any portion of the trail that is traversed onto their current property;
2. $50,000 be paid to the City of Grapevine to construct a portion of the trail in Tract D as per original agreement;
3. Lot 22X and the trail that is wholly in 22X be dedicated to the City; and
4. The trail currently traversing into lots 34-37 at the southeast portion of the development be a trail easement.

Section 2. The City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein planned development overlay.

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

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent

overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

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

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

Section 7. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That this ordinance shall become effective from and after the date of its final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of November, 2023.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____

Matthew C.G. Boyle
City Attorney

CC ITEM #6, 41, 42
PZ ITEM #10, 23, 24

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

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE NOVEMBER 21, 2023

SUBJECT: FINAL PLAT APPLICATION
LOTS 5-R, 6X-R, 6-R-1, 6-R-2, AND 7-R, BLOCK 2, THE RESERVE AT BEAR CREEK
(BEING A REPLAT OF LOTS 5, 6X AND 7, BLOCK 2, THE RESERVE AT BEAR CREEK)

PLAT APPLICATION FILING DATE..... November 14, 2023

APPLICANT ..... Richard DeOtte, DeOtte, Inc.

REASON FOR APPLICATION ..... Replatting three (3) lots into five (5) single family residential lots

PROPERTY LOCATION ..... Northwest intersection of State Highway 360 and Euless Grapevine Road

ACREAGE 0.3337

ZONING ..... R-TH

NUMBER OF LOTS 5

PREVIOUS PLATTING 2018

CONCEPT PLAN ..... N/A

SITE PLAN PD23-04

OPEN SPACE REQUIREMENT ..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 5-R, 6X-R, 6-R-1, 6-R-2 AND 7-R, BLOCK 2, THE RESERVE AT BEAR CREEK
(BEING A REPLAT LOTS 5, 6X, AND 7, BLOCK 2,
THE RESERVE AT BEAR CREEK)

I. GENERAL:

- The applicant, Richard DeOtte, DeOtte, Inc. is replatting 0.33 acres into five (5) single family residential lots. Property is located at 4201 State Highway 360.

II. STREET SYSTEM:

- The development has access to State Highway 360 and Euless – Grapevine Road
- Abutting roads: ☒ is on the City Thoroughfare Plan: Euless Grapevine Road

  ☒ are not on the City Thoroughfare Plan: SH 360

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

☒ Periphery Street Fees are not due:

☒ Development is required to construct sidewalk along SH360

III. STORM DRAINAGE SYSTEM:

- The site drains northeast towards 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 5-R, 6X-R, 6-R-1, 6-R-2 and 7-R, Block 2, The Reserve at Bear Creek

☒	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:

☒ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 5-R, 6X-R, 6-R-1, 6-R-2 and 7-R, Block 2, The Reserve at Bear Creek

☒	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 5-R, 6X-R, 6-R-1, 6-R-2, and 7-R, Block 2, The Reserve at Bear Creek"

Reserve at Bear Creek - PD Overlay Plan

1" = 60'

0 60' 120' 240'

Zoning Notes:

-Planned Development Overlay PD23-04 is a request for a planned development overlay to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40 feet in width.

-One subdivision sign per 50 lots.

-Maximum Density: 5.05 dwelling units / ac. of gross area

-Lot width is 28' minimum

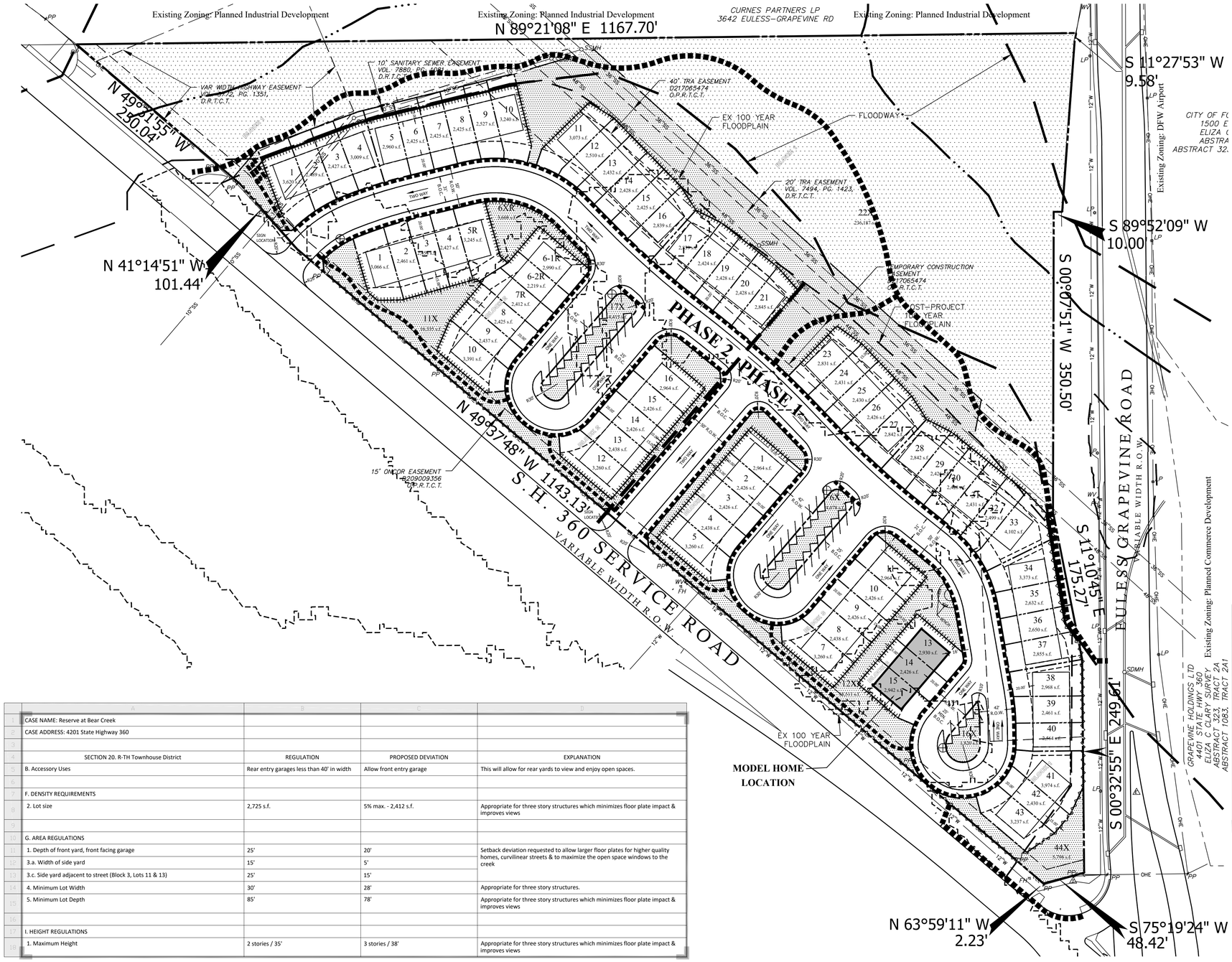
-Front setbacks are 20'

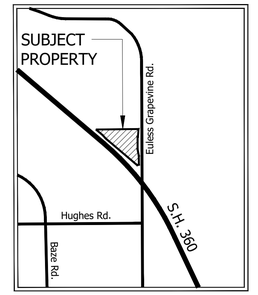
-Rear setbacks are 15'

-Side setbacks are 5'-All residences to be equipped with an approved fully automatic sprinkling system.

-The Reserve at Bear Creek is requesting to deviate from the normal requirement for rear entry (for lots less than 40' wide), and provide front entry access.

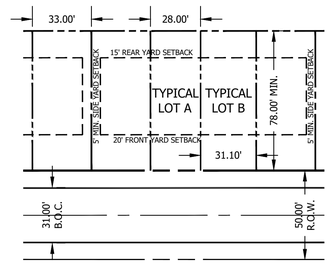
-All required trees to be selected from the approved tree list and be a minimum of 3 inches in diameter and 7 feet in height in time of planting.





TYPICAL LOT DETAIL

1" = 40'



Site Data Summary Chart

Townhome Lots			71
-Phase I			34
-Phase II			37
Common Areas			8
Residential Lots		32.54%	4.44 ac.
-Open Space	16.55%	2.26 ac.	
-Park Dedication	32.38%	4.42 ac.	
Total Open Space		48.93%	6.68 ac.
R.O.W.		18.53%	2.53 ac.
Gross Acreage		100.00%	13.65 ac.

Site Data

Gross Acreage	13.65 ac.
Gross Density (Lots / Acre)	5.20

Lot Summary

Residential Lots	71
Minimum Lot Size	2,412 s.f.
Maximum Lot Size	3,974 s.f.
Average Lot Size	2,725 s.f.
Common Areas	8

Zoning & Current Use

Existing Zoning:	R-TH Townhome District
Proposed Zoning:	Planned Development Overlay / R-TH
Current Use:	Vacant
Proposed Use:	Townhome Residential

Legend

- 4' Proposed Concrete Sidewalk
- 6' Proposed Concrete Trail
- Dedicated Park Space
- Existing 100 Year Flood Plain
- Post-project 100 Year Flood Plain
- Floodway
- Creek Centerline
- 5' Iron Fence
- 6' Masonry Wall
- Retaining Wall
- Fire Hydrant Location
- Park Dedication/Open Space
- Open Space

	A	B	C	D
1	CASE NAME: Reserve at Bear Creek			
2	CASE ADDRESS: 4201 State Highway 360			
3				
4	SECTION 20. R-TH Townhouse District	REGULATION	PROPOSED DEVIATION	EXPLANATION
5	B. Accessory Uses	Rear entry garages less than 40' in width	Allow front entry garage	This will allow for rear yards to view and enjoy open spaces.
6				
7	F. DENSITY REQUIREMENTS			
8	2. Lot size	2,725 s.f.	5% max. - 2,412 s.f.	Appropriate for three story structures which minimizes floor plate impact & improves views
9				
10	G. AREA REGULATIONS			
11	1. Depth of front yard, front facing garage	25'	20'	Setback deviation requested to allow larger floor plates for higher quality homes, curvilinear streets & to maximize the open space windows to the creek
12	3.a. Width of side yard	15'	5'	
13	3.c. Side yard adjacent to street (Block 3, Lots 11 & 13)	25'	15'	
14	4. Minimum Lot Width	30'	28'	Appropriate for three story structures.
15	5. Minimum Lot Depth	85'	78'	Appropriate for three story structures which minimizes floor plate impact & improves views
16				
17	I. HEIGHT REGULATIONS			
18	1. Maximum Height	2 stories / 35'	3 stories / 38'	Appropriate for three story structures which minimizes floor plate impact & improves views

Owner:

Bear Creek Grapevine Townhomes, LLC
2548 Dickerson Parkway
Carrollton, TX 75006
Contact: Rajab Ali Bardaie

Surveyor:

Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
TEL. 817-557-1052
Contact: Jason Rawlings, R.P.L.S.

Engineer:

Deotte, Inc.
420 Johnson Rd., ste. 303
Keller, TX 76248
TEL. 817-337-8899
Contact: Clayton Redinger, P.E.

Architect:

Wright Group
1430 Broadway Street
Carrollton, TX 75006
TEL. 972-242-1015
Contact: Terry Wright

Applicant:

Wright Group
1430 Broadway Street
Carrollton, TX 72006
TEL. 972-242-1015
Contact: Terry Wright

Planner:

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

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 1 OF 15

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

DEPARTMENT OF PLANNING SERVICES

PD Overlay Plan
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5R, 6XR, 6-IR-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

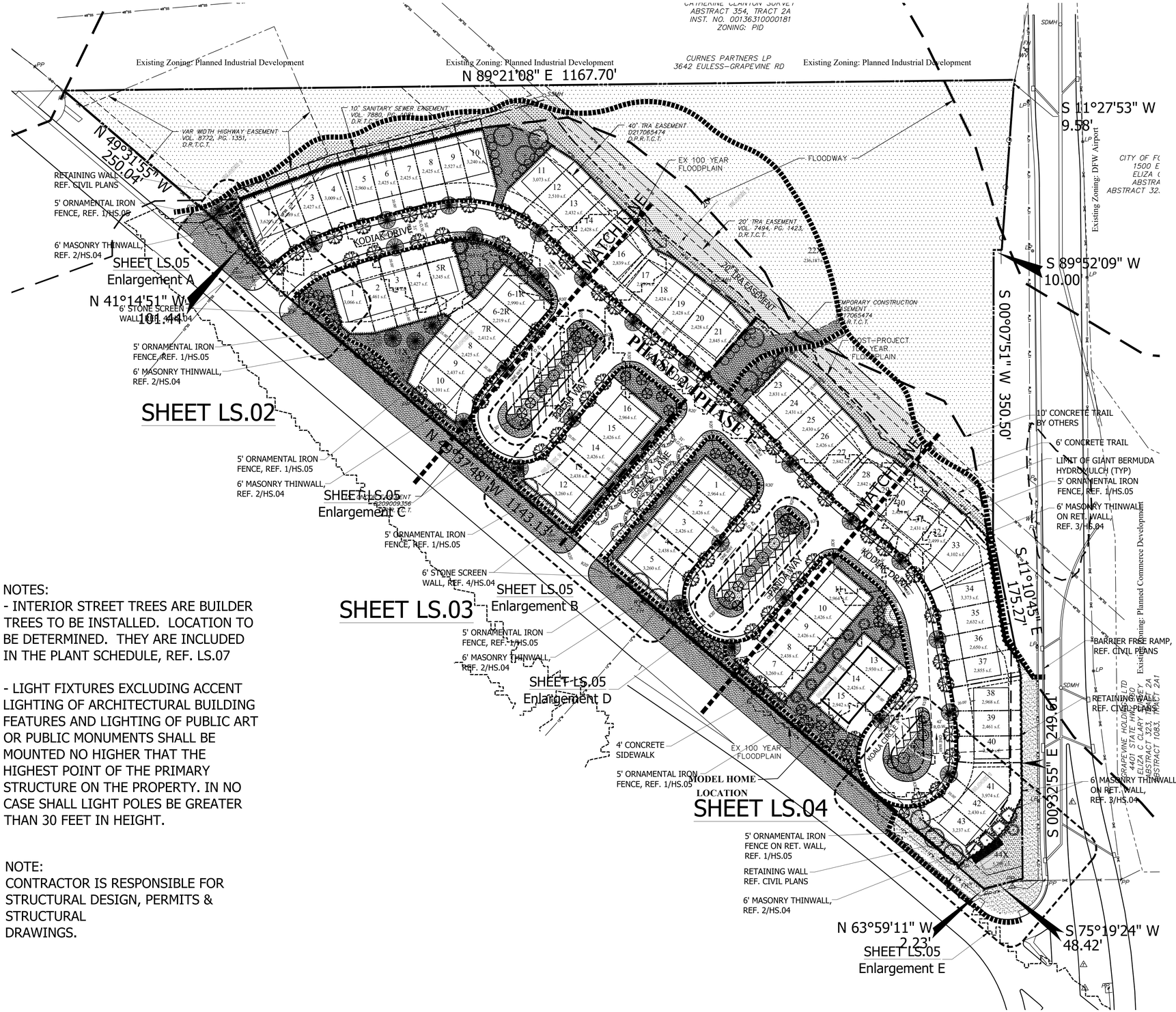
Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: October 13, 2023

REGISTERED ARCHITECT CURTIS W. YOUNG 75080 STATE OF TEXAS

SHEET 1 of 15



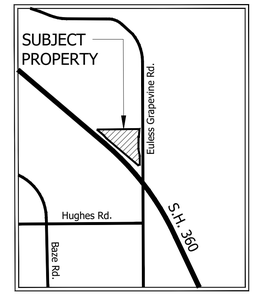
NOTES:
- INTERIOR STREET TREES ARE BUILDER TREES TO BE INSTALLED. LOCATION TO BE DETERMINED. THEY ARE INCLUDED IN THE PLANT SCHEDULE, REF. LS.07

- LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAT THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL DESIGN, PERMITS & STRUCTURAL DRAWINGS.

LANDSCAPE LEGEND

- Texas Red Oak — *Quercus shumardii*
- Cedar Elm — *Ulmus crassifolia*
- Live Oak — *Quercus virginiana*
- Chinese Pistache — *Pistacia chinensis*
- Eldarica Pine — *Pinus eldarica*
- Eastern Red Cedar — *Juniperus virginiana*
- 'Yaupon Holly — *Ilex vomitoria*
- Desert Willow — *Chilopsis linearis*
- Mexican Plum — *Prunis mexicana*
- 'little Gem' Magnolia — *Magnolia grandiflora 'Little Gem'*
- Dwarf Burford Holly — *Ilex burfordii 'Nana'*
- Maiden Grass — *Miscanthus sinensis 'Gracillimus'*
- Gulf Muhly — *Muhlenbergia capilaris*
- Blue Grama — *Bouteloua gracilis*
- Giant Bermudagrass hydromulch — *Cynodon dactlon*
- Big Blue Liriope — *Liriope muscari 'Big Blue'*
- Bermudagrass Sod — *Cynodon dactlon*
- Colorado River Rock
- Crushed Granite
- Gravel
- 5' Ornamental Iron Fence
- 6' Masonry Thin Wall
- 4' Concrete Sidewalk
- 6' Concrete Trail



CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 2 OF 15

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

DEPARTMENT OF PLANNING SERVICES

Overall Landscape Plan
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5R, 6XR, 6-IR-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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Date of Preparation: October 13, 2023

SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture

REGISTERED LANDSCAPE ARCHITECT KELLEE D. LEE 2424 STATE OF TEXAS
13 OCT 23

APPLICANT
Wright Group
1430 Broadway Street
Carrollton, TX 75006
Phone: 972-242-1015
Contact: Terry Wright

Reserve at Bear Creek
Grapevine, Texas

Issued
Mar 29, 2022

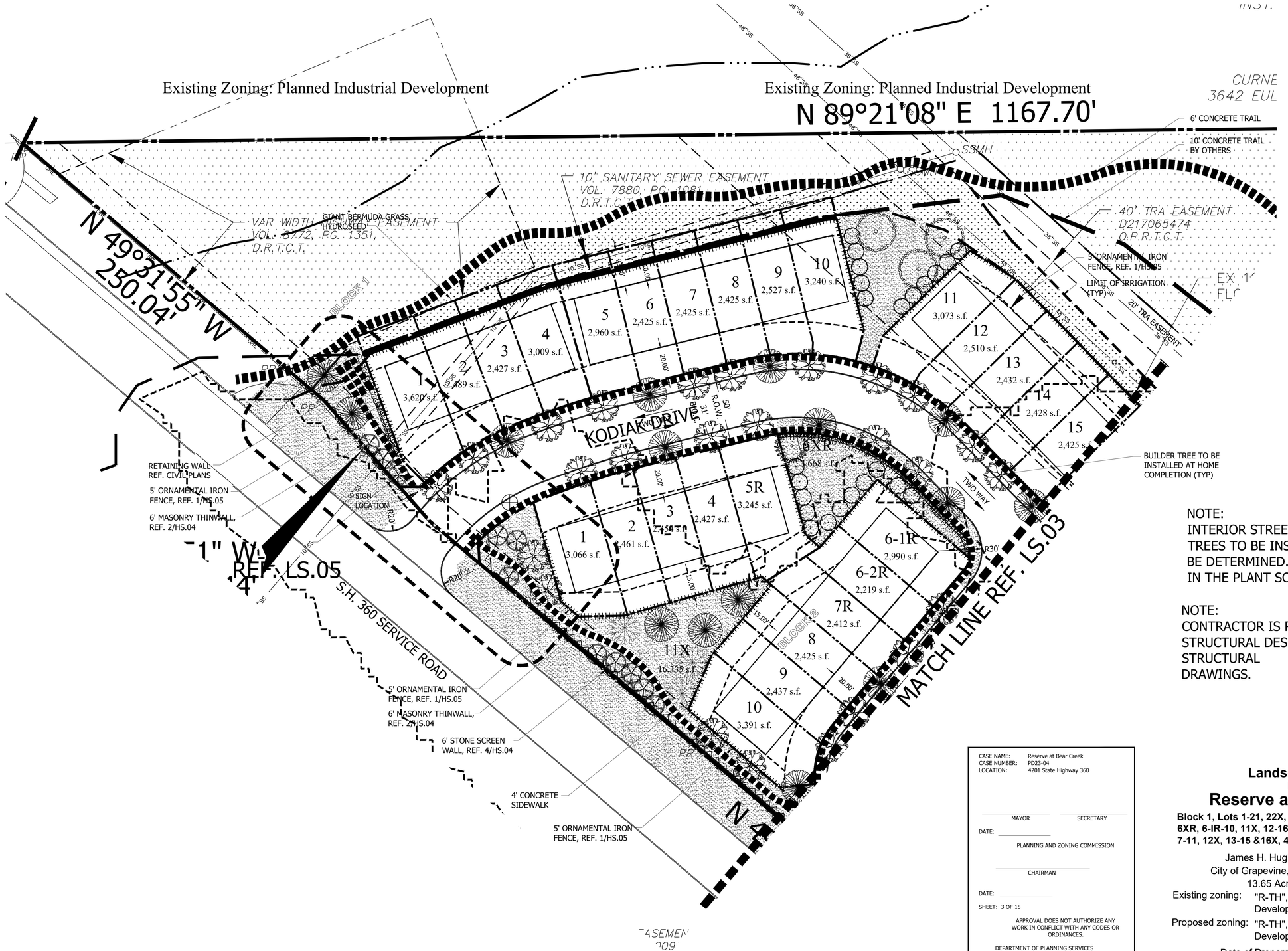
Revisions

OVERALL LANDSCAPE PLAN

SHEET
LS.01

Landscape Plan - Overall Landscape Plan & Key Map
PLAN

0 60' 120' 240'
1' = 60'-0"



LANDSCAPE LEGEND

- Texas Red Oak — *Quercus shumardii*
- Cedar Elm — *Ulmus crassifolia*
- Live Oak — *Quercus virginiana*
- Chinese Pistache — *Pistacia chinensis*
- Eldarica Pine — *Pinus eldarica*
- Eastern Red Cedar — *Juniperus virginiana*
- Yaupon Holly — *Ilex vomitoria*
- Desert Willow — *Chilopsis linearis*
- Mexican Plum — *Prunus mexicana*
- 'Little Gem' Magnolia — *Magnolia grandiflora 'Little Gem'*
- 'Black Diamond' Crepe Myrtle — *Lagerstroemia 'Black Diamond'*
- Skyrocket Juniper — *Juniperus scopulorum 'Skyrocket'*
- Dwarf Burford Holly — *Ilex burfordii 'Nana'*
- Maiden Grass — *Miscanthus sinensis 'Gracillimus'*
- Gulf Muhly — *Muhlenbergia capilaris*
- Blue Grama — *Bouteloua gracilis*
- Giant Bermudagrass hydromulch — *Cynodon dactlon*
- Big Blue Liriope — *Liriope muscari 'Big Blue'*
- Bermudagrass Sod — *Cynodon dactlon*
- Colorado River Rock
- 4' Concrete Sidewalk
- 6' Concrete Trail

NOTE:
INTERIOR STREET TREES ARE BUILDER TREES TO BE INSTALLED. LOCATION TO BE DETERMINED. THEY ARE INCLUDED IN THE PLANT SCHEDULE, REF. LS.07

NOTE:
CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL DESIGN, PERMITS & STRUCTURAL DRAWINGS.

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State Highway 360

MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 3 OF 15

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

DEPARTMENT OF PLANNING SERVICES

Landscape Plan
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5R, 6XR, 6-IR-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: October 13, 2023

Landscape Plan - Entry

PLAN

0 30' 60' 120'
1' = 30'-0"

SHEET 3 of 15

SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture

REGISTERED LANDSCAPE ARCHITECT KELLEE D. LEE 2424 STATE OF TEXAS
13 OCT 23

APPLICANT
Wright Group
1430 Broadway Street
Carrollton, TX 75006
Phone: 972-242-1015
Contact: Terry Wright

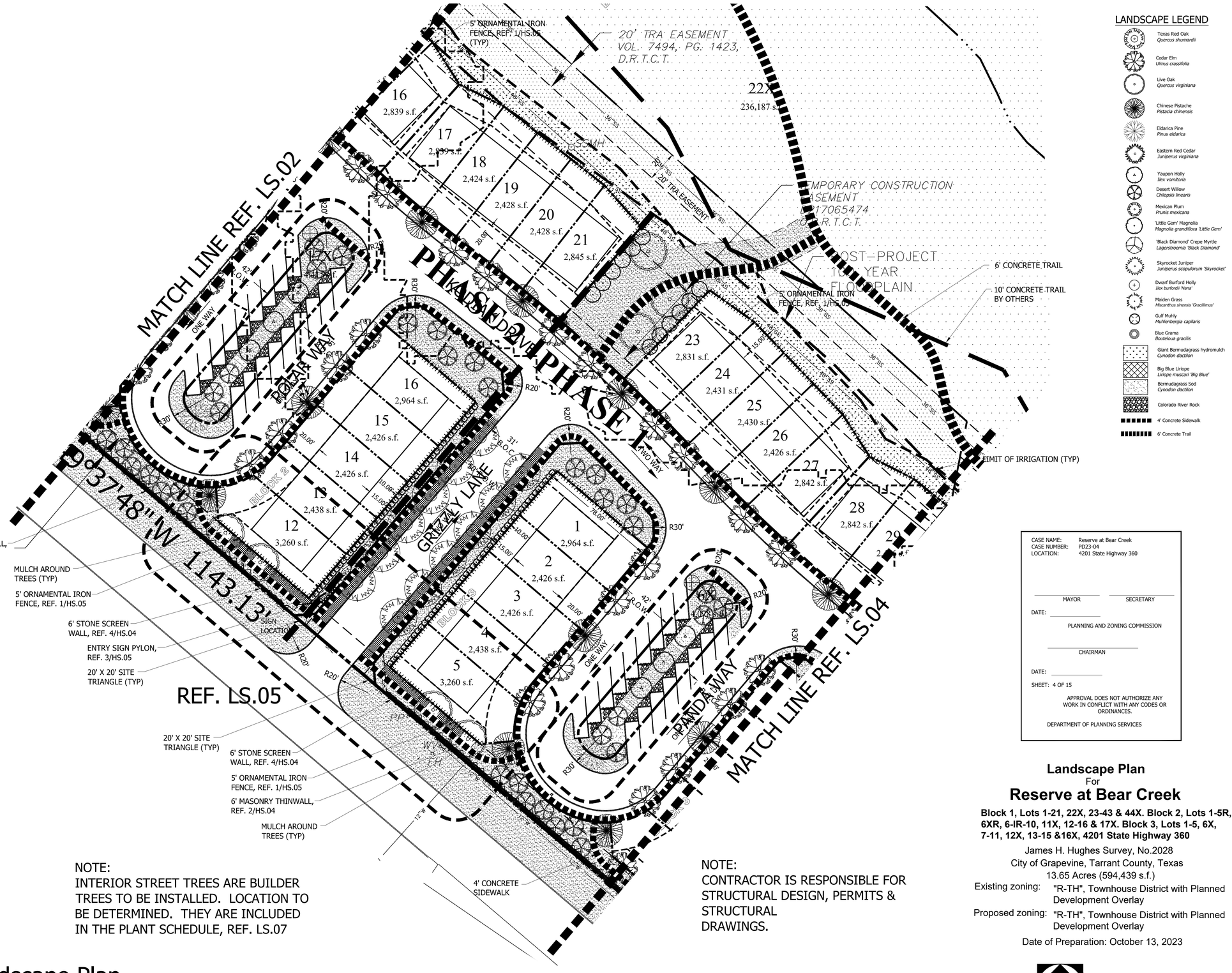
Reserve at Bear Creek
Grapevine, Texas

Issued
Mar 29, 2022

Revisions

LANDSCAPE PLAN

SHEET
LS.02



NOTE:
INTERIOR STREET TREES ARE BUILDER TREES TO BE INSTALLED. LOCATION TO BE DETERMINED. THEY ARE INCLUDED IN THE PLANT SCHEDULE, REF. LS.07

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- Bermudagrass Sod — *Cynodon dactilon*
- Colorado River Rock
- 4' Concrete Sidewalk
- 6' Concrete Trail

CASE NAME:	Reserve at Bear Creek
CASE NUMBER:	PD23-04
LOCATION:	4201 State Highway 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 4 OF 15

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

DEPARTMENT OF PLANNING SERVICES

Landscape Plan
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5R, 6XR, 6-IR-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: October 13, 2023

Landscape Plan
PLAN

1" = 30'-0"

SHEET 4 of 15

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REGISTERED LANDSCAPE ARCHITECT KELLEE D. LEE 2424 STATE OF TEXAS
13 OCT 23

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1430 Broadway Street
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Contact: Terry Wright

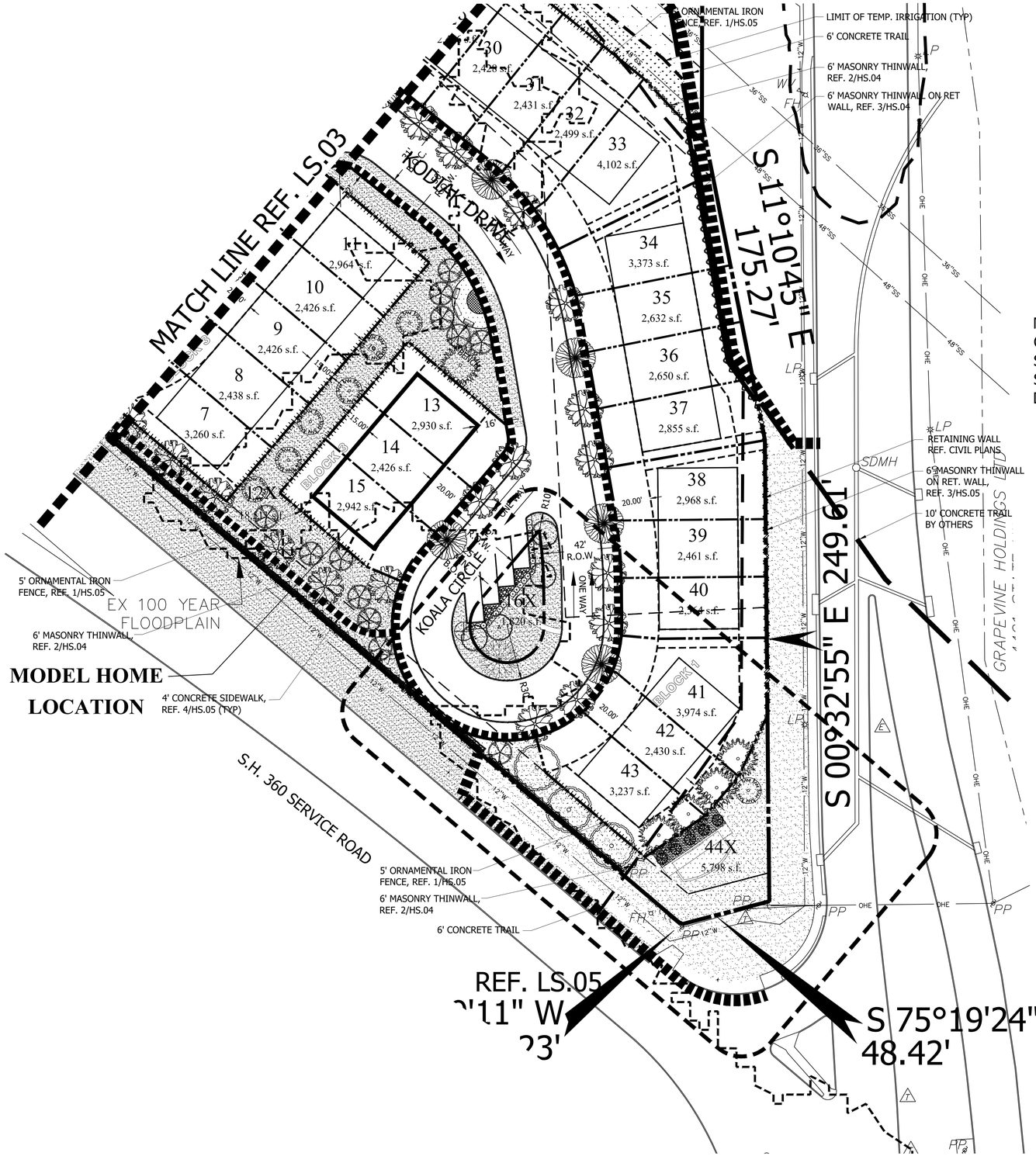
Reserve at Bear Creek
Grapevine, Texas

Issued
Mar 29, 2022

Revisions

LANDSCAPE PLAN

SHEET
LS.03



NOTE:
INTERIOR STREET TREES ARE BUILDER TREES TO BE INSTALLED. LOCATION TO BE DETERMINED. THEY ARE INCLUDED IN THE PLANT SCHEDULE, REF. LS.07

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LANDSCAPE LEGEND

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- Colorado River Rock
- 4' Concrete Sidewalk
- 6' Concrete Trail

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 5 OF 15

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

DEPARTMENT OF PLANNING SERVICES

Landscape Plan
For
Reserve at Bear Creek
Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5R, 6XR, 6-lR-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: October 13, 2023

Landscape Plan
PLAN

0 30' 60' 120'
1" = 30'-0"

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REGISTERED LANDSCAPE ARCHITECT
KELLEE D. LEE
2424
STATE OF TEXAS
13 OCT 23

APPLICANT
Wright Group
1430 Broadway Street
Carrollton, TX 75006
Phone: 972-242-1015
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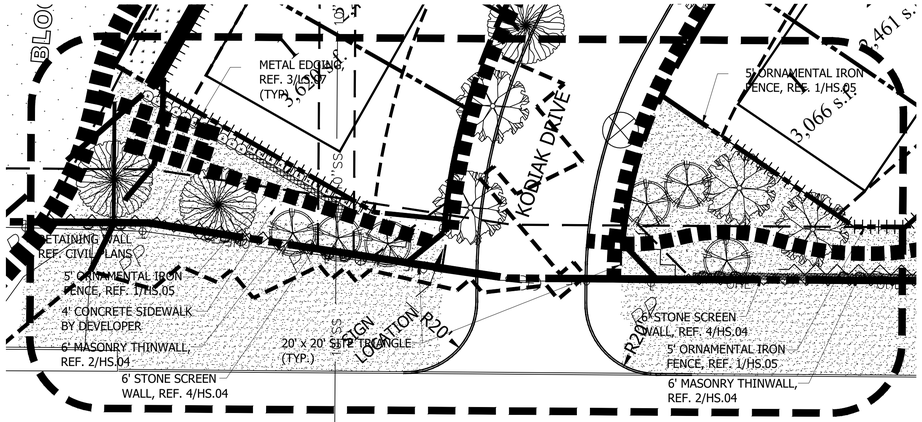
Reserve at Bear Creek
Grapevine, Texas

Issued
Mar 29, 2022

Revisions

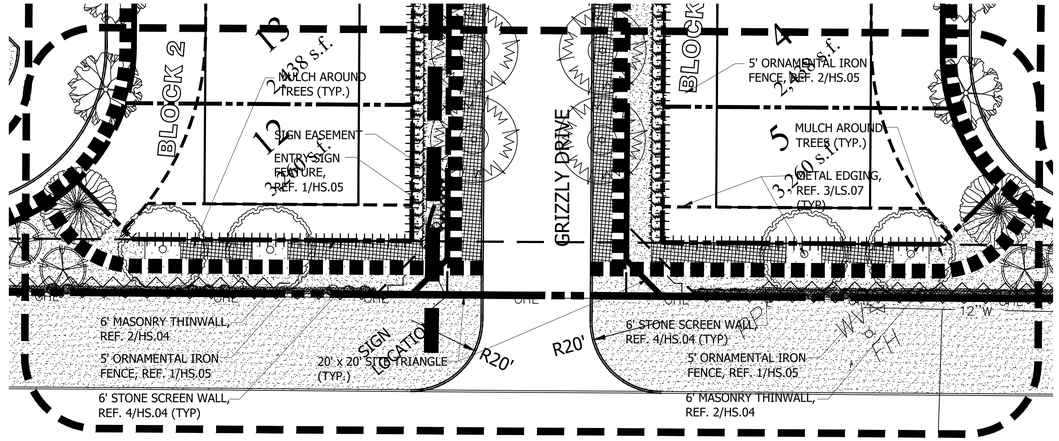
LANDSCAPE PLAN

SHEET
LS.04



Enlargement A

PLAN



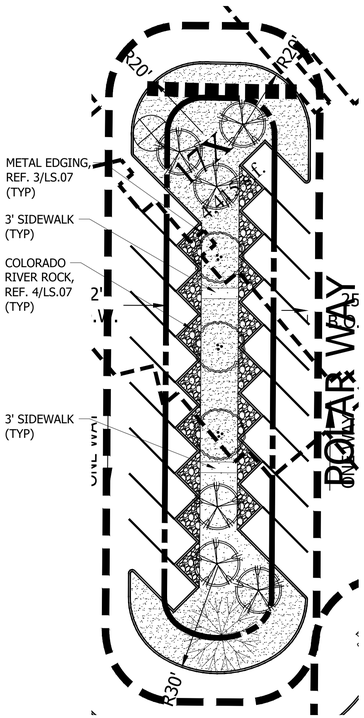
Enlargement B

PLAN

NOTE:
INTERIOR STREET TREES ARE BUILDER TREES TO BE INSTALLED. LOCATION TO BE DETERMINED. THEY ARE INCLUDED IN THE PLANT SCHEDULE, REF. LS.07

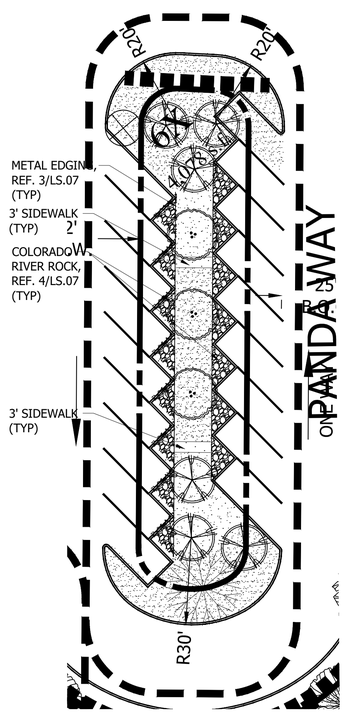
LANDSCAPE LEGEND

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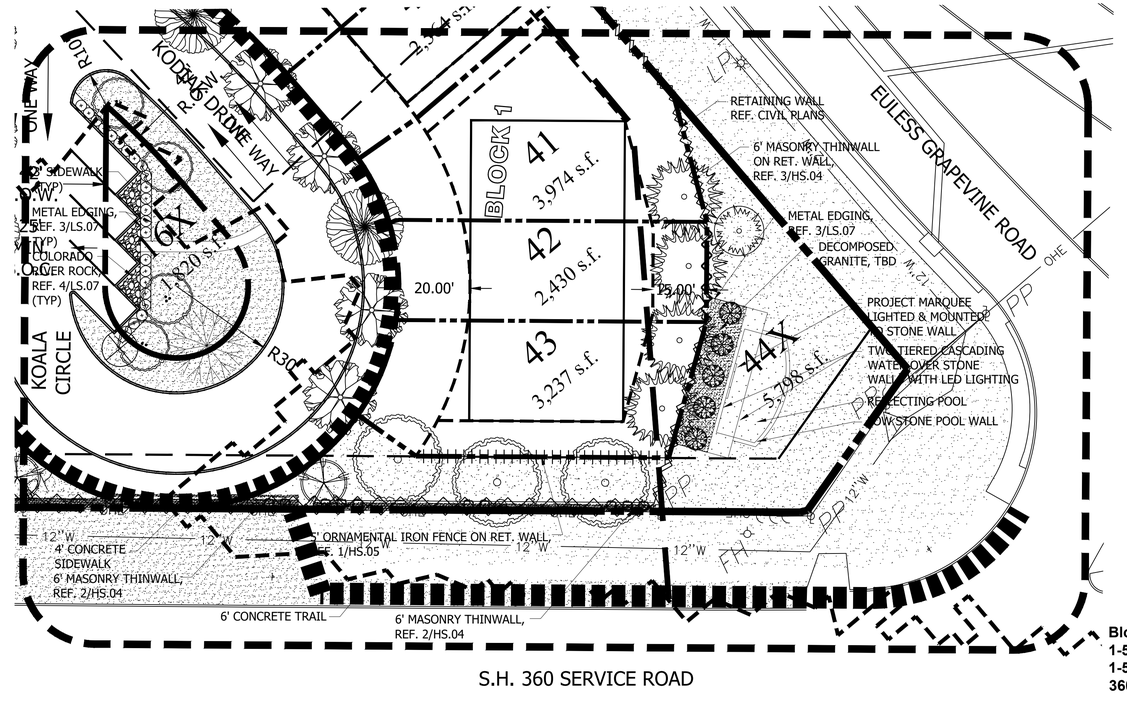
Enlargement C

PLAN



Enlargement D

PLAN



Enlargement E

PLAN

NOTE:
CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL DESIGN, PERMITS & STRUCTURAL DRAWINGS.

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State Highway 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 6 OF 15

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

DEPARTMENT OF PLANNING SERVICES

Landscape Plan Enlargements
For
Reserve at Bear Creek
Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5R, 6XR, 6-IR-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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Date of Preparation: October 13, 2023

Landscape Plan - Enlargements

PLAN

0 20' 40' 80'
1" = 20'-0"

SHEET 6 of 15

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Reserve at Bear Creek
Grapevine, Texas

Issued
Mar 29, 2022

Revisions

LANDSCAPE PLAN ENLARGEMENTS

SHEET
LS.05

Landscape Installation Notes

INSPECTION

1. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE PLANS/DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. CONTACT APPROPRIATE CITY SERVICE DEPARTMENTS FOR LANDSCAPE INSPECTIONS AS REQUIRED.
2. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH APPROPRIATE CITY DESIGN STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND R.O.W. INSPECTIONS.

EXCAVATION

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT CONTACTING THE APPROPRIATE CITY SERVICE DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL UNDERGROUND UTILITIES (I.E.; WATER LINES, SEWER LINES, GAS LINES, ETC.) AND TREE LOCATIONS PRIOR TO EXCAVATION. REFERENCE CIVIL PLANS FOR PROPOSED UNDERGROUND UTILITY LOCATIONS.

SOIL

1. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION AND/OR STOCKPILED AS NEEDED.
2. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY & AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.
3. IMPORTED TOPSOIL (TYPICALLY KNOWN AS BOTTOM LAND SOIL) SHALL BE NATURAL, FRIABLE SOIL NATIVE TO THE REGION FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, ETC. IT SHALL CONTAIN NO SALT, AND BE OF A BLACK TO BROWN COLOR.

IRRIGATION

1. ANY CHANGES TO THE APPROVED IRRIGATION PLANS/DRAWINGS SHALL REQUIRE AUTHORIZATION BY THE CITY.
2. CONTACT THE APPROPRIATE CITY SERVICE DEPARTMENT FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL NOT BE LOCATED CLOSER THAN TEN (10') FEET FROM THE BACK OF CURB AT STREET OR DRIVE INTERSECTIONS.
4. IRRIGATION VALVES SHALL BE LOCATED A MINIMUM OF FIVE (5') FEET AWAY FROM STORM SEWERS, SANITARY SEWER LINES, CITY FIRE HYDRANTS, AND WATER VALVES.
5. IRRIGATION MAINLINES, VALVES, AND/OR ELECTRICAL WIRES SHALL NOT BE LOCATED IN THE CITY'S R.O.W.
6. A MINIMUM FIVE (5') FEET OF SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND/OR SANITARY SEWER LINES.
7. IRRIGATION HEADS THAT RUN PARALLEL AND/OR NEAR PUBLIC WATER AND/OR SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS.
8. THE BORE DEPTH FOR IRRIGATION SLEEVING UNDER STREETS, DRIVE AISLES, FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
9. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
10. ELECTRONIC TIMED IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.

PLANTING STANDARDS

1. ALL PLANTINGS (TREES, SHRUBS, TURF, ETC.) SHALL COMPLY WITH THE CITY'S LANDSCAPE REGULATIONS AND REQUIREMENTS. (DESIGN STANDARDS, VISIBILITY REQUIREMENTS, ETC.)
2. THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (ANSI Z60.1-2004 OR LATEST VERSION) SHALL GOVERN ALL PLANT (TREES, SHRUBS, TURF, ETC.) SELECTION QUALIFICATIONS, GRADES, AND STANDARDS.
3. TYPICAL PLANTING SHALL COMPLY WITH PLANTING DETAILS AS SHOWN WITHIN THE LANDSCAPE PLANS. (ANSI A300) THE CITY HAS FINAL APPROVAL FOR ALL PLANTING SPECIFICATIONS.
4. UNLESS SPECIFIED/SHOWN OTHERWISE, TREES SHALL BE PLANTED A MINIMUM OF FIVE (5') FEET FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL ON ALL TREE PLACEMENTS.
5. TREES, WHERE REQUIRED, SHALL BE PLANTED A MINIMUM TEN (10') FEET FROM THE EDGE OF ANY STORM SEWER INLET.
6. TREES, WHERE REQUIRED, SHALL BE PLANTED A MINIMUM FIVE (5') FEET FROM WATER METERS.
7. A MINIMUM FIVE (5') FOOT RADIUS AROUND FIRE HYDRANTS SHALL REMAIN CLEAR OF ALL VERTICAL PLANTINGS. (I.E.; TREES, SHRUBS)
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER ONE (1) GROWING SEASON, AND SHALL REMAIN NO LONGER THAN ONE (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).
10. FINISH GRADE IS TO BE APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE PRIOR TO TURF INSTALLATION.
11. CONTRACTOR SHALL PROVIDE TWO (2") INCHES OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE TURF. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
12. ALL AREAS TO RECEIVE TURF SHALL BE LEFT AT A MAXIMUM OF ONE (1") INCH BELOW FINAL FINISH GRADE, AND ARE TO BE AERATED AND FINE GRADED. ALL TRENCHES ARE TO BE COMPLETELY SETTLED AND COVERED APPROPRIATELY.
13. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED BY THE GRADING PLAN. IF NEEDED, ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE (2% MINIMUM SLOPE) AWAY FROM BUILT STRUCTURES. PROVIDE UNIFORM CURVATURE AT THE TOP AND BOTTOM OF SLOPES AND OTHER GRADE BREAKS. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.

MAINTENANCE

1. THE OWNER/OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. AT ALL TIMES, OPEN AND LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE A300 STANDARDS (ANSI A300).

GENERAL LANDSCAPE PLAN NOTES

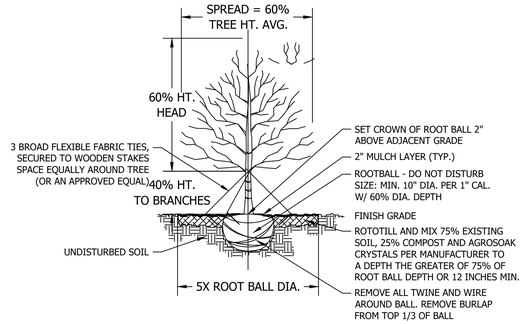
1. THIS PLAN MEETS OR EXCEEDS THE APPROVED LANDSCAPE REQUIREMENTS
2. THIS PLAN IS DIAGRAMMATIC, THE CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES AND LOCATIONS PRIOR TO INSTALLATION.

GENERAL LANDSCAPE INSTALLATION NOTES

1. CONTRACTOR INSTALLING LANDSCAPE SHALL VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS AND NOTIFY THE OWNER/OWNER'S REPRESENTATIVE (REP.) OF ANY DISCREPANCIES. (NOTE: SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.)
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
3. CONTRACTOR SHALL LOCATE ALL EXISTING/PROPOSED UNDERGROUND UTILITIES AND NOTIFY OWNER/OWNER'S REP., OF ANY CONFLICTS WITH LANDSCAPE INSTALLATION. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES. CALL 811 FOR A FREE ASSESSMENT OF UNDERGROUND UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGED UTILITIES.
4. CONTRACTOR IS TO PROVIDE/MAINTAIN CONTOURS/GRADES AT A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND TURF AREAS ARE TO BE SEPARATED BY STEEL EDGING (UNO). NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURB. REFERENCE PLANTING DETAILS FOR STEEL EDGING INSTALLATION.
6. CONTRACTOR SHALL ENSURE THAT ALL PROPOSED LANDSCAPE AREAS ARE 100% IRRIGATED WITH AND UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. REFERENCE IRRIGATION PLANS FOR DETAILS FOR IRRIGATION SYSTEM INSTALLATION.
7. ALL TURF AREAS TO BE BERMUDA GRASS, UNLESS OTHERWISE NOTED IN THESE PLANS. REFERENCE PLANTING LIST/SCHEDULE FOR TURF SELECTION.

GENERAL LANDSCAPE MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE (1) YEAR OF MAINTENANCE OF INSTALLED LANDSCAPE, TO BEGIN AFTER FINAL ACCEPTANCE FROM CITY.
2. THE OWNER, TENANT(S), AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND INDIVIDUALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
4. ALL LANDSCAPED AREAS 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 AS IS COMMON TO LANDSCAPE MAINTENANCE.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR NOT A PART OF THIS PLAN.



TREE PLANTING NOTES

(2 1/2 " CAL. OR LARGER)
USE 3 BROAD FLEXIBLE FABRIC "GUY WIRES", SECURED TO WOODEN STAKES SPACED EQUALLY AROUND TREE (OR AN APPROVED EQUAL)

CHECK PERCOLATION RATE. INSTALL TREE SUMP IF RATE IS UNACCEPTABLE FOR GUARANTEE.

WRAP RED OAK, LIVE OAK & CADDO MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

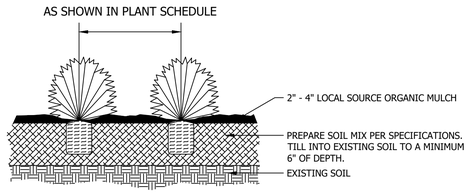
TYPICAL 'TREE PLANTING PIT' BED PREPARATION

MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER B&B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM CONTAINER BALLS MAY BE SMALLER, SO USE CALIPER SIZE

S	B=Sx10	BD=Bx 60%	PD=Bx 5	CD=TDx25%	TD= BDx75%
Tree Size	Min. Root	Min. Root	Tree Pit	Compost	Tree Pit
Caliper Inch	Ball Dia.	Ball Depth	Diameter	Min. Depth	Tilling Depth
* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES					
S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"

1 Tree Planting and Staking

ELEVATION/SECTION — NOT TO SCALE

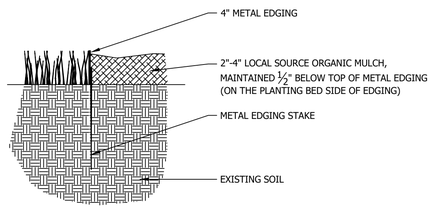


SHRUB PLANTING NOTES

1. REMOVE CONTAINER.
2. REMOVE ANY SOIL THAT HAS BEEN ADDED TO THE TOP OF ROOT BALLS. EXPOSE THE ACTUAL TOP OF THE ROOT BALL.
3. TOP OF ROOT BALL SHOULD BE 1" HIGHER THAN EXISTING GRADE.
4. ADD 2"-4" OF NATIVE ORGANIC MULCH OVER ROOT BALL.
5. DO NOT PILE MULCH AROUND TRUNKS.

2 Shrub Planting

ELEVATION/SECTION — NOT TO SCALE



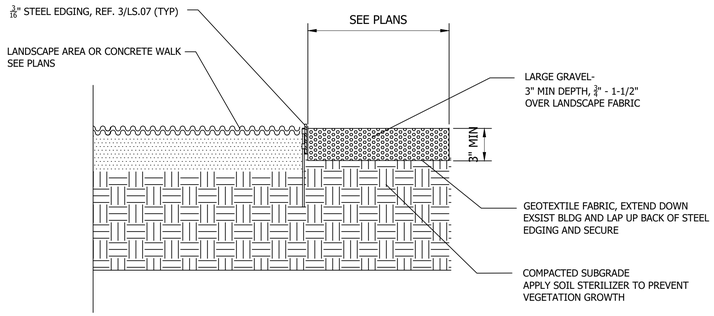
3 Metal Edging

SECTION — NOT TO SCALE

NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL QUANTITIES PERTAINING TO THIS PROJECT. THE QUANTITIES SHOWN ARE FOR BIDDING PURPOSES ONLY.

SUCCESSFUL BIDDER IS RESPONSIBLE FOR ACTUAL MATERIAL QUANTITIES REQUIRED FOR COMPLETION ON THE PROJECT.



4 River Rock

SECTION — NOT TO SCALE

Plant List and Schedule

LARGE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Texas Red Oak *Quercus shumardii*	12	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; b & b; matching growth
	Cedar Elm *Ulmus crassifolia*	65	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; b & b; matching growth
	Live Oak *Quercus virginiana*	13	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; b & b; matching growth
	Chinese Pistache *Pistacia chinensis*	33	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; b & b; matching growth
	Eldarica Pine *Pinus eldarica*	6	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk; b & b; matching growth
	Eastern Red Cedar *Juniperus virginiana*	5	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk; b & b; matching growth
	'Black Diamond' Crepe Myrtle *Lagerstroemia 'Black Diamond'*	14	3" CAL. / 6'-8' HT. / 3'-4' SPREAD	multi trunk; container; matching growth
	Skyrocket Juniper *Juniperus scopulorum 'Skyrocket'*	73	2" CAL. / 6'-8' HT. / 2'-3' SPREAD	single trunk; container; matching growth

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

SMALL TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Yaupon Holly *Ilex vomitoria*	10	30 gal. / 6' HT. / 4'-6" SPREAD	single trunk clear to 6'; b & b; matching growth
	Desert Willow *Chilopsis linearis*	59	15 Gal. / 4' HT. / 2' SPREAD	container grown; matching growth
	Mexican Plum *Prunis mexicana*	6	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth
	'Little gem" Magnolia *Magnolia grandiflora 'Little Gem'*	36	30 gal. / 6' HT. / 4'-6" SPREAD	single trunk clear to 6'; b & b; matching growth

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Dwarf Burford Holly *Ilex burfordii 'Nana'*	149	7 GAL. / 24" HT. / 24" SPREAD	container grown; full growth; 36" o.c.

GRASSES, GROUNDCOVERS & VINES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Maiden Grass *Miscanthus sinensis*	100	7 GAL. / 24" HT. / 24"SPREAD	container grown; full growth; 36" o.c.
	Gulf Muhly *Muhlenbergia capilaris*	3	3 GAL. /18"-24" HT. / 24" SPREAD	full growth; 12" o.c.
	Blue Grama *Bouteloua gracilis*	8	1 GAL. / 10" HT. / 6" SPREAD	full growth; 12" o.c.
	Giant Bermudagrass hydromulch *Cynodon dactilon*	20,089 s.f	HYDROMULCH	contractor to field verify quantity of sod / hydromulch required
	Big Blue Liriope *Liriope muscari 'Big Blue'*	2,799	1 GAL. / 10" HT. / 6" SPREAD	full growth; 12" o.c.

TURF

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Bermudagrass *Cynodon dactilon*	100,131 s.f.	SOLID SOD/HYDROMULCH	contractor to field verify quantity of sod / hydromulch required

STONE

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Colorado River Rock			3" min. depth, ¾" to 1-1/2", over landscape fabric

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State Highway 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 7 OF 15

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

DEPARTMENT OF PLANNING SERVICES

Landscape Plan
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5R, 6XR, 6-IR-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: October 13, 2023

SHEET 7 of 15

SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture

REGISTERED LANDSCAPE ARCHITECT KELLEE D. LEE 2424 STATE OF TEXAS

13 OCT 23

APPLICANT

Wright Group
1430 Broadway Street
Carrollton, TX 75006
Phone: 972-242-1015
Contact: Terry Wright

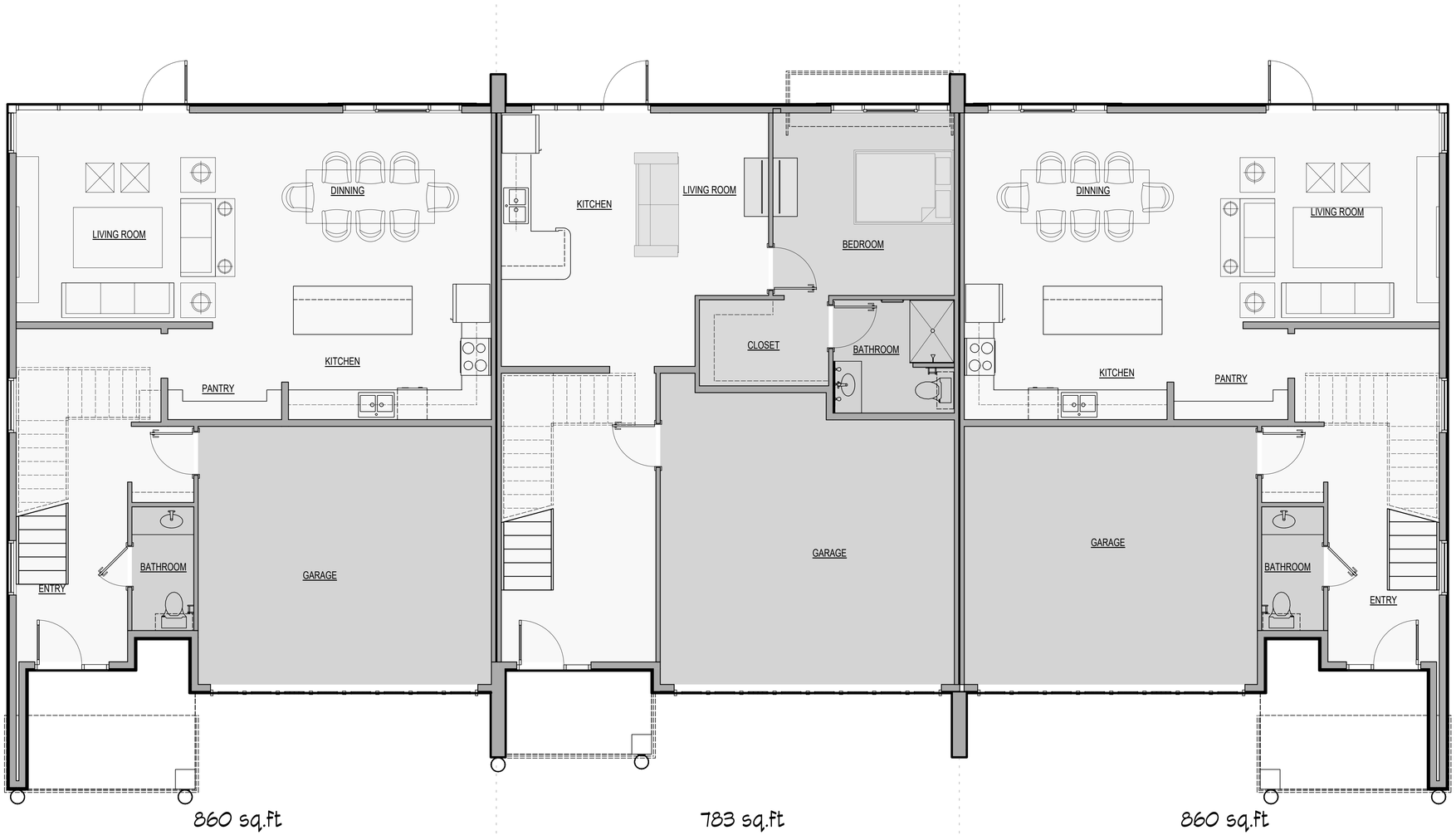
Reserve at Bear Creek
Grapevine, Texas

Issued
Mar 29, 2022

Revisions

LANDSCAPE PLAN

SHEET
LS.06



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

First Floor Plan
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: May 19, 2023

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

REGISTERED ARCHITECT
TERRANCE J. WRIGHT
STATE OF TEXAS

10/13/2023

The Reserve At Bear Creek
Grapevine Townhomes
Texas 360 Service Rd
Grapevine, Texas 76051

JOB NO. A2166

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State HWY 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

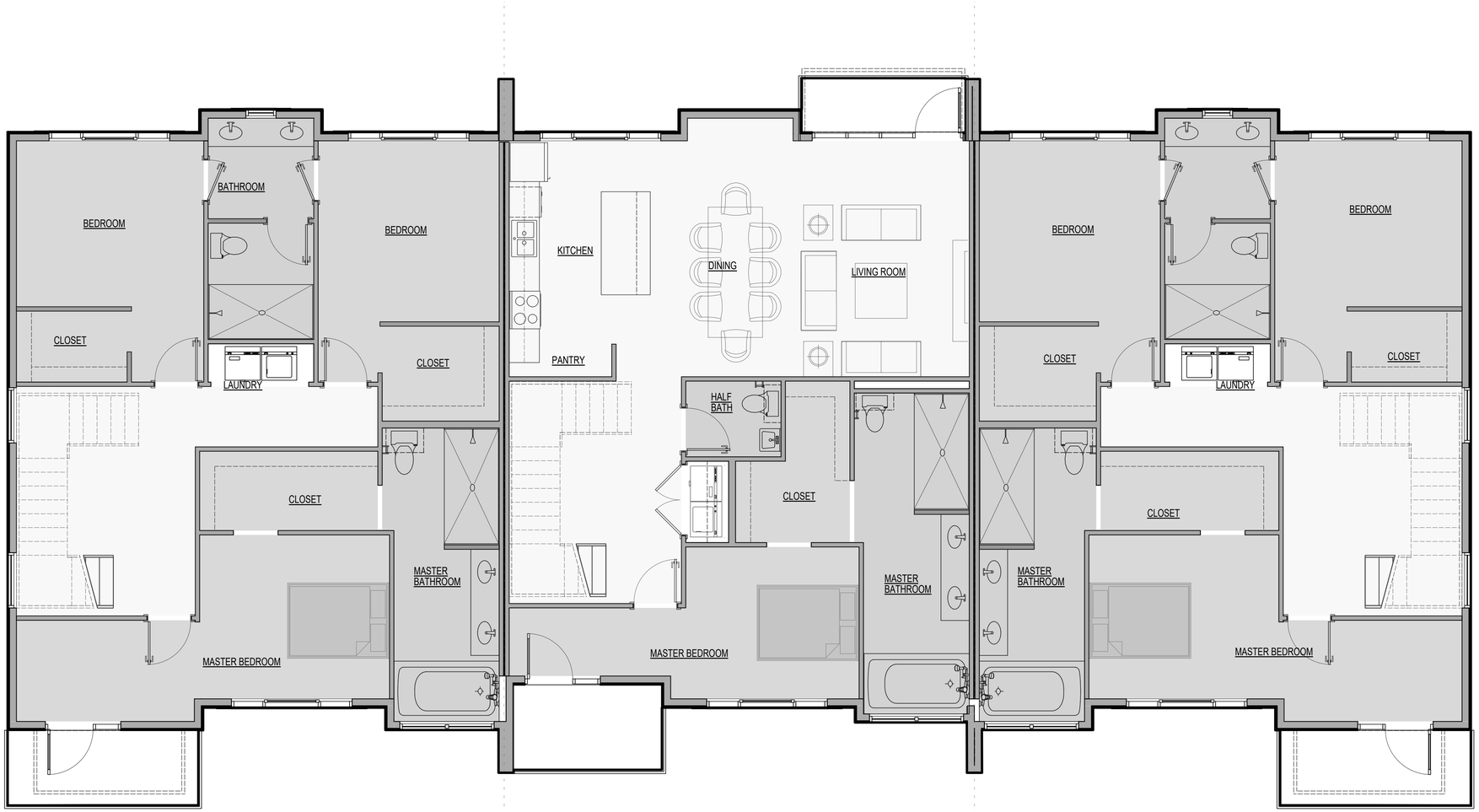
SHEET: 8 OF 15

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DEPARTMENT OF PLANNING SERVICES

SHEET 8 OF 15

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1222 sq.ft

1130 sq.ft

1222 sq.ft

1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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(972) 242 - 1015

REGISTERED ARCHITECT
TERRANCE J. WRIGHT
STATE OF TEXAS

10/13/2023

The Reserve At Bear Creek

Grapevine Townhomes
Texas 360 Service Rd
Grapevine, Texas 76051

JOB NO. A2166

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State HWY 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 9 OF 15

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

DEPARTMENT OF PLANNING SERVICES

Second Floor Plan
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: May 19, 2023

SHEET 9 OF 15

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REGISTERED ARCHITECT
TERRANCE J. WRIGHT
STATE OF TEXAS

10/13/2023

The Reserve At Bear Creek

Grapevine Townhomes
Texas 360 Service Rd
Grapevine, Texas 76051

JOB NO. A2166



1128 sq.ft | 1130 sq.ft | 1128 sq.ft

1 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State HWY 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 10 OF 15

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

DEPARTMENT OF PLANNING SERVICES

Third Floor Plan
For
Reserve at Bear Creek
Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: May 19, 2023

SHEET 10 OF 15

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1 FRONT ELEVATION
SCALE: 3/16"=1'-0"

MATERIAL %	
BRICK	24%
STUCCO	32%
STONE	44%
100% MANONRY	



3 HOME BUILDING

3 Home Elevation
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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Date of Preparation: May 19, 2023

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ARCHITECTS - PLANNERS, PLLC
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REGISTERED ARCHITECT
TERRANCE J. WRIGHT
STATE OF TEXAS

10/13/2023

The Reserve At Bear Creek
Grapevine Townhomes
Texas 360 Service Rd
Grapevine, Texas 76051

JOB NO. A2166

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State HWY 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 11 OF 15

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DEPARTMENT OF DEVELOPMENT SERVICES

SHEET 11 OF 15

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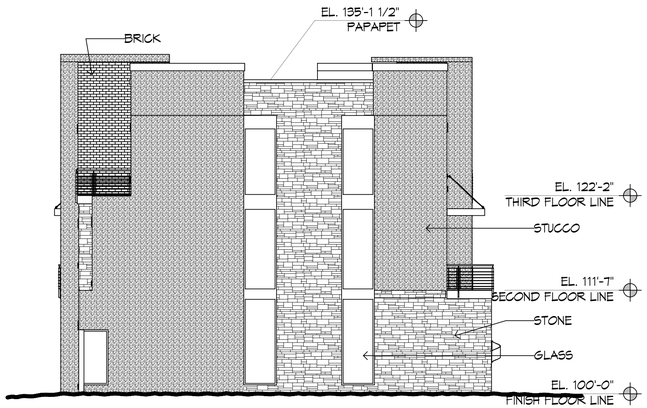
REGISTERED ARCHITECT
TERRANCE J. WRIGHT
STATE OF TEXAS

10/13/2023

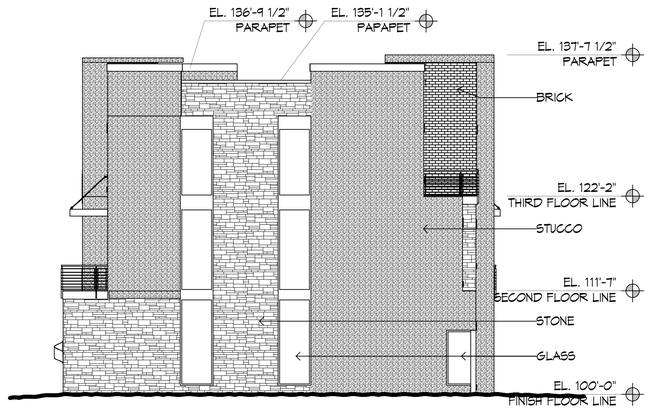


MATERIAL %	
BRICK	23%
STUCCO	23%
STONE	54%
100% MANONRY	

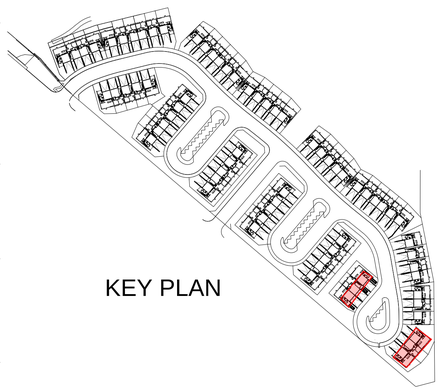
1 BACK ELEVATION
SCALE: 3/16"=1'-0"



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 SIDE ELEVATION
SCALE: 1/8"=1'-0"



KEY PLAN

3 Home Elevation
For
Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

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Date of Preparation: May 19, 2023

The Reserve At Bear Creek
Grapevine Townhomes
Texas 360 Service Rd
Grapevine, Texas 76051

JOB NO. A2166
DATE: Type Date 02

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State HWY 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 12 OF 15

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

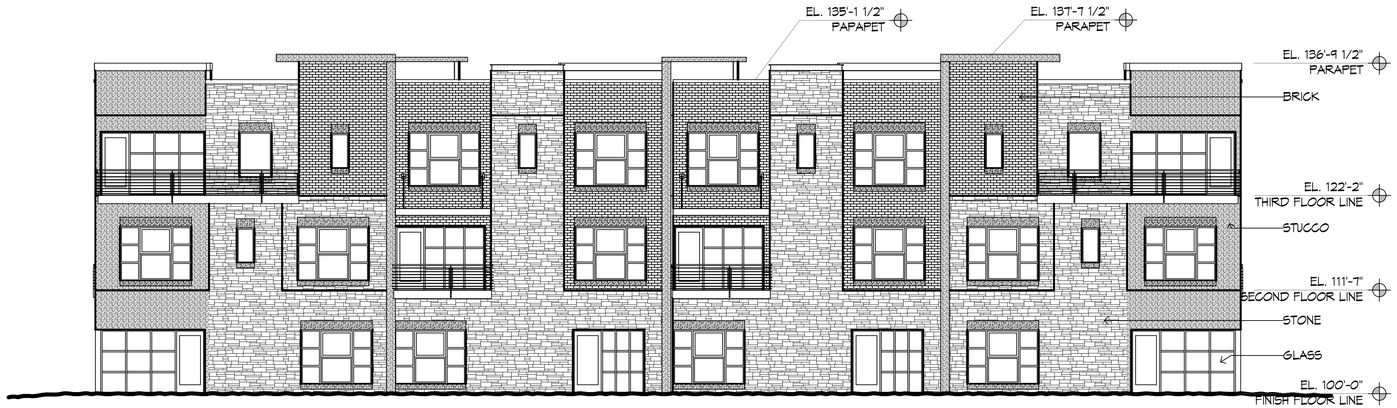
DEPARTMENT OF DEVELOPMENT SERVICES

3 HOME BUILDING

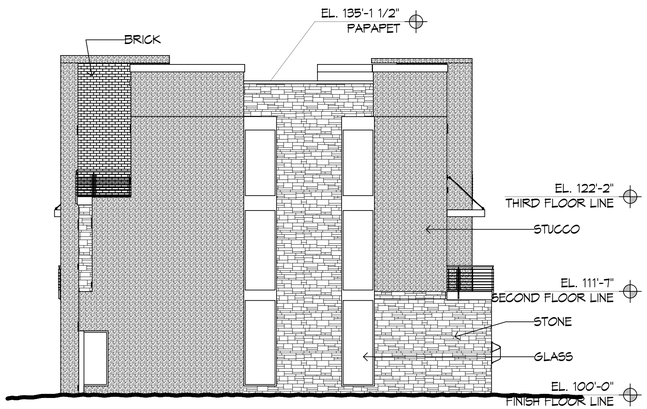
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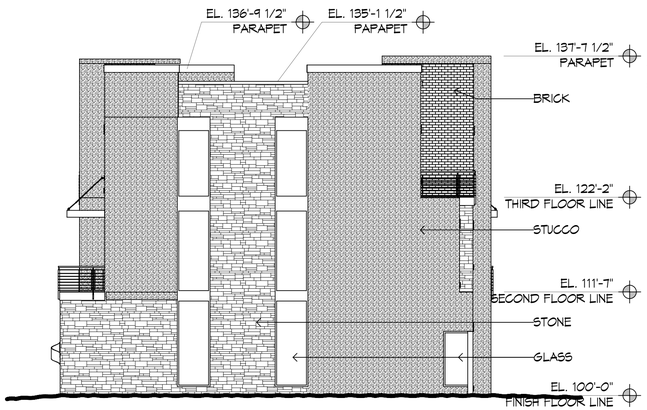
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SCALE: 1/8"=1'-0"



2 BACK ELEVATION
SCALE: 1/8"=1'-0"

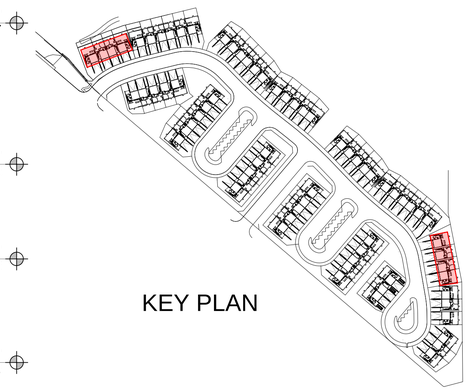


3 SIDE ELEVATION
SCALE: 1/8"=1'-0"



4 SIDE ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL %	
BRICK	23%
STUCCO	23%
STONE	54%
100% MANONRY	



KEY PLAN

4 HOME BUILDING

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

REGISTERED ARCHITECT
TERRANCE J. WRIGHT
STATE OF TEXAS

10/13/2023

The Reserve At Bear Creek
Grapevine Townhomes
Texas 360 Service Rd
Grapevine, Texas 76051

JOB NO. A2166

4 Home Elevation

For

Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

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Date of Preparation: May 19, 2023

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State HWY 360

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 13 OF 15

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

DEPARTMENT OF DEVELOPMENT SERVICES

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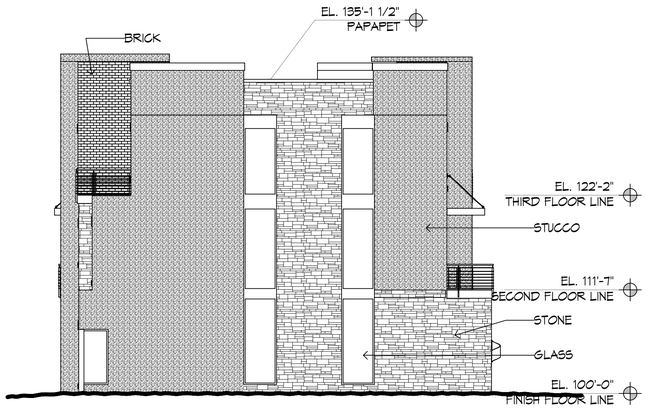


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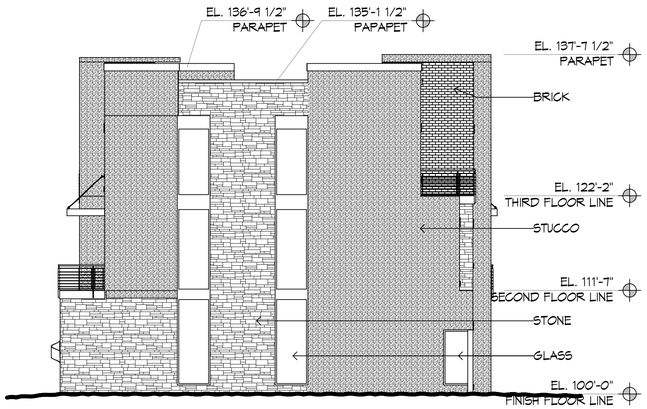
MATERIAL %	
BRICK	23%
STUCCO	23%
STONE	54%
100% MANONRY	



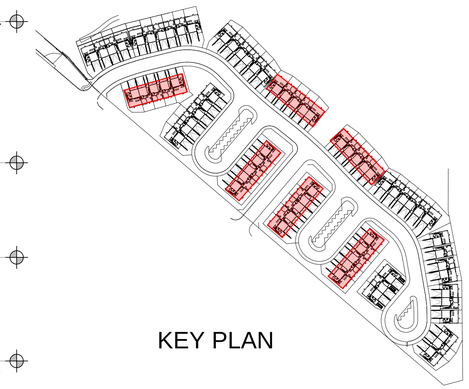
2 BACK ELEVATION
SCALE: 1/8"=1'-0"



3 SIDE ELEVATION
SCALE: 1/8"=1'-0"



4 SIDE ELEVATION
SCALE: 1/8"=1'-0"



KEY PLAN

5 HOME BUILDING

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

REGISTERED ARCHITECT
TERRANCE J. WRIGHT
STATE OF TEXAS

10/13/2023

The Reserve At Bear Creek

Grapevine Townhomes
Texas 360 Service Rd
Grapevine, Texas 76051

JOB NO. A2166

5 Home Elevation

For

Reserve at Bear Creek

Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

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Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: May 19, 2023

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State HWY 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 14 OF 15

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DEPARTMENT OF DEVELOPMENT SERVICES

SHEET 14 OF 15

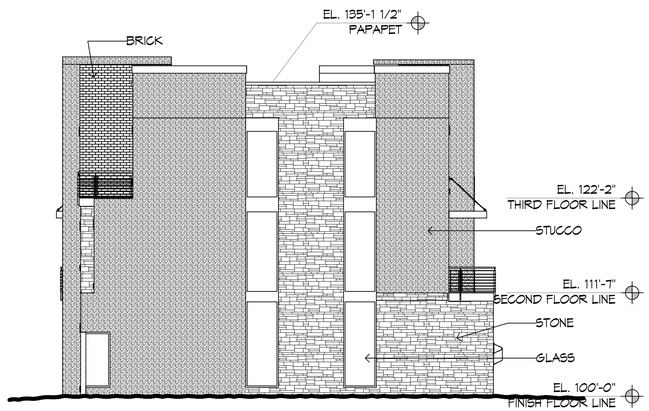
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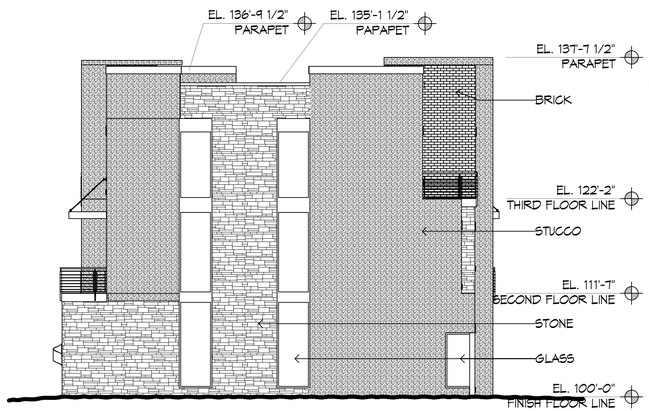
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



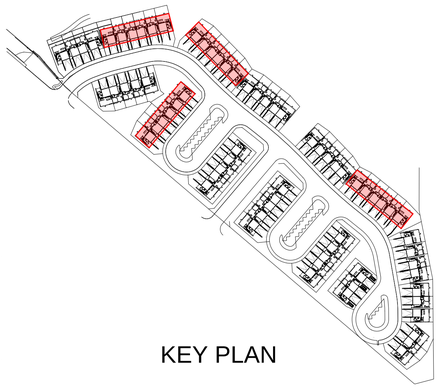
2 BACK ELEVATION
SCALE: 1/8"=1'-0"



3 SIDE ELEVATION
SCALE: 1/8"=1'-0"



4 SIDE ELEVATION
SCALE: 1/8"=1'-0"



KEY PLAN

MATERIAL %	
BRICK	23%
STUCCO	23%
STONE	54%
100% MANONRY	

6 HOME BUILDING

6 Home Elevation
For
Reserve at Bear Creek
Block 1, Lots 1-21, 22X, 23-43 & 44X. Block 2, Lots 1-5, 6X, 7-10, 11X, 12-16 & 17X. Block 3, Lots 1-5, 6X, 7-11, 12X, 13-15 &16X, 4201 State Highway 360

James H. Hughes Survey, No.2028
City of Grapevine, Tarrant County, Texas
13.65 Acres (594,439 s.f.)

Existing zoning: "R-TH", Townhouse District with Planned Development Overlay

Proposed zoning: "R-TH", Townhouse District with Planned Development Overlay

Date of Preparation: May 19, 2023

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

REGISTERED ARCHITECT
TERRANCE J. WRIGHT
STATE OF TEXAS

10/13/2023

The Reserve At Bear Creek
Grapevine Townhomes
Texas 360 Service Rd
Grapevine, Texas 76051

JOB NO. A2166

CASE NAME: Reserve at Bear Creek
CASE NUMBER: PD23-04
LOCATION: 4201 State HWY 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

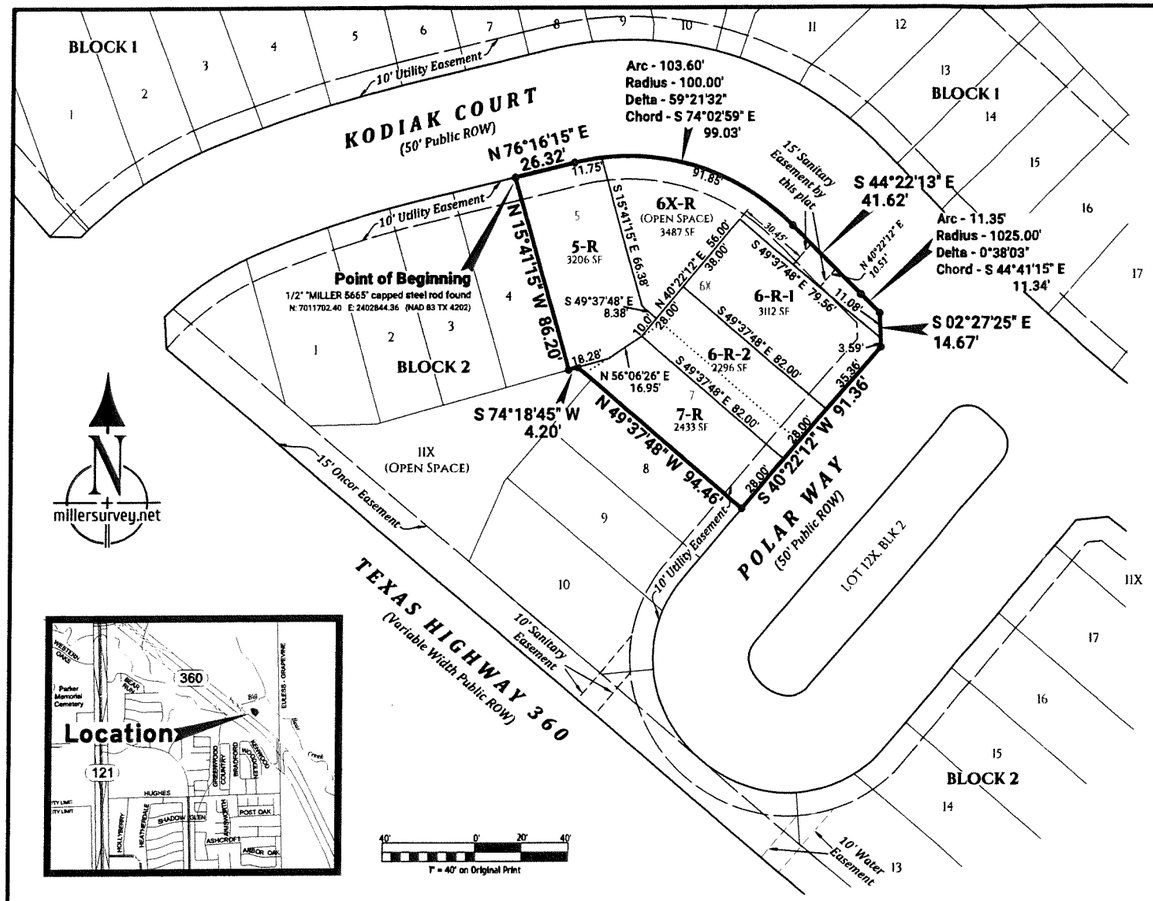
SHEET: 15 OF 15

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

DEPARTMENT OF DEVELOPMENT SERVICES

SHEET 15 OF 15

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STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS Bear Creek Grapevine Townhomes, LLC is the owner of a tract of land out of the J. H. Hughes Survey, Abstract No. 822-1/2 and situated in the City of Grapevine, Tarrant County, Texas, said tract being all of Lot 5, Lot 6X and Lot 7, Block 2, The Reserve at Bear Creek, an addition to the City of Grapevine, Texas according to the plat thereof recorded as Instrument No. D221022124 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner of said Lot 5, said rod being in the southerly right-of-way line of Kodiak Court;

Thence North 76 degrees 16 minutes 15 seconds East with the northerly boundary line of said Block 2 and with said right-of-way line a distance of 26.32 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the beginning of a curve to the right with a radius of 100.00 feet and whose chord bears South 74 degrees 02 minutes 59 seconds East at 99.03 feet;

Thence easterly continuing with said northerly boundary line and said right-of-way line and with said curve along an arc length of 103.60 feet and through a delta angle of 59 degrees 21 minutes 32 seconds to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 44 degrees 22 minutes 13 seconds East with the northeasterly boundary line of said Lot 6X and the southwesterly right-of-way line of said Kodiak Court a distance of 41.62 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the beginning of a curve to the left with a radius of 1025.00 feet and whose chord bears South 44 degrees 41 minutes 15 seconds East at 11.34 feet;

Thence southeasterly continuing with said northeasterly boundary line and said southwesterly right-of-way line and with said curve along an arc length of 11.35 feet and through a delta angle of 00 degrees 38 minutes 03 seconds to a 1/2 inch "MILLER 5665" capped steel rod found for the northerly end of a corner clip for said southwesterly right-of-way line and the northwesterly right-of-way line of Polar Way;

Thence South 02 degrees 27 minutes 25 seconds East with the easterly boundary line of said Lot 6X and with said corner clip a distance of 14.67 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the southerly end thereof;

Thence South 40 degrees 22 minutes 12 seconds West with the southeasterly boundary line of Lot 6X and said northwesterly right-of-way line a distance of 91.36 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the most southerly corner of said Lot 7;

Thence North 49 degrees 37 minutes 48 seconds West with the southwesterly boundary line of said Lot 7 a distance of 94.46 feet to a 1/2 inch "MILLER 5665" capped steel rod found in the southerly boundary line of said Lot 5;

Thence South 74 degrees 18 minutes 45 seconds West with said southerly boundary line a distance of 4.20 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the southwest corner of said Lot 5;

Thence North 15 degrees 41 minutes 15 seconds West with the westerly boundary line said Lot 5 a distance of 86.20 feet to to the **point of beginning** and containing 0.3337 acres of land, more or less.

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS, that Bear Creek Grapevine Townhomes, LLC, ("Owner"), does hereby adopt this plat of **LOT 5-R, LOT 6X-R, LOT 6-R-1, LOT 6-R-2, AND LOT 7-R, BLOCK 2, THE RESERVE AT BEAR CREEK**, an addition to the City of Grapevine, Tarrant County, Texas, and do 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 are 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 _____, 20 ____.

_____
Sidney Suzette Fenton

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Sidney Suzette Fenton, 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.

Given under my hand and seal of office this ____ day of _____, 20 ____.

_____
Notary Public for the State of Texas

PLANNING & ZONING COMMISSION:
Date Approved: _____
Chairman: _____
Secretary: _____
GRAPEVINE CITY COUNCIL:
Date Approved: _____
Mayor: _____
City Secretary: _____

RECEIVED
NOV 15 2023
BY _____

FLOOD STATEMENT: FLOOD STATEMENT: Based on scaling the Surveyed Tract onto the current published FEMA Flood Rate Map No. 48439C115K, effective 9/25/09, affected by LOMR 21-06-3397P, effective 1/13/23, said tract lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of the Surveyed Tract.

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Bear Creek Grapevine Townhomes, LLC, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

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

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

It is agreed that this Release shall be binding upon said owner and 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.

Bear Creek Grapevine Townhomes, LLC

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF TARRANT

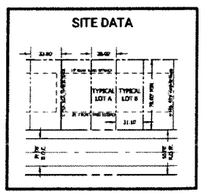
Before me, A Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____ 20 ____.

_____
Notary Public for the State of Texas

MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 5-R, 6-R-1, 6-R-2 AND 7-R IS 540.0

SITE DATA



NOTE: THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE A PORTION OF BLOCK 2, THE RESERVE AT BEAR CREEK, AND TO CREATE TWO ADDITIONAL LOTS THEREIN.

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

_____
Jason B. Rawlings, RPLS No. 5665

MILLER
SURVEYING, INC
Professional Precision.
PO Box 1041 • Colleyville TX 76034
817-577-1052
millersurvey.net
Tx.LS. No. 10100400

FINAL PLAT OF

LOT 5-R, 6R-1, 6R-2, 6X-R, AND 7-R, BLOCK 2
THE RESERVE AT BEAR CREEK

BEING A REPLAT OF LOT 5, 6X AND 7, BLOCK 2, THE RESERVE AT BEAR CREEK
AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
CONSISTING OF FIVE LOTS BEING 0.3337 ACRE OF LAND
ZONED R-TH (PD) SINGLE FAMILY RESIDENTIAL ~ FIVE LOTS

NOVEMBER 2023

This Plat Filed as Instrument No. D_____, Date: _____

Job No. 18020 • Plot File 18020 OS Replat

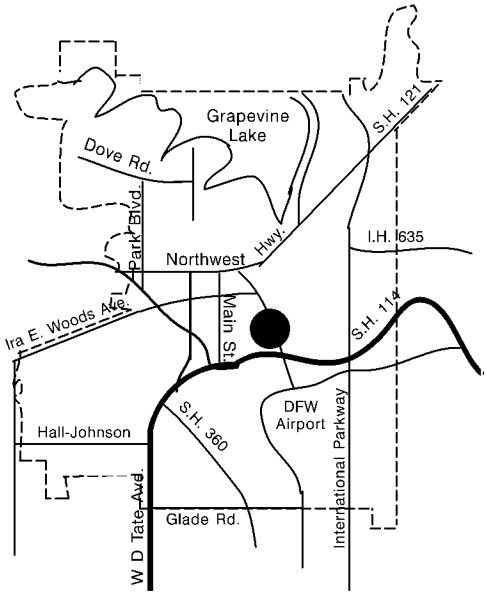
CC ITEM #7, 43, 44
PZ ITEM #11, 25, 26

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: NOVEMBER 21, 2023

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF TRANSIT DISTRICT OVERLAY APPLICATION TDO23-01, NASH AND BERRY TOWNHOMES



APPLICANT: Richard Giberson, Berry, Jean, & Nash, LLC

PROPERTY LOCATION AND SIZE:

The subject property is primarily located at 931, 937, and 943 Jean Street and 930 and 936 Berry Street and proposed to be platted as Block 2-R, Lots 1-19 and 20X, Nash and Berry Addition. The property contains 1.015 acres and has approximately 215 feet of frontage along Berry Street, 207 feet of frontage along East Nash Street, and 210 feet of frontage along Jean Street.

REQUESTED TRANSIT DISTRICT OVERLAY AND COMMENTS:

The applicant is requesting a Transit District Overlay to allow for the development of 19 single-family attached townhomes and one open space lot on 1.015 acres.

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

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

With this request the applicant intends to demolish the four existing residential structures located along Jean Street, East Nash Street, and Berry Street to the south of an existing multi-family development. The intent is to develop 19 single-family attached townhomes on 1.015 acres: 21.5 dwelling units per acre. Townhomes are identified as an appropriate use within the High-Intensity Sub-District per Section 41B, Figure 3*: Preferred Use Matrix* of the Zoning Ordinance.

The 19-units will be located in four structures including five units immediately fronting East Nash Street, four fronting Berry Street, five fronting Jean Street, and five fronting the adjacent multi-family development to the north. All units will be on fee simple lots apart from the open space lot which will be managed by the Homeowners Association. Each unit will be four stories in height (from 47 feet 6 inches to 48 feet 9 inches), ranging from 3,181 square feet to 5,145 square feet of living space including the garage on the ground floor and a fourth-floor attic. The townhomes will feature up to five bedrooms, four and half baths, and each unit will have its own private two-car garage; tandem parking spaces are configured for 11 units. An internal courtyard is proposed that can be accessed from Jean Street to accommodate, nurture, and enhance pedestrian activity throughout the development. The internal shared access easement allows for vehicular circulation including individual solid waste and recycling pick up.

The following conditions are unique features to achieve the intent of the ordinance to create a more expansive public domain that can accommodate, nurture, and enhance pedestrian activity:

1. An end of block condition at Nash Street,
2. The existing multi-family development to the North that enhances the streetscape design for one block of Jean Street and Berry Street, and
3. The Rec/ Park to the south.

The result of these unique conditions includes:

1. An invitation to the public space as the sidewalk gradually narrows on Nash Street towards Jean Street,
2. Berry Street maintains the dimensions of the sidewalk that begins on the property to the north and the outward facing garages to reduce the pressure from interior spaces which is now intended for pedestrian circulation, and
3. The sidewalk and street planting space on Jean Street that matches the block to the north allowing the creation of a more generous internal space for pedestrians to gather.

Attached as an exhibit to this agenda memorandum is an affidavit of compliance signed by the project architect stating the project follows the Transit District Overlay design standards. Relative to the multifamily design standards, the subject site is located within District 2, *Central Transit District*. This district has thirteen district specific standards along

with the general standards required of all districts. In addition, documentation has been provided demonstrating, in the architect's opinion, compliance with the Transit District Overlay design standards. The applicant has included graphic exhibits that demonstrate compliance with specific elements of both of the design standards.

PRESENT ZONING AND USE:

The site is presently zoned "LI", Light Industrial District and is located within the Transit District Overlay. There are five non-conforming separate residential lots, four of which have residential structures on them, and one lot remains vacant.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "B", Dwelling District prior to the adoption of the city's first zoning ordinance in 1955. The subject properties were zoned "R-2", Two-Family Dwelling District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "LI", Light Industrial District.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"CBD", Central Business District – AMLI Multi-Family and Restaurants and Retail
SOUTH:	"GU", Governmental Use District – Grapevine Rec Center
EAST:	"CBD", Central Business District and "LI", Light Industrial District – AMLI Multi-Family and DFW Airport property
WEST:	"LI", Light Industrial District – Network Thermostat and Residential Hilltop Addition

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial/Mixed Use (C/MU) land use. The proposed use in conjunction with the Transit District Overlay can be considered to be in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Berry Street, East Nash Street, and Jean Street are not designated on the City's Thoroughfare Plan.

/ng/at

Architexas | CREATE + CONSERVE

October 10, 2023

Ms. Erica Marohnic
Director of Planning
City of Grapevine
200 S. Main Street
Grapevine, Texas 76099

Re: Nash & Berry Townhomes
Grapevine Transit District Overlay Review

Dear Erica:

Robin McCaffrey of MESA Planning and I have reviewed the Nash & Berry Townhome Project, located in the Transit District Overlay (TDO). The following is a summary of our meetings. Since the start of reviews for this project, fulfillment of the requirements of the TDO have been challenged by the building/living unit design program and the impact those objectives have on the project layout in plan. The result has been to encroach upon those setback areas established by the TOD meant to expand the pedestrian street space for the purpose of a more active street environment as per the initial direction/ vision of council. To state the TOD objective more generally, it is the intent of the TOD to create a more expansive public domain that can accommodate, nurture, and enhance pedestrian activity.

After previous efforts to reclaim the setback that had been planned to encroach upon by the design, it became clear that the program requirements of the living unit product, presented challenges that would render this otherwise good project impossible to build if the spatial requirements of the TOD were rigidly applied. Therefore, Robin and I sought alternative ways to accomplish the TOD "intent" (stated above) through provision of alternative public space that would be at least as generous in area as the space allotments required.

The decision to pursue this path was further supported by the unique conditions of this site at this location. These conditions are:

1. **End of Block Condition**
   The site of this Townhouse project resides at the functional end of Nash Street. Moving further East, beyond the end of Nash is open space and eventually a more traditional suburban fabric of Large - Plate industrial buildings which orient to a

different street system. At this location Nash simply makes a somewhat graceful arc, turning into Berry St., which returns to Dallas Road. Therefore, to continue Street Section #3 (as specified in the TOD) without some sort of **designed termination** would weaken the creation of a coherent urban fabric for the Transit District wherein the edges are as important (from a design perspective) as the center. So, an intentional and designed termination is needed at the location of this site.

2. **Existing Development to the North**
   As both Berry and Jean St. extend north and make their 2-block connection with Dallas Road, the block between the northerly boundary of this site and Dallas Road was developed prior to the TOD. This mixed-use development on those blocks has been in place for a several years and has created a constraint on what can be done in the southerly block of Berry and Jean Street within a range of design options that are compatible with what is in place. Therefore, adoption of streetscape design for the 1 block of Jean and Berry that bound the subject site should be built upon the spatial allocations already built in-place by the northerly blocks.

3. **Park to the South**
   Across Nash Street (to the south) is a large park/recreation center/ Community Activity Center with large building plates, large parking areas, and building orientations that are not responsive to Nash Street, the building plates orient toward internal drives.

As a result of the three conditions, the subject site at Nash/Berry is isolated and would be further isolated if the development of this site ignored the conditions around it in conformance of the TOD street Sections which seek to create continuity and cohesion. Clearly a variation on the TOD Street Sections was needed in this case. A variation which accomplishes the intent of the TOD Design Sections but recognizes the unusual constraints placed upon this site was discussed. Therefore, the following recommendations were supplied to the applicant:

1. **Nash Street**
   It was deemed appropriate that the generous street space dimensions called for in Street Section #3 in the TOD needs to be gradually reduced so that the conclusion of Nash St. does not “drop off”. This would mean that the pedestrian pathway would reduce in width dimension, returning to a typical sidewalk dimension by the time one

reaches the end of Nash Street. Further, as this sidewalk dimension scales down, the pedestrian traffic envisioned for Nash Street would be directed toward an alternate pedestrian space *within* the property that would serve to gather people and then return them back to Nash Street heading westward and back toward the urban conditions of the "District". The site design would then serve as the terminus of Nash Street Design, creating an internal pedestrian gathering place which functions as the conclusion of the wider sidewalk of Street Section #3. The nature of this gathering place is discussed below in #4.

2. **Berry Street**
   The Treatment of Berry Street, which by this point in the fabric of TOD experiences is the **Edge** of the TOD District, should accommodate internal space demands now imposed upon this applicant for the creation of a publicly accessible pedestrian gathering space within the site. Therefore, it becomes a place wherein:
   a. **The sidewalk dimension** matches, and is a continuation of, the sidewalk already established to the north of this site.
   b. **Utilitarian functions such as garage entries** that would have occurred within the site are located outwardly here and takes the pressure off the interior spaces now intended for pedestrian circulation.

3. **Jean Street**
   In a similar fashion as stated above, buildings are pushed toward Jean Street leaving a sidewalk and street planting space which match the block of Jean Street to the north and allowing the creation of a more generous internal space to function as the pedestrian gathering space described above.

Creation of a terminus public space:
Within the complex of Town House structures there is now created a pedestrian gathering space. This space is connected to the still generous Nash Steet sidewalk (remaining generous at this point and reducing- down as one moves further east toward the end of the block), with a monumental stair, giving a visual message of "come in" rather than the "stay out" message of a smaller stair. In this way the pedestrian space created is "publicly" connected to, and cognitively a part of, the public domain of Nash. This design solution simply replaces the wider lineal sidewalk of Nash (Street Section #3) with a gathering space (of larger dimension in terms of sq. ft. allocation) which functions as a type of "pedestrian cul-de-

sac" which both terminates the urban continuity of Nash Street and returns people back to the Nash Urban context. It is extremely important that the stair, connecting Nash Street and this cul-de-sac, is a public stair in terms of its scale and design and it must appear as a component of the public streetscape established in the TOD.

In this way the applicant can accomplish the intent of the TOD stated at the outset of this text: "To state the ordinance objective more generally, it is the intent of the ordinance to create a more expansive public domain that can accommodate, nurture, and enhance pedestrian activity."

Robin and I are available for any further analysis as needed.

Sincerely



Craig Melde
Sr. Principal

CC ITEM #7, 43, 44
PZ ITEM #11, 25, 26

CITY OF GRAPEVINE
TRANSIT DISTRICT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Berry, Jean & Nash LLC

Street address of applicant / agent:
3828 Kelsey Ct

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

Telephone number of applicant / agent:	*Fax number of applicant / agent:*
214-796-4194	
Email address of applicant / agent [redacted]	*Mobile phone number of applicant / agent*

Applicant's interest in subject property:
Development of single-family attached fee simple residences

PART 2. PROPERTY INFORMATION

Street address of subject property
931, 937, and 943 Jean Street; 930 and 936 Berry Street

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 6, 7 and 8 *Block* 2 *Addition* Hilltop Addition

Size of subject property
1.015 *Acres* 44,203 +/- *Square footage*

Present zoning classification:	*Proposed use of the property:*
Light Industrial	Transit District Overlay / Townhome Residential Use

Minimum / maximum district size for request:
N/A

Zoning ordinance provision requesting deviation from:
N/A

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
Ward O. Hayworth

Street address of property owner:
2757 Mesquite Lane

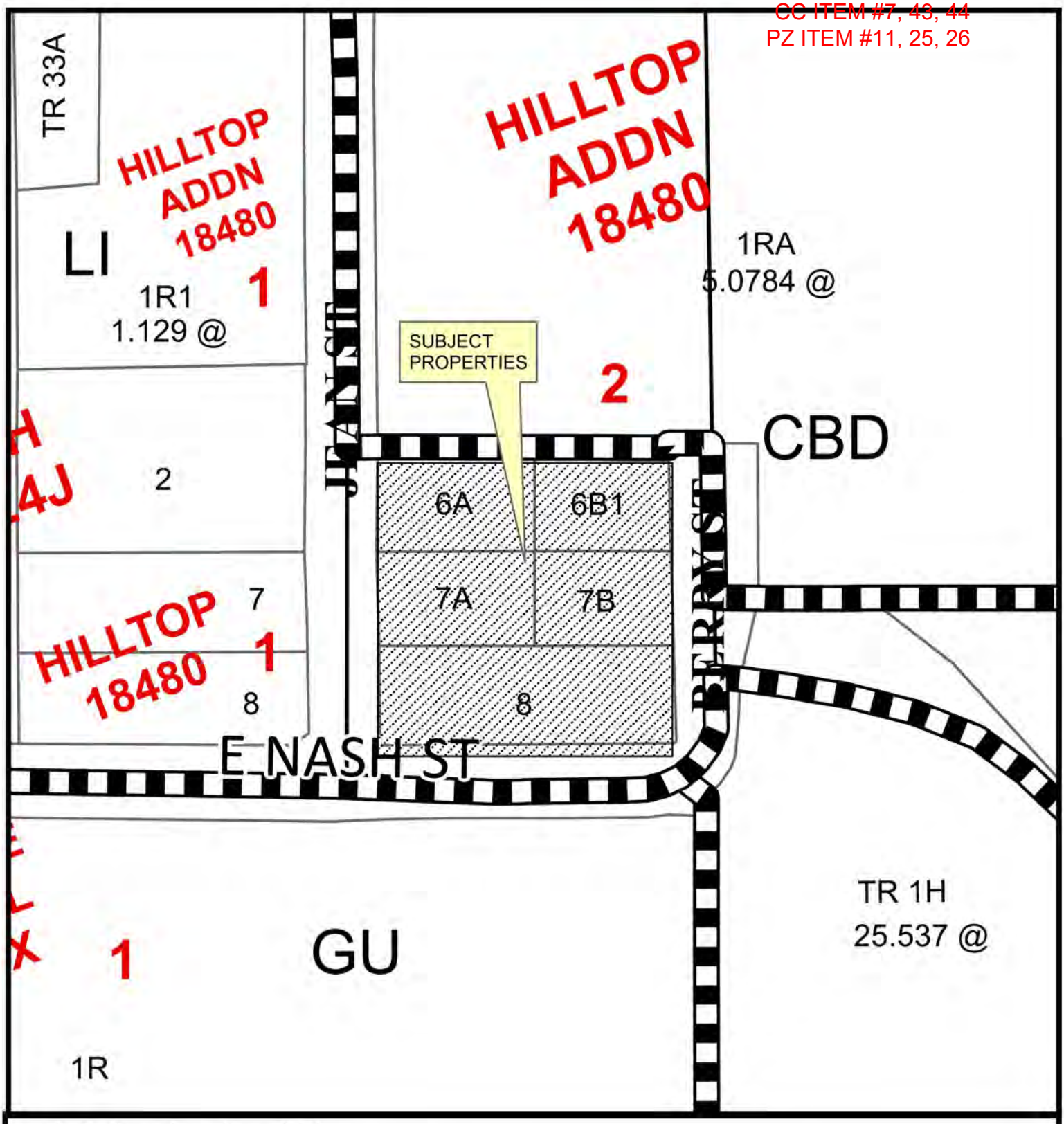
City / State / Zip Code of property owner:
Grapevine, TX 76051

Telephone number of property owner:	*Fax number of property owner:*
817-917-5043	

TD23-01

JUL 03 2023

CC ITEM #7, 43, 44
PZ ITEM #11, 25, 26



TDO23-01; Nash and Berry Townhomes
931, 937, and 943 Jean Street and
930 and 936 Berry Street

Date Prepared: 11/7/2023

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.

CC ITEM #7, 43, 44
PZ ITEM #11, 25, 26

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

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

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

Richard O. Giberson — *Print Applicant's Name:*

Applicant's Signature:

The State Of Texas

County Of Tarrant

Before Me Maureen Halbert *(notary)* *on this day personally appeared* Richard Giberson *(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 12th *day of* June, *A.D.* 2023.

MAUREEN HALBERT
Notary Public, State of Texas
Comm. Expires 08-05-2024
Notary ID 13260509-1

Notary In And For State Of Texas

Ward O. Hayworth — *Print Property Owners Name:*

Property Owner's Signature:

The State Of Texas

County Of Tarrant

Before Me Maureen Halbert *(notary)* *on this day personally appeared* Ward Hayworth *(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 12th *day of* June, *A.D.* 2023.

Notary In And For State Of Texas

TD23-01

JUL 03 2023
By:

MAUREEN HALBERT
Notary Public, State of Texas
Comm. Expires 08-05-2024
Notary ID 13260509-1

CC ITEM #7, 43, 44
PZ ITEM #11, 25, 26

ACKNOWLEDGEMENT

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

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

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

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

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

Signature of Applicant _____

Date: 6/11/23

Signature of Owner _____

Date: 6/11/2023

TD23-01

CC ITEM #7, 43, 44
PZ ITEM #11, 25, 26

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: 6/11/23

Property Owner Signature _____

Date: 6/11/2023

TD23-01

JUL 05 2023

CC ITEM #7, 43, 44
PZ ITEM #11, 25, 26

PLATTING VERIFICATION

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

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

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

Address of subject property 931, 937, and 943 Jean Street; 930 and 936 Berry Street

Legal description of subject property Lots 6, 7 and 8, Block 2, Hilltop Addition

C. Reynolds
Public Works Department

7/3/2023
Date

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

TD23-01

CC ITEM #7, 43, 44
PZ ITEM #11, 25, 26

Franchise Tax Account Status

As of : 10/25/2023 15:48:18

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

BERRY, JEAN & NASH LLC	
Texas Taxpayer Number	[redacted]
Mailing Address	3828 KELSEY CT GRAPEVINE, TX 76051-6411
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	04/02/2022
Texas SOS File Number	[redacted]
Registered Agent Name	RICHARD OWEN GIBERSON
Registered Office Street Address	3828 KELSEY CT GRAPEVINE, TX 76051

CC ITEM #7, 43, 44
PZ ITEM #11, 25, 26

ORDINANCE NO. 2023-092

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING TRANSIT DISTRICT OVERLAY TDO23-01 TO ALLOW FOR THE DEVELOPMENT OF NINETEEN SINGLE-FAMILY ATTACHED TOWNHOMES, FOR BLOCK 2-R, LOTS 1-19 AND 20X, NASH AND BERRY ADDITION (931, 937, AND 943 JEAN STREET AND 930 AND 936 BERRY STREET) IN A DISTRICT ZONED "LI", LIGHT 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 TRANSIT DISTRICT OVERLAY; 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 Transit District Overlay by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

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

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

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

WHEREAS, all of the requirements of Section 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 Transit District Overlay, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

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

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

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

Section 1. That the City does hereby issue a Transit District Overlay 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 a Transit District Overlay to allow for nineteen single-family attached townhomes in a district zoned "LI", Light Industrial District within the following described property: Block 2-R, Lots 1-19 and 20X, Nash and Berry Addition (931, 937, and 943 Jean Street and 930 and 936 Berry 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 Transit District Overlay.

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

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

Section 5. 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 21st day of November, 2023.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CC ITEM #7, 43, 44
PZ ITEM #11, 25, 26

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

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE NOVEMBER 21, 2023

SUBJECT: FINAL PLAT APPLICATION
LOTS 1-19, 20X, BLOCK 2-R, NASH AND BERRY ADDITION
(BEING A REPLAT OF LOTS 6, 7 AND 8, BLOCK 2, HILLTOP ADDITION)

PLAT APPLICATION FILING DATE.....November 14, 2023

APPLICANT .....Greg Gifford, NCP Grapevine Brownstones II

REASON FOR APPLICATION ..... Final platting 19 single family lots and one (1) HOA lot

PROPERTY LOCATION .....931, 937 and 943 Jean Street and 930 and 936 Berry Street

ACREAGE..... 1.015

ZONING .....Existing: LI; Light Industrial District
Proposed: LI, Light Industrial with Transit District Overlay

NUMBER OF LOTS .....19 Single Family Residential Lots and one (1) HOA lot

PREVIOUS PLATTING 1949

CONCEPT PLAN ..... N/A

SITE PLAN..... TDO 23-01

OPEN SPACE REQUIREMENT.....Yes

AVIGATION RELEASE .....Yes

PUBLIC HEARING REQUIRED .....Yes

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1-19, 20X, BLOCK 2-R, NASH & BERRY ADDITION
(BEING A REPLAT OF A LOTS 6, 7 AND 8, BLOCK 2, HILLTOP ADDITION)

I. GENERAL:

- The applicant, Richard Giberson, Berry, Jean & Nash, LLC replatting 1.015 acres into nineteen (19) single family attached townhomes and one (1) HOA lot. Property is located north of Nash Street between Jean and Berry Streets.

II. STREET SYSTEM:

- The development has access to East Nash Street.
- Abutting roads: ☐ is on the City Thoroughfare Plan:

  ☒ are not on the City Thoroughfare Plan: Nash Street
- Sidewalk: ☒ Developer required to build sidewalk on adjacent street right of ways of Nash, Berry and Jean Streets

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

☒ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains south and east into Nash and Berry Streets storm system.
- 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 1-19, Block 1, Nash & Berry 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:

☒ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 1-19, Block 2-R, Nash & Berry Addition

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

☐ Public Hearing Only

☐ Variances were required on the following items:

- ☐ Front & 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 1-19, 20X, Block 2-R, Nash & Berry Addition"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2023
02	DESIGN DEVELOPMENT SET	xx / xx / 2023
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2023
04	BID SET DOCUMENTS	xx / xx / 2023
05	PERMIT DOCUMENTS	xx / xx / 2023

NASH & BERRY TOWNHOMES

931/ 937/ 943 JEAN STREET AND 930/ 936 BERRY STREET
GRAPEVINE TEXAS 76051

CASE NAME: NASH & BERRY TOWNHOMES

CASE CASE NUMBER: TDO23-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 01 OF 20

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

Planning Services Department

COVER

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

ARCHITECT
NICK DEAN ARCHITECT PLLC
1111 Lagoon Drive, Dallas, TX, 75207
nd@nickdeanarchitect.com (469) 718-9003

LANDSCAPE ARCHITECT
PAPER KITES STUDIO
105 South Corinth St. Dallas, TX 75203
christa@paperkites-studio.com (214) 484-2267

MEP ENG.
C3 ENGINEERING
11700 Preston Suite 660 Dallas, TX, 75230
csims@simseng.com (214) 295-9571

CIVIL ENG.
VERDUNITY
1001 N. Goliad, Rockwall, TX, 75087
tim@verdunity.com (214) 430-4450

STRUCTURAL ENG.
NAME
ADDRESS

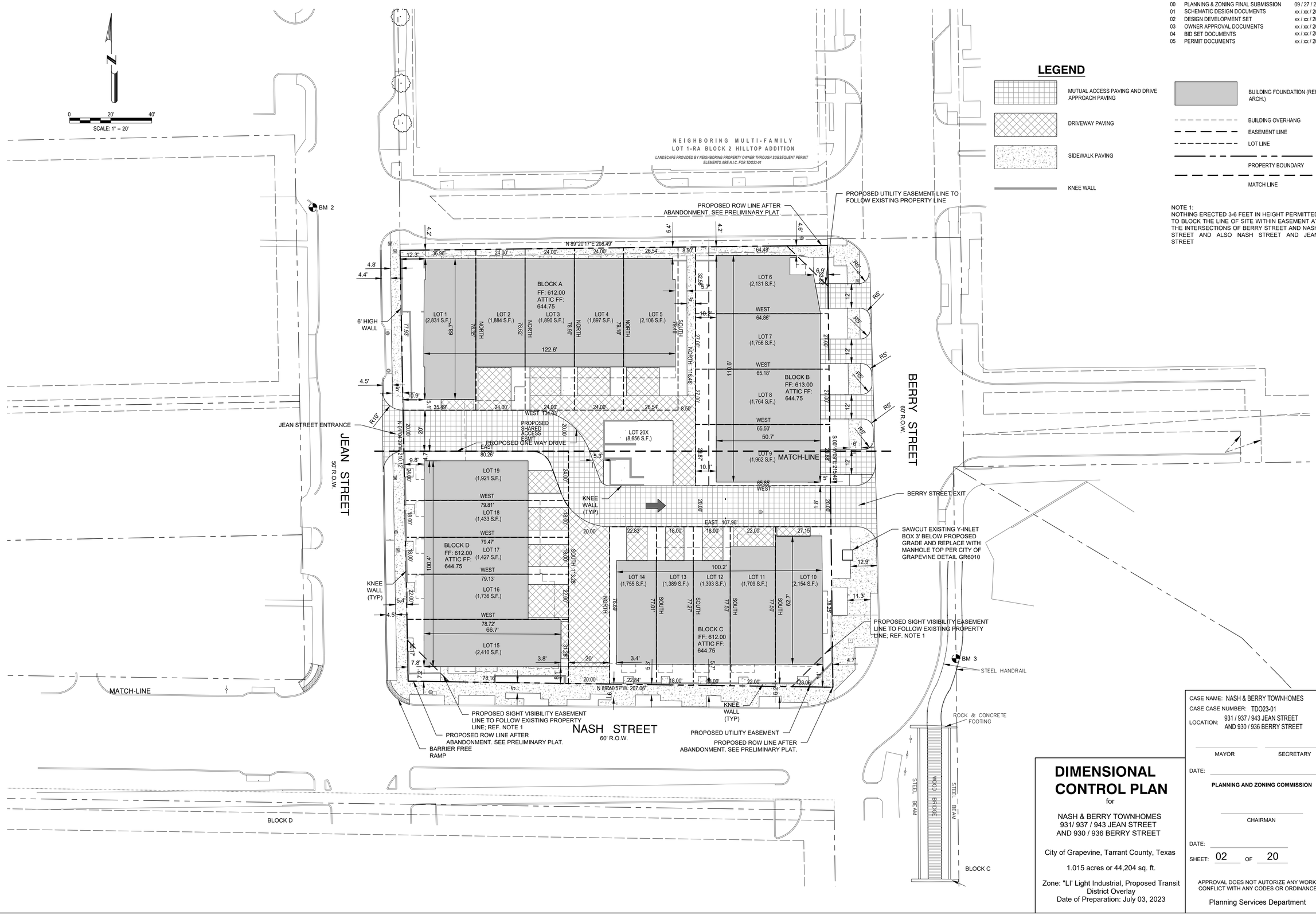
OWNER
BERRY, JEAN AND NASH LLC
–

PROJECT no. 2102
NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
COVER
10/05/23

SHEET NO.
A000

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LEGEND

- MUTUAL ACCESS PAVING AND DRIVE APPROACH PAVING
- DRIVEWAY PAVING
- SIDEWALK PAVING
- KNEE WALL
- BUILDING FOUNDATION (REF. ARCH.)
- BUILDING OVERHANG
- EASEMENT LINE
- LOT LINE
- PROPERTY BOUNDARY
- MATCH LINE

NOTE 1:
NOTHING ERECTED 3-6 FEET IN HEIGHT PERMITTED TO BLOCK THE LINE OF SITE WITHIN EASEMENT AT THE INTERSECTIONS OF BERRY STREET AND NASH STREET AND ALSO NASH STREET AND JEAN STREET

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2023
02	DESIGN DEVELOPMENT SET	xx / xx / 2023
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2023
04	BID SET DOCUMENTS	xx / xx / 2023
05	PERMIT DOCUMENTS	xx / xx / 2023

DESIGNED BY: T. WRIGHT
DRAWN BY: T. WRIGHT
CHECKED BY: K. SHEPHERD
DATE: 10/12/2023

VERDUNITY
1001 N. Goliad Street,
Rockwall, TX 75087
(214) 430-4450
www.verdunity.com
Texas P.E. Firm Registration No. F-13496
Plan prepared by Timothy Wright, P.E.

NASH & BERRY
GRAPEVINE, TEXAS

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931 / 937 / 943 JEAN STREET AND 930 / 936 BERRY STREET

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 02 OF 20

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

Planning Services Department

STATE OF TEXAS
TIMOTHY E. WRIGHT
137991
LICENSED PROFESSIONAL ENGINEER

DIGITALLY SIGNED: 10/12/2023

FILE NO. XXXXXXXX
JOB NUMBER: 102-01
DATE:

SHEET C4.0

DIMENSIONAL CONTROL PLAN

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

LEGEND

- MUTUAL ACCESS PAVING AND DRIVE APPROACH PAVING
- DRIVEWAY PAVING
- SIDEWALK PAVING
- KNEE WALL
- BUILDING FOUNDATION (REF. ARCH.)
- BUILDING OVERHANG
- EASEMENT LINE
- LOT LINE
- PROPERTY BOUNDARY
- MATCH LINE

N

0 10' 20'

SCALE: 1" = 10'

BM 2

NEIGHBORING MULTI-FAMILY
LOT 1-RA BLOCK 2 HILLTOP ADDITION

LANDSCAPE PROVIDED BY NEIGHBORING PROPERTY OWNER THROUGH SUBSEQUENT PERMIT ELEMENTS ARE N.I.C. FOR TDO23-01

10' UTIL. ESM'T.

6' STORM WATER ESM'T.

15' UTIL. ESM'T.

MD-3.8
MD-3.4
MD-3.5
MD-4.3
MD-4.9
MD-4.8

N 89°20'17"E 208.49'

36.96' | 24.00' | 24.00' | 24.00' | 26.54' | 8.50' | 64.48'

PROPOSED ROW LINE AFTER ABANDONMENT. SEE PRELIMINARY PLAT.

PROPOSED UTILITY EASEMENT LINE TO FOLLOW EXISTING PROPERTY LINE

BLOCK A

LOT 1 (2,831 S.F.) 78.35' NORTH
LOT 2 (1,884 S.F.) 78.62' NORTH
LOT 3 (1,890 S.F.) 78.90' NORTH
LOT 4 (1,897 S.F.) 79.18' NORTH
LOT 5 (2,106 S.F.) 79.48' SOUTH
LOT 6 (2,131 S.F.)
LOT 7 (1,756 S.F.)
LOT 8 (1,764 S.F.)
LOT 9 (1,962 S.F.)

WEST 64.86'
WEST 65.18'
WEST 65.50'
WEST 65.85'

NORTH 116.46'

32.58' | 27.00' | 27.00' | 29.87'

33.33' | 20.6' | 27.00' | 27.00' | 25.88'

R5' | R6' | R5' | R5' | R5' | R5'

12' | 12' | 12'

S 00°40'09"E 215.46'

KNEE WALL (TYP)

77.93'

16.1' | 15.1' | 16' | 16'

5' | 4.9' | 10.8' | 5.1' | 16' | 35.49' | 24.00' | 24.00' | 24.00' | 26.54' | 8.50'

R10'

WEST 134.03'

JEAN STREET ENTRANCE

PROPOSED ONE WAY DRIVE

PROPOSED SHARED ACCESS ESM'T

N 01°04'39"W 210.12'

20.00' | 20' | 20.00'

LOT 20X (8,656 S.F.)

EAST 80.26'

MATCH-LINE

KNEE WALL (TYP)

LOT 19 (1,921 S.F.)
WEST 79.81'

BLOCK D

LOT 18 (1,433 S.F.)
WEST 79.47'

LOT 17

24.00' | 18.00'

10.1' | 5.7' | 4' | 10.3' | 5' | 5'

PROPOSED PRIVATE STORM SEWER

EAST 107.98'

20.00' | 22.83' | 18.00' | 18.00' | 22.00' | 27.15'

BLOCK C

JEAN STREET
50' R.O.W.

BERRY STREET
60' R.O.W.

MATCH-LINE

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2023
02	DESIGN DEVELOPMENT SET	xx / xx / 2023
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2023
04	BID SET DOCUMENTS	xx / xx / 2023
05	PERMIT DOCUMENTS	xx / xx / 2023

DESIGNED BY:	
T. WRIGHT	
DRAWN BY:	
T. WRIGHT	
CHECKED BY:	
K. SHEPHERD	
DATE:	
10/12/2023	

1001 N. Goliad Street,
Rockwall, TX 75087
(214) 430-4450
www.verdunity.com
Texas P.E. Firm Registration No. F-13496
Plan prepared by Timothy Wright, P.E.

VERDUNITY

NASH & BERRY
GRAPEVINE, TEXAS

FOCUSED SITE PLAN - NORTH

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931 / 937 / 943 JEAN STREET AND 930 / 936 BERRY STREET

MAYOR | SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 03 OF 20

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

Planning Services Department

STATE OF TEXAS
TIMOTHY E. WRIGHT
137991
LICENSED
PROFESSIONAL ENGINEER

DIGITALLY SIGNED: 10/12/2023

FILE NO.	
XXXXXXXX	
JOB NUMBER:	
102-01	
DATE:	

SHEET C4.1

ISSUANCES		
NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
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VERDUNITY

NASH & BERRY
GRAPEVINE, TEXAS

SCALE: 1" = 10'

JEAN STREET
50' R.O.W.

BERRY STREET
60' R.O.W.

NASH STREET
60' R.O.W.

BLOCK A
BLOCK B
BLOCK C
BLOCK D

LOT 8 (1,764 S.F.)
LOT 9 (1,962 S.F.)
LOT 10 (2,154 S.F.)
LOT 11 (1,709 S.F.)
LOT 12 (1,393 S.F.)
LOT 13 (1,389 S.F.)
LOT 14 (1,755 S.F.)
LOT 15 (2,410 S.F.)
LOT 16 (1,736 S.F.)
LOT 17 (1,427 S.F.)
LOT 18 (1,433 S.F.)
LOT 19 (1,921 S.F.)
LOT 20X (8,656 S.F.)

PROPOSED SHARED ACCESS ESM'T

PROPOSED ONE WAY DRIVE

BERRY STREET EXIT

MATCH-LINE

CONSTRUCT RECEIVING RAMP

BARRIER FREE RAMP

KNEE WALL (TYP)

SAWCUT EXISTING Y-INLET BOX 3' BELOW PROPOSED GRADE AND REPLACE WITH MANHOLE TOP PER CITY OF GRAPEVINE DETAIL GR6010

PROPOSED ROW LINE AFTER ABANDONMENT. SEE PRELIMINARY PLAT.

PROPOSED SIGHT VISIBILITY EASEMENT LINE TO FOLLOW EXISTING PROPERTY LINE

PROPOSED UTILITY EASEMENT

MD-2.0 MD-2.2 MD-2.2 MD-3.7 MD-0.5 MD-3.6

LEGEND

- MUTUAL ACCESS PAVING AND DRIVE APPROACH PAVING
- DRIVEWAY PAVING
- SIDEWALK PAVING
- KNEE WALL
- BUILDING FOUNDATION (REF. ARCH.)
- BUILDING OVERHANG
- EASEMENT LINE
- LOT LINE
- MATCH LINE

FOCUSED SITE PLAN - SOUTH

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

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MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 04 OF 20

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Planning Services Department

STATE OF TEXAS
TIMOTHY E. WRIGHT
137991
LICENSED PROFESSIONAL ENGINEER

DIGITALLY SIGNED: 10/12/2023

FILE NO. XXXXXXXX
JOB NUMBER: 102-01
DATE:

SHEET C4.2

CODE CALCULATIONS

APPLICABLE CODES

- CITY OF GRAPEVINE DEVELOPMENT CODE
  - SECTION 41B - TRANSIT DISTRICT OVERLAY
  - PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
- 2021 IRC W/ CITY OF GRAPEVINE AMENDMENTS (SEC. 7-142)
- 2021 ECC (RESIDENTIAL PROVISIONS)
- NFPA 13R (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN LOW-RISE RESIDENTIAL OCCUPANCIES)

FIRE RATING

EXTERIOR BEARING WALLS	1 hr UL 305
EXTERIOR NON-BEARING WALLS	0 hr
INTERIOR BEARING WALLS	0 hr
INTERIOR NON-BEARING WALLS	0 hr
FLOOR ASSEMBLIES	0 hr
ROOF ASSEMBLIES	0 hr
COLUMNS	0 hr
BEAMS	0 hr
EXTERIOR WALLS	0 hr ; GREATER THAN 5FT
EXTERIOR PROJECTIONS	0 hr ; GREATER THAN 5FT
EXTERIOR OPENINGS	0 hr ; GREATER THAN 5FT
EXTERIOR PENETRATIONS	0 hr ; GREATER THAN 5FT

INSULATION

FENESTRATION U-FACTOR	0.35	MIN.
SKYLIGHT U-FACTOR	0.55	MIN.
GLAZED FEN. SHGC	0.25	MAX.
CEILING R-VALUE	38	MIN.
FRAME WALL R-VALUE	20	MIN.
MASS WALL R-VALUE	8 / 13	MIN.
FLOOR R-VALUE	19	MIN.
BASEMENT WALL R-VALUE	5 / 13	MIN.
SLAB R-VALUE & DEPTH	0	MIN.
CRAWL SPACE WALL R-VALUE	5 / 13	MIN.

LOADS

DEAD LOAD	20 lb / ft^2
LIVE LOAD (FLOOR)	30 lb / ft^2
LIVE LOAD (HAB. ATTIC)	10 lb / ft^2
LIVE LOAD (UNIHAB. ATTIC)	30 lb / ft^2
LIVE LOAD (ROOF) @ 4:12	10 lb / ft^2
WIND LOAD	10 lb / ft^2
WALL	
ROOF	
SNOW LOAD	05 lb / ft^2
STRUCTURAL MEMBERS	L / 240
MASONRY LINTELS	L / 600

SOIL CAPACITY

BEDROCK	12,000 LBS
SEDIMENT ROCK	4,000 LBS
GRAVEL	3,000 LBS
SAND	2,000 LBS
CLAY	1,500 LBS

CLIMATE

WIND CRITERIA	"B" SURROUNDED BY SIM. BLDGS.
EXPOSURE CATEGORY	115 MPH
SPEED	-
EFFECTIVE WIND AREA	NONE
TOPOGRAPHIC EFFECTS	MODERATE
WEATHERING	VERY HIGH
TERMINATE POTENTIAL	6 INCHES
FROST DEPTH LINE	NONE
ICE BARRIER UNDERLAYMENT REQ'MT	REFER TO LOCAL CODES
FLOOD HAZARDS	150
AIR FREEZING INDEX	
MEAN ANNUAL TEMPERATURE	64.9 deg F

SECT. 41B REGULATIONS

THE HIGH-INTENSITY SUB DISTRICT

THE HIGH-INTENSITY SUB DISTRICT FOCUSES ON THE CORE OF THE TRANSIT DISTRICT, THE AREA MOST CLOSELY ADJACENT TO THE RAIL STATION UP TO APPROXIMATELY ONE-QUARTER MILE FROM THE STATION PLATFORM. "HIGH-INTENSITY" REFERS NOT ONLY TO THE DESIRE FOR MODERATELY HIGH LEVELS OF DENSITY, BUT ALSO TO HIGH LEVELS OF ACTIVITY FOCUSED ON PUBLIC USES. WALKABILITY AND PEDESTRIAN AMENITIES ARE VERY IMPORTANT TO THIS SUB-DISTRICT, AS IS LANDSCAPING INCLUDING STREET TREES AND OTHER SHADE ELEMENTS. THE VISION OF THE CITY OF GRAPEVINE FOR THE HIGH INTENSITY SUB-DISTRICT IS FOR IT TO BE THE MOST ENERGETIC AND EXCITING AREA WITHIN THE TRANSIT CORRIDOR. USES WOULD INCLUDE BUT NOT BE LIMITED TO: FAMILY ORIENTED ATTRACTIONS AND ENTERTAINMENT VENUES, LOCAL AND REGIONAL RETAIL AND RESTAURANTS, AND HIGHER DENSITY MIXED USE DEVELOPMENTS. GROUPED CLUSTERS OF USES, ALONG A PEDESTRIAN PATH SIMILAR TO A EUROPEAN VILLAGE WOULD BE APPROPRIATE. SPECIALTY/BOUTIQUE RETAIL IS ENCOURAGED, AS ARE ARTISAN AND CRAFT STUDIOS AND SHOPS. SIDEWALK VENDORS AND KIOSKS MIGHT BE CONSIDERED IN CONJUNCTION WITH APPROPRIATE DEVELOPMENTS. RESIDENTIAL USES SHOULD BE MEDIUM TO HIGH DENSITY OWNER-OCCUPIED PRODUCTS, SUCH AS TOWNHOMES OR CONDOMINIUMS. SEE FIG. 3. ALL USES IN DEVELOPMENTS WITHIN THIS OVERLAY WILL BE CONDITIONAL USES. PLEASE REFER TO THE "PREFERRED USE MATRIX" FOR ADDITIONAL INFORMATION ON POTENTIAL USES WITHIN THIS DISTRICT. USES NOT LISTED IN THIS DOCUMENT MAY BE CONSIDERED, AND APPROPRIATE UNIQUE USES ARE ENCOURAGED.

SPECIFIC STANDARDS

APPLIES (Y/N)

		RAIL/ STREET DEFINITION STANDARDS	
Y	A.	ADDRESSMENT OF RAIL FRONTAGE	• BUILDING FACADES ARE PARALLEL TO STREET
Y	B.	MAIN STREET AND DALLAS ROAD FRONTAGE	• BUILDING FEATURES PROVIDED WITHIN ENCROACHMENT ZONE
		• MODIFICATION OF BUILD-TO LINE	• FEE SIMPLE HOUSING PROVIDED
Y	C.	OTHER STREET FRONTAGE:	• BUILDINGS EXTEND TO INTERIOR LOT LINES WITH ZERO SIDE YARDS
		• BUILD-TO LINE FOR OTHER DESIGNATED STREETS	• BICYCLE CONNECTION PROVIDED
Y	D.	LOT OCCUPANCY, URBAN AREAS	• ON-SITE PARKING PROVIDED
		• ZERO SIDE YARD	• MULTIPLE PEDESTRIAN CONNECTIONS PROVIDED
		• STREET CORNERS	• SIDEWALKS HAVE UNOBSTRUCTED PATH
N	E.	LOT OCCUPANCY SINGLE FAMILY DETACHED	• OTHER SIDEWALKS COMPLY WITH C.O.G. STANDARDS
N	F.	LOT OCCUPANCY SINGLE FAMILY ATTACHED	• WALKWAY CONNECTING TO INTERIOR PEDESTRIAN AREA; REQUEST DEVIATION ON 8FT WIDTH DUE TO FEE SIMPLE HOUSING CHARACTER
Y	G.	EXTENSION OF THE ESTABLISHED STREETSCAPE THEMES	• ALL WALKWAYS CONTINUE ACROSS VEHICULAR DRIVE
		CIRCULATION AND CONNECTIVITY	• PEDESTRIAN ORIENTED COURTYARD PROVIDED
Y	A.	A GENERAL CIRCULATION PLAN	• PEDESTRIAN STREETSCAPE PROVIDED
Y	B.	SIDEWALKS AND WALKWAYS	• OPEN SPACE PROVIDED; REF. TO SITE AREA CALCULATIONS
Y	C.	CREATION OF A SEMI-PUBLIC DOMAIN	• COVERED STOOP PROVIDED; REQUEST DEVIATION ON 6FT DEPTH AS STOOPS ARE RECESSED INTO BUILDING
Y	D.	OPEN SPACE	• SIDEWALK SPACE HAS CONTINUITY OF PAVEMENT, PATTERNING, FURNITURE AND DIVERSITY OF TREES
Y	E.	PORCHES AND STOOPS	• SEMI-PUBLIC DOMAIN PROVIDED WITH COURTYARD
Y	F.	THEMATIC ARTICULATION OF THE SIDEWALK SPACE	• BENCHES PROVIDED
Y	G.	STREET FURNITURE AND APPOINTMENTS	• NON-UNIFORM PEDESTRIAN ORIENTED LIGHTING PROVIDED
Y	H.	ALLEYWAY CONNECTION	• ENTRANCE DRIVE PROVIDED
Y	I.	VEHICULAR ACCESS	

GENERALLY APPLICABLE STANDARDS

APPLIES (Y/N)

Y		**STREET FACING BUILDING STANDARDS**	
Y	A.	BUILDING ARTICULATION AND MASSING	• DEVELOPMENT PROVIDES CONTRIBUTION TO URBAN FABRIC
Y	B.	VEHICLE AND BICYCLE PARKING	• FEE SIMPLE HOUSING PROVIDED WITH TRIPARTITE SCHEME
Y	C.	LOADING AND DRIVE THROUGH FACILITIES	• HABITABLE ATTIC LEVEL SETS BACK FROM THE BLDG LINE
Y		**BUILDING DESIGN**	• MAXIMUM HEIGHT IS UNDER 75FT AND UNDER 6 STORIES
Y	A.	INTEGRITY OF ARCHITECTURAL FORM ARTICULATION:	• MECHANICAL UNITS NOT VISIBLE ON ROOF
Y	B.	INTEGRITY OF MATERIAL USAGE	• BICYCLE PARKING PROVIDED
Y	C.	STOREFRONTS	• STRUCTURED PARKING PROVIDED AS RESIDENTIAL GARAGES
Y	D.	CONT. OPENINGS AND FEATURES WITHIN BUILDING FORM	• ARCHITECTURAL FORM ARTICULATION PROVIDED IN PARAPET DETAILING
Y	E.	HOLISTIC VISUAL TREATMENT OF STRUCTURE	• BRICK ARCHES BEAR AT COLUMNS
Y	F.	ARCHITECTURAL ENCLOSURE	• WOOD, CASTSTONE AND METAL AS RELIEF TO BRICKWORK
Y	G.	MOTIF AND CONTEXT CONTINUITY	• DECORATIVE DETAILING ON BRICKWORK AND RELIEF MATERIALS
Y	H.	BUILDING ENTRANCES	• BALASTRADES ARE TO MODERN INDUSTRIAL STYLE OF BUILDINGS
Y	I.	RELIEF-IN-ARTICULATION	• SCALE IS APPROPRIATE TO MODERN INDUSTRIAL STYLE OF BUILDINGS
Y	J.	WINDOW SURROUNDS AND BELT COURSES	• BRICKWORK IS PROVIDED WITH MATERIAL INTEGRITY RELATED TO COURSING, CORBELING AND RELIEF
Y	K.	MATERIAL CHANGE:	• ELEVATIONS ARE ORGANIZED FUNCTIONALLY TO THE INTERIOR AND PROPORTIONALLY WITH ALIGNMENT TO THE EXTERIOR
Y	L.	ROOF SCREENING AND APPURTENANCES	• WINDOWS ALIGN HORIZONTALLY AND VERTICALLY
Y		**BUILDING CONSTRUCTION**	• UPPER FLOOR WINDOWS ARE SET MORE THAN 3FT BELOW THE PARAPET HEIGHT
Y	A.	PRIMARY VENEER MATERIAL	• WINDOWS ARE ARTICULATED WITH TRIM DETAILING AND INSET MORE THAN 4 INCHES FROM FACE OF WALLS
Y	B.	SECONDARY VENEER MATERIAL	• WINDOW AND DOOR SURROUNDS PROVIDED AS WOOD TRIM / METAL FLASHING
Y	C.	PROHIBITED MATERIALS	• BELT COURSES ARE PROVIDED WITHIN BRICK PATTERNING AT FLOOR ELEVATIONS
Y	D.	ROOF MATERIAL	• ALL OUTSIDE CORNERS ARE MODULAR BRICK, TYP.
Y	E.	WINDOW GLAZING	• PRIMARY VENEER MATERIAL IS MODULAR BRICK; REF. CLADDING SURFACE CALCULATIONS ON ELEVATION SHEETS
Y	F.	CARPENTERED EXTERIOR TRIM	• SOLID WOOD SIDING IS PROVIDED AS RELIEF MATERIAL PER ELEVATIONS SHEETS
Y	G.	WALL CONSTRUCTION	• PITCHED ROOFS ARE PROVIDED WITH TRUE STANDING SEAM METAL ROOFING
Y		**LANDSCAPING**	• PARAPET CAPS ARE PROVIDED AS CAST STONE
Y	A.	STREET AND RAIL FRONTAGE LANDSCAPING	• GLAZING IS PROVIDED AS CLEAR GLASS WITH LESS THAN 27% REFLECTIVITY
Y	B.	OTHER PLANTING IN THE STREETSCAPE PLANTING ZONE	• ALL EXTERIOR TRIM IS PROVIDED AS HIGH QUALITY FINISHED GRADE WOOD STOCK
Y	C.	INSTALLATION OF THEMATIC ROW TREES AND PLANTING ZONE	• LANDSCAPING DESIGN PROVIDED IN ACCORDANCE WITH STREETSCAPE PLANTING ZONE AND THEMATIC ROW TREES AS INDICATED ON LANDSCAPE SHEETS
Y	D.	PARK AND PLAZA LANDSCAPING	• INTERNAL COURTYARD FUNCTIONS AS SEMI-PUBLIC PLAZA SPACE AMENITY IN ACCORDANCE WITH HIGH-INTENSITY SUB DISTRICTS
Y	E.	MAINTENANCE	• TREES ARE PROVIDED IN EXCESS OF ONE TREE EVERY 350 SF
Y	F.	SUBMISSION OF A SITE LANDSCAPE PLAN	• ORNAMENTAL TREES PROVIDED IN ACCORDANCE WITH DISTRICT PLANT LIST
Y		**LIGHTING**	• LOW AMBIENT NIGHT TIME LIGHT PROVIDED AT STREET AND WITHIN COURTYARD
Y		**OUTDOOR FURNISHINGS**	• LIGHTING TYPES PROVIDED IN ACCORDANCE WITH DISTRICT STANDARDS AS HOODED LAMP ENTRY SCONCES, LOW HEIGHT BOLLARDS, TREE LIGHTS AND ARM MOUNT POLE LIGHTS PER LANDSCAPE SHEETS
Y		**SIGNAGE**	• OUTDOOR FURNISHINGS PROVIDED TO ACTIVATE SEMI-PUBLIC DOMAIN WITH BENCHES, BOLLARDS, WAY-FINDING DEVICES
			• SIGN SIZE AND LOCATION IN ACCORDANCE WITH DISTRICT STANDARDS; REF. SITEPLAN NOTES

PROJECT DESCRIPTION

THE PROJECT IS A ONE-ACRE RESIDENTIAL TOWNHOME DEVELOPMENT COMPRISED OF 19 THREE STORY SINGLE- FAMILY SINGLE-FAMILY TOWNHOME DWELLINGS. SITE LOCATED AT 943 JEAN ST. WITHIN THE TRANSIT DISTRICT OVERLAY OF GRAPEVINE, TEXAS.

THE STRUCTURES WILL BE SEPARATED BY ONE-HOUR FIRE RATED WALLS AND COMPRISED OF STICK FRAME CONSTRUCTION WITH STONE AND BRICK VENEER AND SUPPORTED BY SLAB ON GRADE FOUNDATIONS WITH CASED DRILLED PIERS AS THE BASIS OF DESIGN RECOMMENDED BY THE PROJECT'S GEO-TECHNICAL ENGINEERS.

THE GOAL OF THE PROJECT IS TO PROVIDE 19 HIGH QUALITY AND ENERGY EFFICIENT DWELLING UNITS THAT FIT IN THE ARCHITECTURAL CHARACTER OF THE DISTRICT AND EXCEED STANDARDS OF COMPARABLE URBAN REAL ESTATE OPTIONS THROUGH CRAFTSMEN DETAILING, CALCULATED BUILDING DESIGN PERFORMANCE AND A COMPREHENSIVE SITE DESIGN EMPHASIZING DWELLING VARIETY THROUGH UNIQUE STREETSCAPE USES FROM EACH SITE BOUNDARY.

THE MISSION OF THE PROJECT IS TO PROVIDE GRAPEVINE AND NEARBY POPULATION A LUXURY URBAN DWELLING EXPERIENCE THAT ALLOWS A VARIETY OF DEMOGRAPHICS OPPORTUNITIES TO GROW BUSINESSES AND FAMILIES IN DOWNTOWN GRAPEVINE. THE PREPARATION OF THE DESIGN HAS INCLUDED A DETAILED DUE DILIGENCE EXERCISE IDENTIFYING ATTRACTIVE FEASIBLE MARKETS, SITE ANALYSIS AND LOCAL STAKEHOLDER INTERVIEWS AND IDEAL SPACE PROGRAMMING SUITED FOR A LONG-TERM VITALITY OF THE PROPERTY.

THE SCOPE OF WORK IS COMPRISED OF THE FOLLOWING COMPONENTS:

- SITE WORK IS DIVIDED INTO 20 LOTS ONE CENTRAL SHARED OPEN SPACE LOT. ACCESS IS PROVIDED THROUGH THE USE OF A ONE-WAY INTERNAL DRIVE GOVERNED BY SHARED ACCESS EASEMENT BETWEEN LOT OWNERS. THE SITE WILL BE POWERED WITH (2) NEW PAD MOUNTED TRANSFORMERS AND UNDERGROUND POWER SERVICE TO INDIVIDUALLY METERED DWELLINGS.
- EACH LOT WILL HAVE A MINIMUM OF 2 PARKING SPACES PROVIDED WITH DRIVEWAY ACCESS TO TUCK UNDER PRIVATE GARAGES
- TRASH AND RECYCLING WILL BE PICKED UP BY A TRUCK OUTSIDE OF EACH PRIVATE GARAGE USING CONVENTIONAL RESIDENTIAL BINS. POSTAL SERVICE WILL DELIVER TO A CENTRAL OUTDOOR MAIL CLUSTER LOCATED IN THE COURTYARD.
- THE SITE HAS A LANDSCAPED PEDESTRIAN AREA IN THE COURTYARD IN ADDTION TO PRIVATE YARDS AND PRIVATE OVERLOOKING TERRACES. THERE IS AN ACCESSIBLE ROUTE IMPROVED PAVING SURFACES, LANDSCAPE PLANTERS, BENCHES AND AND SURFACE PAVERS, COURTYARD DRAINAGE SYSTEM, STREETSCAPE LIGHTING AND VEGETATION.
- THE DWELLINGS ARE CONSTRUCTED OF MASONRY VENEER OVER CONVENTIONAL LIGHT WOOD STRUCTURE WITH 2" MIN OF CONTINUOUS EXTERIOR INSULATION AND A VARIETY OF WOOD FRAMED THERMALLY BROKEN OPERABLE WINDOWS AND DOORS WITH FULL CAVITY ENCAPSULATION.
- EACH DWELLING HAS A STEPPED METAL ROOF WITH A PORTION OF HABITABLE ATTIC AND LOW-SLOPE ROOF DECK AT SELECTIVE LOCATIONS.
- EACH DWELLING IS PROTECTED WITH 1-HR FIRE RATED LOAD BEARING SEPERATION WALL AND 4FT OF FIRE RATED ROOF DECK ABOVE THE DWELLING SEPERATION WALL.
- THE DWELLINGS RELY ON MINI-SPLIT HEAT PUMP HVAC SYSTEMS, ELECTRIC APPLIANCES AND ELECTRIC HOT WATER HEATERS FOR OPERATION.
- ADDITIONAL FEATURES AND AMENITIES INCLUDE PRIVATE ELEVATORS, JULIETTE BALCONIES, CUSTOM INTERIOR DESIGN INCLUDES LEVEL 5 FINISHING, BUILT-IN CABINETRY, WOOD FLOORS, LED LOW- VOLTAGE LIGHTING, AND WATER SENSE FIXTURES

ISSUANCES

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GRAPEVINE STANDARD SITEPLAN &LANDSCAPE NOTES

SITE PLAN

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 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.

LANDSCAPE PLAN

1. Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting. Hedges, where installed, shall be planted and maintained to form a continuous, unbroken, solid, visual screen which will be three (3) feet high within one (1) year after time of planting.
2. All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

SITE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	LIGHT INDUSTRIAL	NONE (TRANSIT DISTRICT OVERLAY)
LAND USE (FROM ZONING ORDINANCE)	COMMERCIAL/ MIXED USE	RESIDENTIAL (TRANSIT DISTRICT OVERLAY)
TOTAL LOT AREA (SQ.FT. & ACRES)	N/A	44,204 SQ FT (1.015 ACRES)
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQ.FT.)	N/A	21,820 SQ FT
TOTAL BUILDING AREA (SQ.FT.)	N/A	54,810 NET
BUILDING HEIGHT (FT. & NO. OF STORIES)	75 FT& 6 STORIES	49 FT & 4 STORIES
FLOOR AREA RATIO	NONE	1.24
OPEN STORAGE (SQ.FT.)	NONE	N/A
RESIDENTIAL UNITS		
BUILDING DISTANCE SEPARATION	NONE	ZERO LOT AT FIRE SEPERATION & 20' MIN. BETWEEN BLOCKS
# OF STUDIOS/EFFICIENCIES/MINIMUM UNIT SIZE	NONE	NONE
# OF 1 BEDROOMS/MINIMUM UNIT SIZE	NONE	NONE
# OF 2 BEDROOMS/MINIMUM UNIT SIZE	NONE	NONE
# OF 3 BEDROOMS/MINIMUM UNIT SIZE	NONE	6/ 2,364 SQ FT
# OF 4 BEDROOMS/MINIMUM UNIT SIZE	NONE	4/ 3,207 SQ FT
# OF 5 BEDROOMS/MINIMUM UNIT SIZE	NONE	9/ 2,770 SQ FT
TOTAL UNIT COUNT	NONE	19
RESIDENTIAL DENSITY	NONE	21.5 (DWELLINGS PER ACRE)
PARKING		
PARKING RATIO (FROM ZONING ORDINANCE)	2 PER HOME (38 TOTAL)	2 TO 4 PER HOME (55 TOTAL)
ACCESSIBLE PARKING (NO. OF SPACES)	NONE	N/A

LOT TABULATIONS

		LOT DATA AREA	LOT COVERAGE DATA			BLDG. DATA			UNIT MIX		
LOT	BL.	AREA	BLDG.	PERM.	PAVING	NET	GROSS	HT.	BEDS	BATH	PARK'G
01	A	2,831	1604	973	254	2,770	5,145	46.5 FT	5	4.5	4
02	A	1,884	1224	110	550	2,877	4,696	46.5 FT	5	4.5	4
03	A	1,890	1224	162	504	2,877	3,976	46.5 FT	5	4.5	2
04	A	1,897	1224	157	516	2,877	3,976	46.5 FT	5	4.5	2
05	A	2,106	1134	402	570	2,877	3,886	46.5 FT	5	4.5	2
06	B	2,131	1247	399	485	3,315	4,830	48.7 FT	5	4.5	2
07	B	1,756	1296	276	184	3,373	4,921	48.7 FT	5	4.5	2
08	B	1,764	1296	215	253	3,373	4,921	48.7 FT	5	4.5	2
09	B	1,962	1296	126	540	3,372	4,948	48.7 FT	5	4.5	2
10	C	2,154	1327	547	280	3,218	4,643	47.5 FT	4	3.5	3
11	C	1,709	1174	35	500	3,207	4,415	47.5 FT	4	3.5	4
12	C	1,393	864	275	254	2,382	3,249	47.5 FT	3	3.5	3
13	C	1,389	864	271	254	2,382	3,249	47.5 FT	3	3.5	3
14	C	1,755	864	637	254	2,382	3,181	47.5 FT	3	3.5	3
15	D	2,410	1412	55	987	3,223	4,898	45.5 FT	4	3.5	3
16	D	1,736	1178	50	464	3,212	4,589	45.5 FT	4	3.5	4
17	D	1,427	864	116	447	2,364	3,217	45.5 FT	3	3.5	3
18	D	1,433	864	88	481	2,364	3,197	45.5 FT	3	3.5	3
19	D	1,921	864	239	818	2,365	3,327	45.5 FT	3	3.5	2
20	-	8,656	-	548	8,108	-	-	-	-	-	2
PROPERTY		**44,204**	**21,820**	**5,821**	**16,563**	**54,810**	**79,264**	**-**	**79**	**66 19**	**55**
STREETSCAPE		**9,234**	**-**	**3,543**	**6,743**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL		**53,438**	**21,820**	**9,197**	**23,473**						

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 05 OF 20

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

Planning Services Department

PROJECT INFORMATION

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
-

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PROJECT no. 2102

NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
PROJECT INFORMATION
10/05/23

SHEET NO. A011

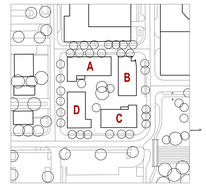
As indicated

CLADDING CALCULATIONS

BLOCK	A				B				C				D			
LOCATION	FRONT	BACK	SIDE E	SIDE W	FRONT	BACK	SIDE N	SIDE S	FRONT	BACK	SIDE E	SIDE W	FRONT	BACK	SIDE N	SIDE S
WALL AREA	2870 SF	2464 SF	1349 SF	1345 SF	2351 SF	2432 SF	1156 SF	1464 SF	2044 SF	1856 SF	1156 SF	1310 SF	2044 SF	1856 SF	1395 SF	1359 SF
SECONDARY FEATURES	255 SF	386 SF	356 SF	352 SF	107 SF	399 SF	317 SF	71 SF	96 SF	177 SF	335 SF	431 SF	90 SF	201 SF	191 SF	599 SF
OPENINGS AREA	1241 SF	1729 SF	357 SF	235 SF	1680 SF	1579 SF	391 SF	330 SF	1475 SF	1582 SF	598 SF	249 SF	1481 SF	1558 SF	627 SF	263 SF
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MASONRY COVERAGE RATIO	100%				100%				100%				100%			
SOLID - TO - VOID RATIO	24.4%				32.6%				31.4%				31.4%			

ELEVATION NOTES

- FINISH FLOOR ELEVATION WITHIN GROUND LEVEL IS WITH SLAB (RELATIVE TO DATUM 612'-0").
- ALL DIMENSIONS ARE TO FACE OF CONCRETE (F.O.C.), FACE OF STUD (F.O.S.) OR FACE OF FINISH (F)
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- TOP OF CONCRETE SLAB IS FINISH FLOOR FOR GROUND LEVEL AND TOP OF FLOOR MATERIAL IS FINISH FLOOR FOR UPPER LEVELS U.N.O.
- SIDE YARD BUFFER AREA



KEY PLAN 1" = 200'-0"

ISSUANCES

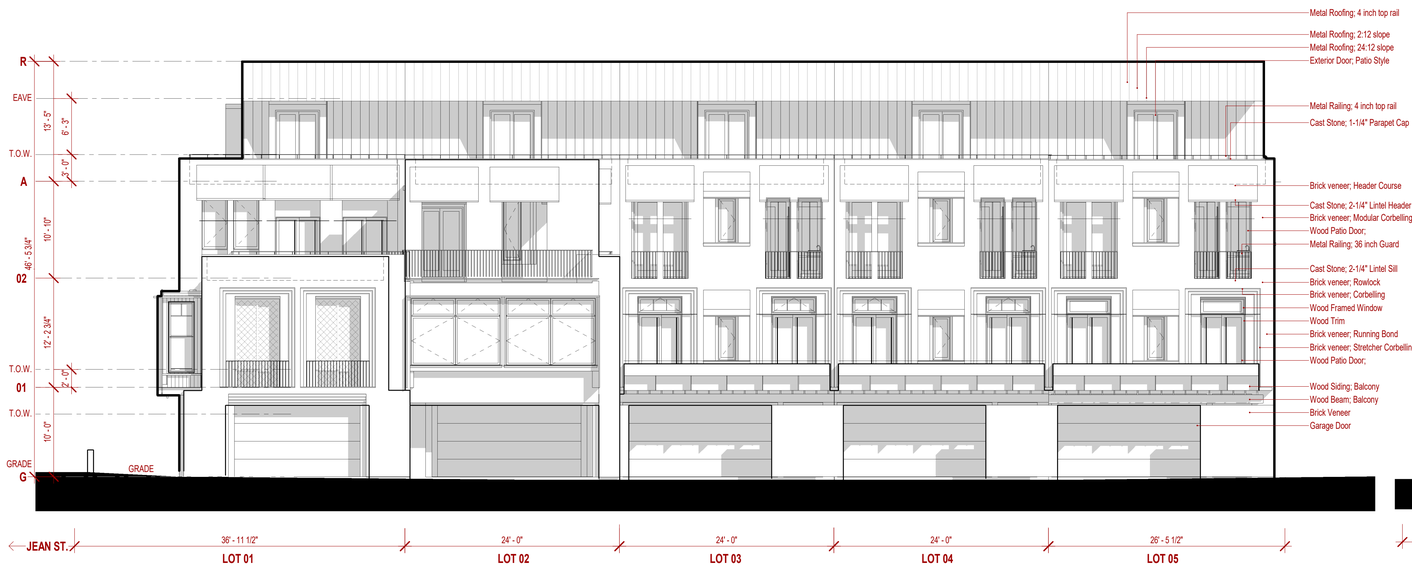
NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2023
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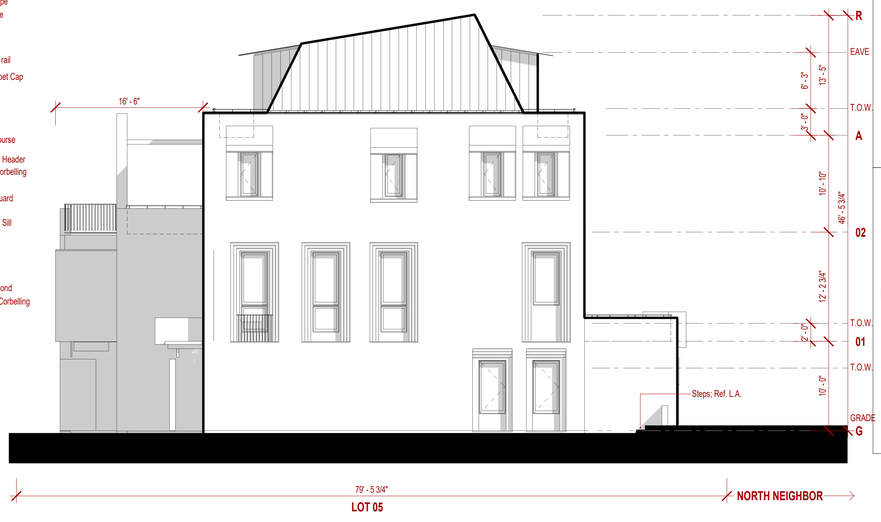
1 BLOCK A - WEST ELEVATION
1/8" = 1'-0"



2 BLOCK A - NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK A - SOUTH ELEVATION
1/8" = 1'-0"



4 BLOCK A - EAST ELEVATION
1/8" = 1'-0"

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 06 OF 20

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

Planning Services Department

BLOCK A ELEVATIONS

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION
ABSTRACT NO. 422
City of Grapevine, Tarrant County, Texas
1.015 acres or 44,204 sq. ft.
Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
–

PROJECT no. 2102
NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
BLOCK A ELEVATIONS
10/12/23

SHEET NO. A211

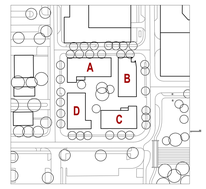
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CLADDING CALCULATIONS

BLOCK	A				B				C				D			
LOCATION	FRONT	BACK	SIDE E	SIDE W	FRONT	BACK	SIDE N	SIDE S	FRONT	BACK	SIDE E	SIDE W	FRONT	BACK	SIDE N	SIDE S
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SECONDARY FEATURES	255 SF	386 SF	356 SF	352 SF	107 SF	399 SF	317 SF	71 SF	96 SF	177 SF	335 SF	431 SF	90 SF	201 SF	191 SF	599 SF
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MASONRY COVERAGE RATIO	100%				100%				100%				100%			
SOLID - TO - VOID RATIO	24.4%				32.6%				31.4%				31.4%			

ELEVATION NOTES

- FINISH FLOOR ELEVATION WITHIN GROUND LEVEL IS WITH SLAB (RELATIVE TO DATUM 612'-0").
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- SIDE YARD BUFFER AREA



KEY PLAN 1" = 200'-0"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2023
02	DESIGN DEVELOPMENT SET	xx / xx / 2023
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2023
04	BID SET DOCUMENTS -	xx / xx / 2023
05	PERMIT DOCUMENTS	xx / xx / 2023



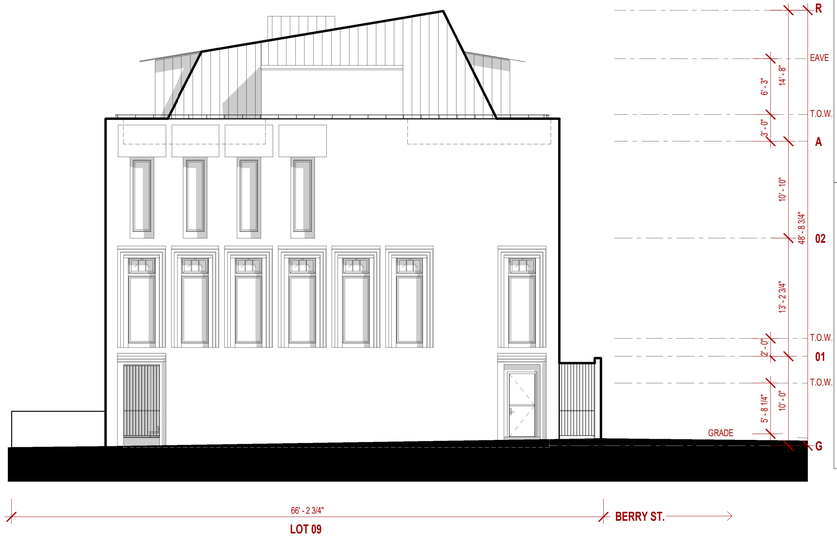
1 BLOCK B - NORTH ELEVATION
1/8" = 1'-0"



2 BLOCK B - EAST ELEVATION
1/8" = 1'-0"



3 BLOCK B - WEST ELEVATION
1/8" = 1'-0"



4 BLOCK B - SOUTH ELEVATION
1/8" = 1'-0"

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 07 OF 20

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

Planning Services Department

BLOCK B ELEVATIONS

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION
ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI" Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
–

PROJECT no. 2102
NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
BLOCK B ELEVATIONS
10/12/23

SHEET NO. A212
As indicated

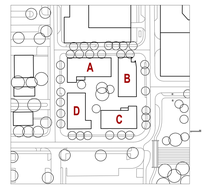
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CLADDING CALCULATIONS

BLOCK	A				B				C				D			
LOCATION	FRONT	BACK	SIDE E	SIDE W	FRONT	BACK	SIDE N	SIDE S	FRONT	BACK	SIDE E	SIDE W	FRONT	BACK	SIDE N	SIDE S
WALL AREA	2870 SF	2464 SF	1349 SF	1345 SF	2351 SF	2432 SF	1156 SF	1464 SF	2044 SF	1856 SF	1156 SF	1310 SF	2044 SF	1856 SF	1395 SF	1359 SF
SECONDARY FEATURES	255 SF	386 SF	356 SF	352 SF	107 SF	399 SF	317 SF	71 SF	96 SF	177 SF	335 SF	431 SF	90 SF	201 SF	191 SF	599 SF
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MASONRY COVERAGE RATIO	100%				100%				100%				100%			
SOLID - TO - VOID RATIO	24.4%				32.6%				31.4%				31.4%			

ELEVATION NOTES

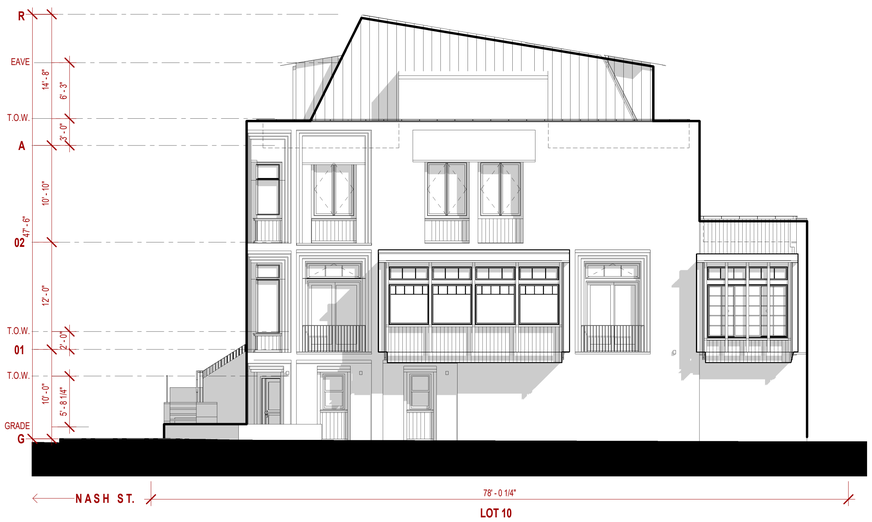
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KEY PLAN 1" = 200'-0"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
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01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2023
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04	BID SET DOCUMENTS -	xx / xx / 2023
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1 BLOCK C - EAST ELEVATION
1/8" = 1'-0"



2 BLOCK C - SOUTH ELEVATION
1/8" = 1'-0"



3 BLOCK C - NORTH ELEVATION
1/8" = 1'-0"



4 BLOCK C - WEST ELEVATION
1/8" = 1'-0"

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 08 OF 20

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

Planning Services Department

BLOCK C ELEVATIONS

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

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STRUCTURAL ENG.
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ADDRESS

OWNER
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–

PROJECT no. 2102
NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
BLOCK C ELEVATIONS
10/12/23

SHEET NO. A213
As indicated

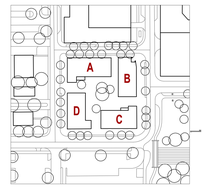
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CLADDING CALCULATIONS

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ELEVATION NOTES

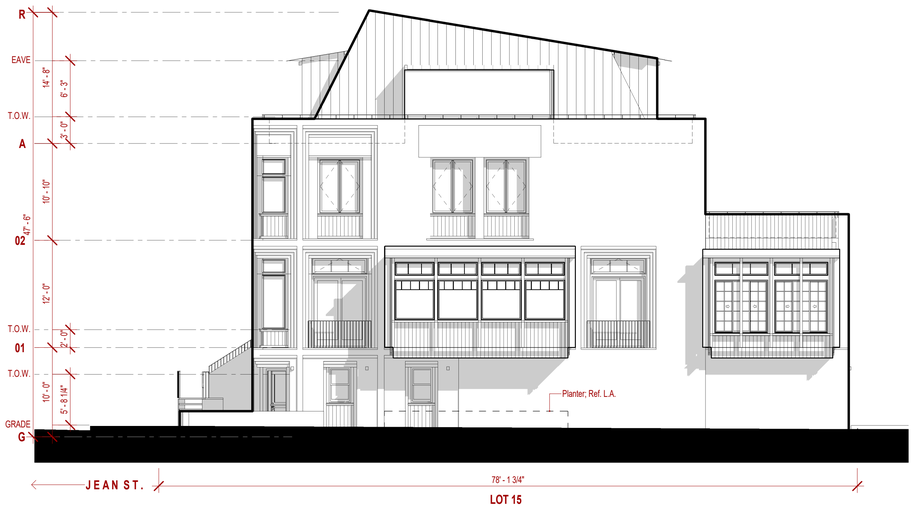
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KEY PLAN 1" = 200'-0"

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1 BLOCK D - SOUTH ELEVATION
1/8" = 1'-0"



2 BLOCK D - WEST ELEVATION
1/8" = 1'-0"



3 BLOCK D - EAST ELEVATION
1/8" = 1'-0"



4 BLOCK D - NORTH ELEVATION
1/8" = 1'-0"

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 09 OF 20

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

Planning Services Department

BLOCK D ELEVATIONS

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

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1.015 acres or 44,204 sq. ft.

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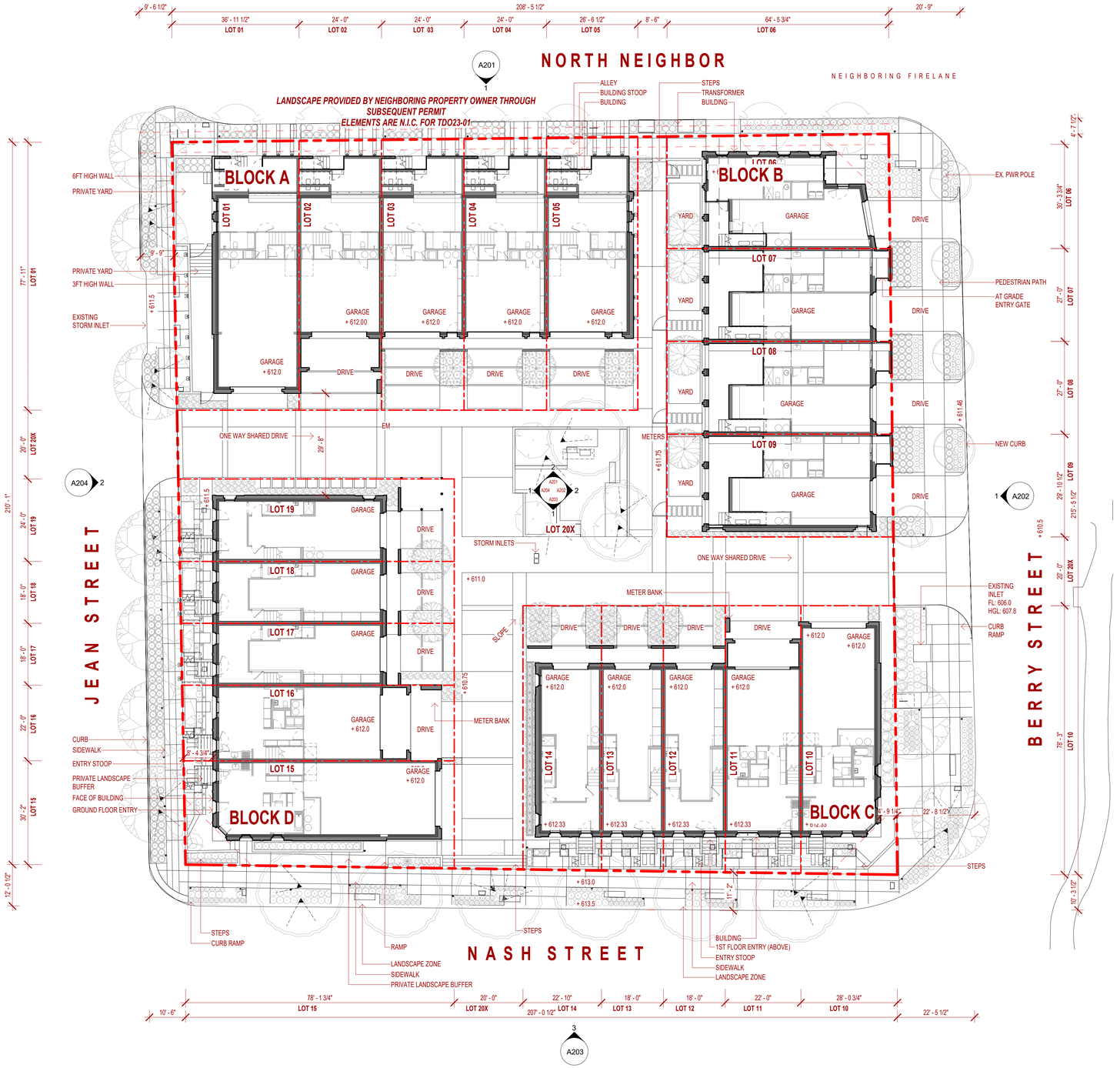
PROJECT no. 2102
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931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
BLOCK D ELEVATIONS
10/12/23

SHEET NO. A214

As indicated

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1 | 01 OVERALL SITE - GROUND FLOOR PLAN
1/16" = 1'-0"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2023
02	DESIGN DEVELOPMENT SET	xx / xx / 2023
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2023
04	BID SET DOCUMENTS	xx / xx / 2023
05	PERMIT DOCUMENTS	xx / xx / 2023

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR | SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 10 OF 20

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

Planning Services Department

GROUND FLOOR OVERALL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
–

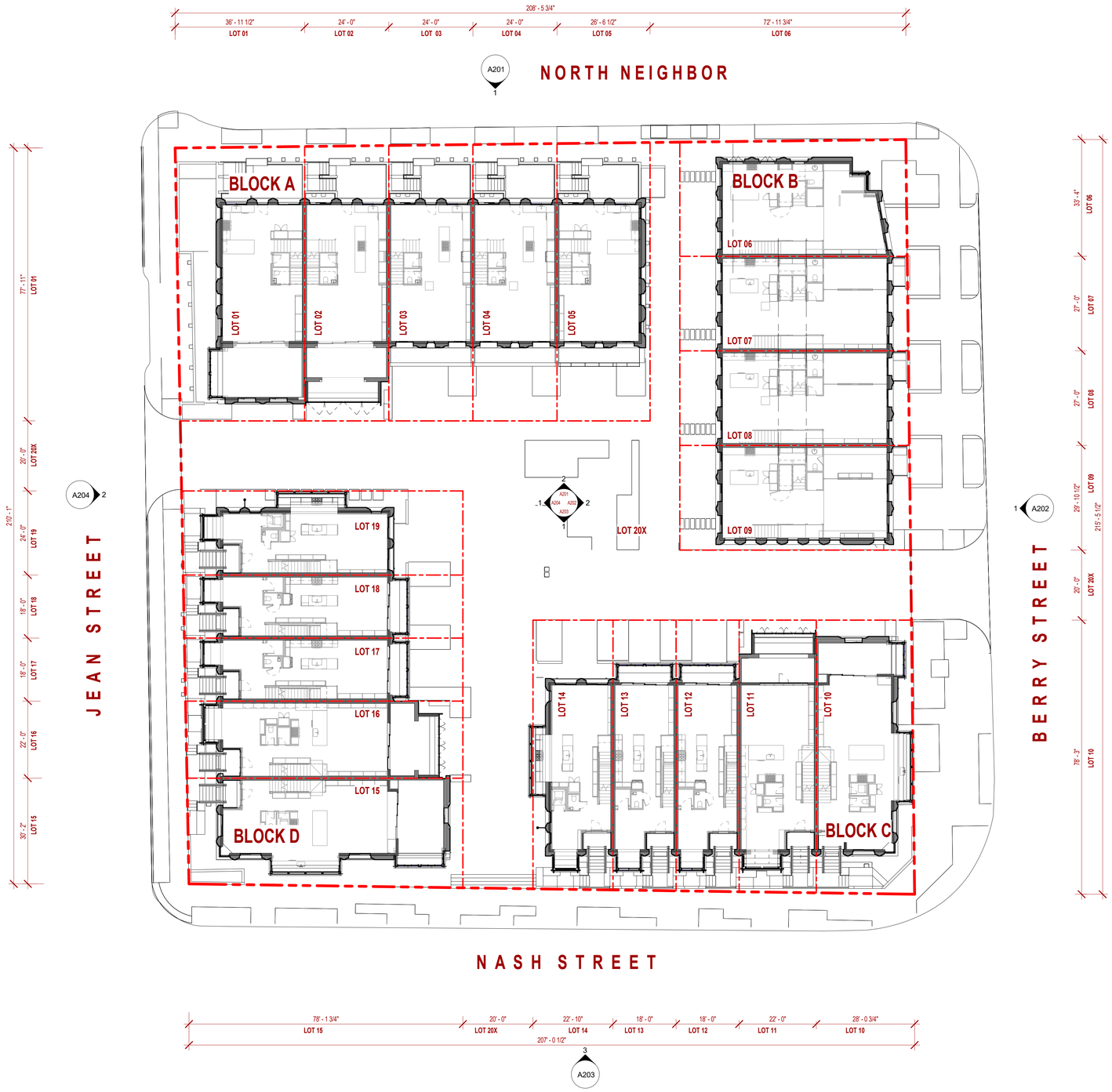
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PROJECT no. 2102
NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
GROUND FLOOR OVERALL PLAN
10/05/23

SHEET NO. A110

1/16" = 1'-0"



1 OVERALL SITE - 1ST FLOOR PLANS
1/16" = 1'-0"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023
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04	BID SET DOCUMENTS	xx / xx / 2023
05	PERMIT DOCUMENTS	xx / xx / 2023

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 11 OF 20

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

Planning Services Department

FIRST FLOOR OVERALL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

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ADDRESS

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BERRY, JEAN AND NASH LLC
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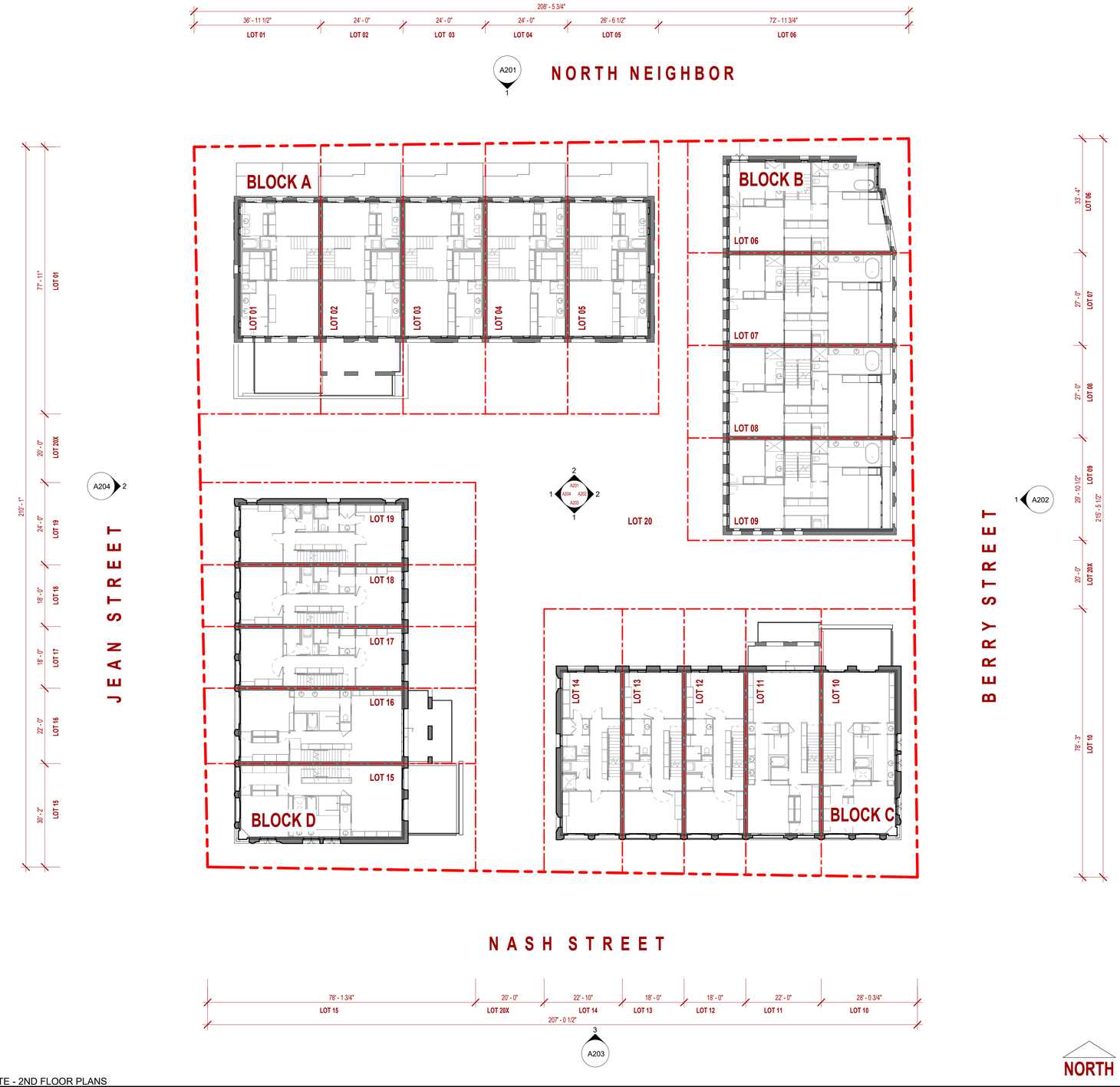
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PROJECT no. 2102
NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
FIRST FLOOR OVERALL PLAN
10/05/23

SHEET NO. A120

1/16" = 1'-0"



1 OVERALL SITE - 2ND FLOOR PLANS
1/16" = 1'-0"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2023
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04	BID SET DOCUMENTS	xx / xx / 2023
05	PERMIT DOCUMENTS	xx / xx / 2023

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 12 OF 20

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

Planning Services Department

SECOND FLOOR OVERALL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

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STRUCTURAL ENG.
NAME
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OWNER
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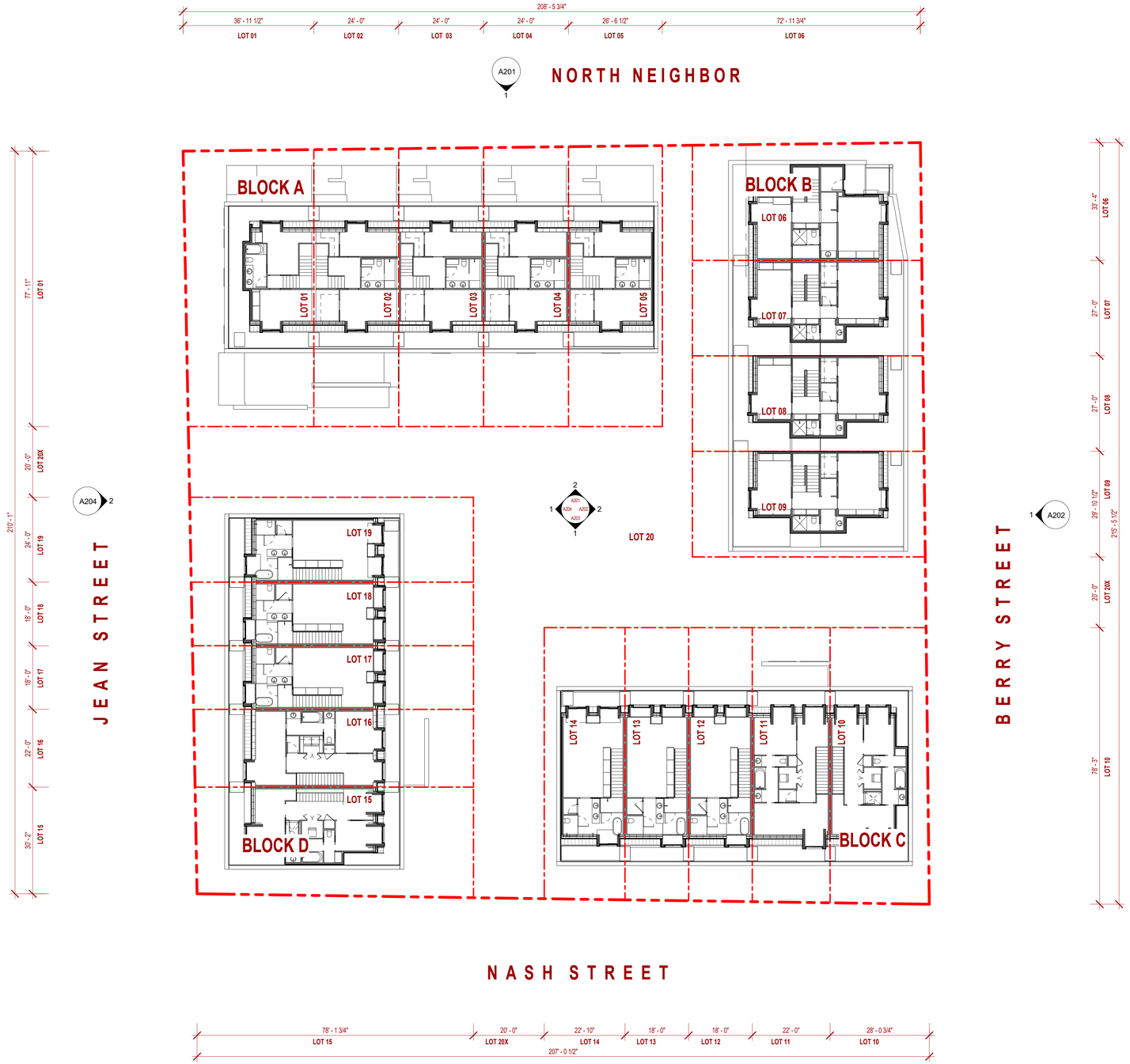
PROJECT no. 2102
NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
SECOND FLOOR OVERALL PLAN
10/05/23

SHEET NO. A130

1/16" = 1'-0"

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1 OVERALL SITE - ATTIC PLANS

1/16" = 1'-0"

NORTH

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023
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02	DESIGN DEVELOPMENT SET	xx / xx / 2023
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2023
04	BID SET DOCUMENTS	xx / xx / 2023
05	PERMIT DOCUMENTS	xx / xx / 2023

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 13 OF 20

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

Planning Services Department

ATTIC FLOOR OVERALL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
–

PROJECT no. 2102
NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
ATTIC FLOOR OVERALL PLAN
10/05/23

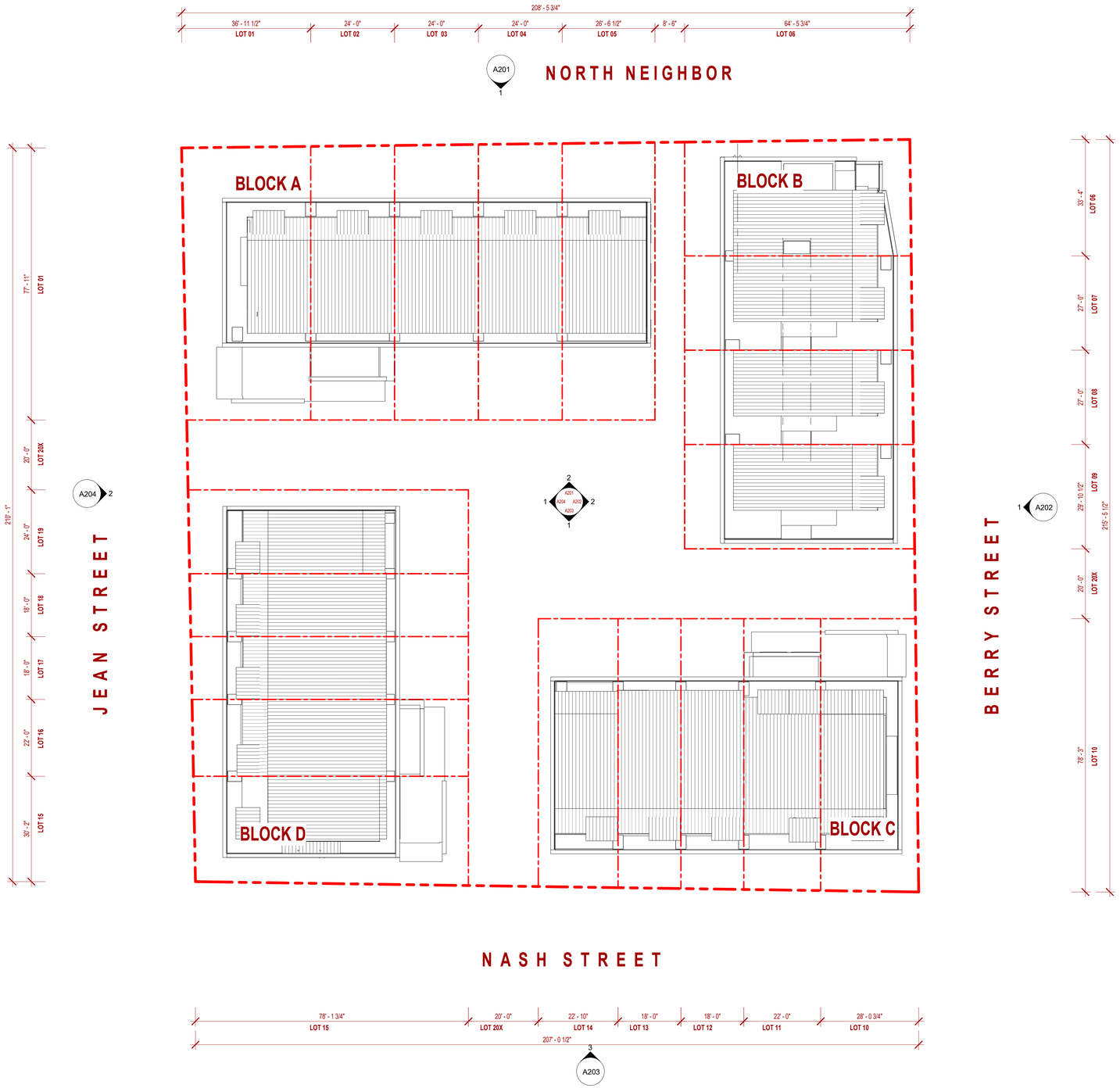
SHEET NO. A140

1/16" = 1'-0"

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ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
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03	OWNER APPROVAL DOCUMENTS	xx / xx / 2023
04	BID SET DOCUMENTS	xx / xx / 2023
05	PERMIT DOCUMENTS	xx / xx / 2023



1 OVERALL SITE - ROOF PLANS
1/16" = 1'-0"

NORTH

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 14 OF 20

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

Planning Services Department

ROOF OVERALL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

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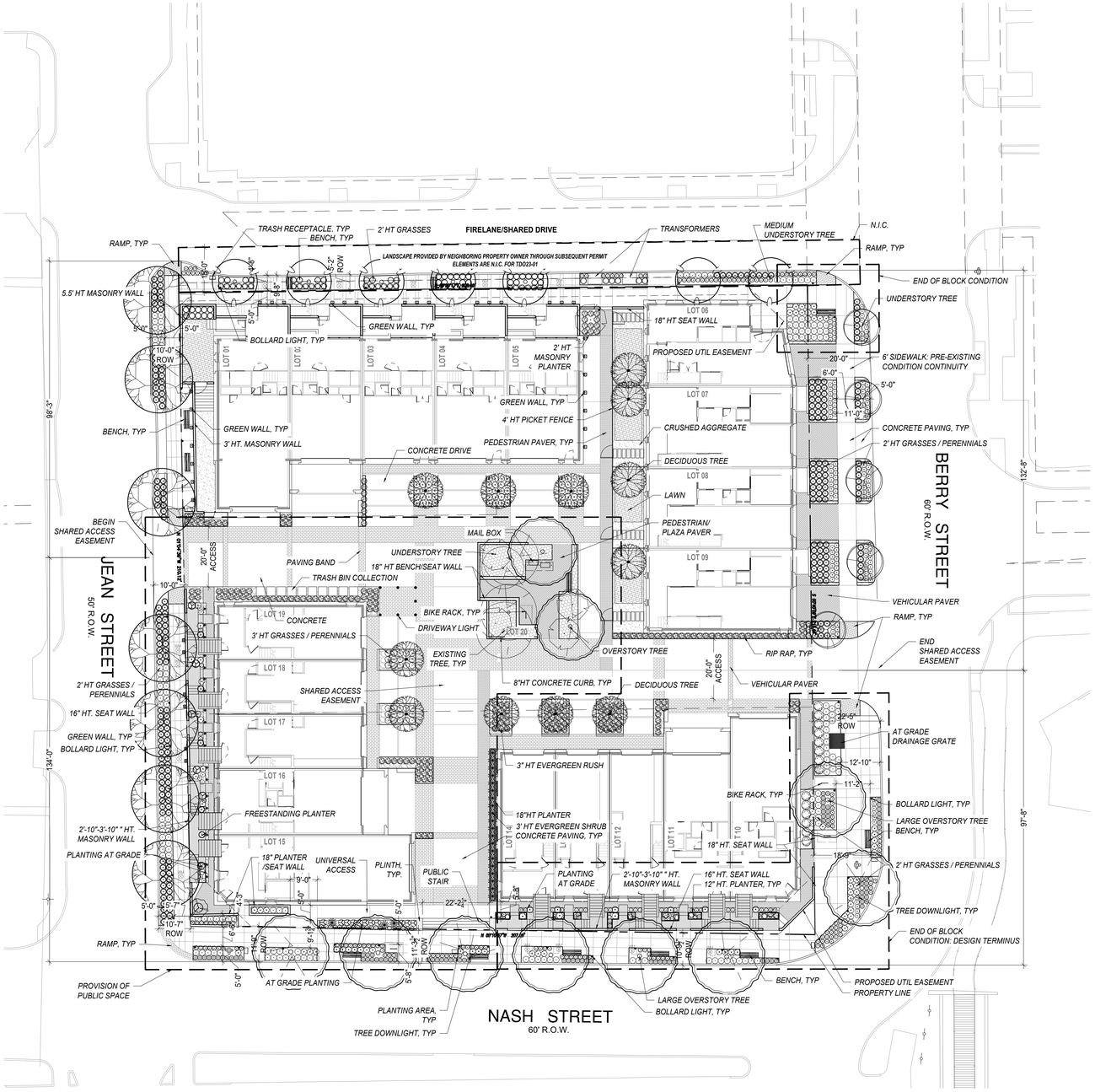
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PROJECT no. 2102
NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
ROOF OVERALL PLAN
10/05/23

SHEET NO. A150

1/16" = 1'-0"



1 SITE PLAN 1"=20'-0"

NORTH GRAPHIC SCALE: 1"=20'-0"

SYMBOLS LEGEND

- PROPERTY LINE
- CENTER LINE
- SCORING

ABBREVIATIONS

CL	CENTER LINE
CONC.	CONCRETE
DIM.	DIMENSION
DN.	DOWN
EQ.	EQUAL
F.G.	FINISH GRADE
GALV.	GALVANIZED
MIN.	MINIMUM
MAX.	MAXIMUM
MFR.	MANUFACTURER
MH	MANHOLE
MISC.	MISCELLANEOUS
MTL.	METAL
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
QTY.	QUANTITY
ROW	RIGHT OF WAY
STL.	STEEL
S.S.	STAINLESS STEEL
T.B.A.	TO BE DETERMINED
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023

NOTE:

- LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.
- ADJACENT PROPERTIES ARE SHOWN FOR EXISTING CONDITIONS AND CONTEXT ONLY. WORK ON ADJACENT PROPERTY IS EXCLUDED FROM THIS PROJECT SCOPE.

ATTENTION:

NOTHING ERECTED 3-6 FEET IN HEIGHT PERMITTED TO BLOCK THE LINE OF SITE WITHIN THE SITE VISIBILITY EASEMENT AT THE INTERSECTIONS OF BERRY STREET AND NASH STREET AND ALSO NASH STREET AND JEAN STREET

LANDSCAPE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED	PROPOSED
LANDSCAPE AREA		
LANDSCAPE PERIMETER AREA (SQUARE FEET)		3,254 S.F.
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SQUARE FEET)		2,567 S.F.
ADDITIONAL INTERIOR LANDSCAPE AREA		
OTHER LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET)		
TOTAL LANDSCAPE AREA		5,821 S.F.
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)		21,820 S.F.=49%
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)		16,563 S.F. = 38%
OTHER IMPERVIOUS AREA (WALLS)		
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	4,420 SF =10%	5,821 SF = 13%
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)		38,383 S.F. = 87%

*CALCULATIONS DO NOT INCLUDE AREAS LABELED N.I.C. - NEIGHBORING PROPERTY TO THE NORTH.

FURNISHING CALCULATIONS

TOTAL SITE AREA	44,204 S.F.
TOTAL LANDSCAPE AREA	5,821 S.F.
SEMI-PUBLIC HARDSCAPE (EXCLUDES SHARED DRIVE)	3,865 S.F.
BIKE RACKS PROVIDED	4
BENCHES REQ. =3,928/200 =19 X 6' = 114' L.F.	114' L.F.
BENCHES PROVIDED 10 BENCHES + 134' L.F. SEATWALL	194' L.F.
TRASH RECEPTACLES REQ. =19/3 = 6	6
TRASH RECEPTACLES PROVIDED	6

*CALCULATIONS DO NOT INCLUDE AREAS LABELED N.I.C. - NEIGHBORING PROPERTY TO THE NORTH.

DO NOT SCALE

FOR DIMENSIONAL CLARIFICATION CONTACT LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION

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CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 JEAN STREET AND 930/ 936 BERRY STREET

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 15 OF 20

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

Planning Services Department

Landscape Site Plan

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

REGISTERED LANDSCAPE ARCHITECT
CHRISTA L MCMAHEN
2836
STATE OF TEXAS
07/03/2023

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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC

PROJECT no. 2102
NASH & BERRY TOWNHOMES
943 Jean Street, Grapevine, TX 76051

SHEET NAME
LANDSCAPE SITE PLAN
Date Drawn: 10/12/2023

SHEET NO.
L0.01

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LANDSCAPE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED	PROPOSED
LANDSCAPE AREA		
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ADDITIONAL INTERIOR LANDSCAPE AREA		
OTHER LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET)		
TOTAL LANDSCAPE AREA		5,821 S.F.
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)		21,820 S.F.=49%
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)		16,563 S.F. = 38%
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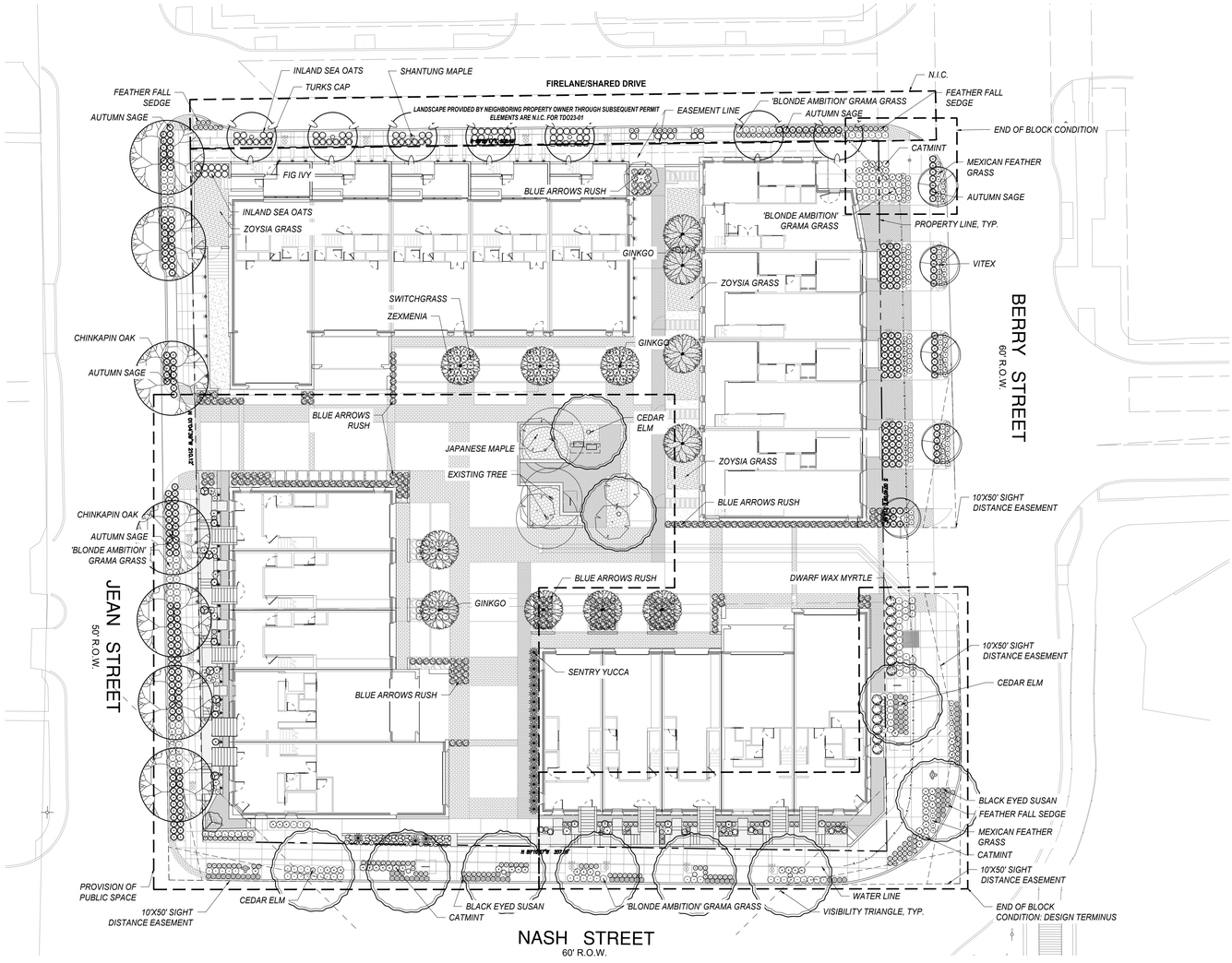
*CALCULATIONS DO NOT INCLUDE AREAS LABELED N.I.C. - NEIGHBORING PROPERTY TO THE NORTH.

ATTENTION:

LANDSCAPING WITHIN THE SIGHT DISTANCE EASEMENTS SHALL BE DESIGNED TO PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 3' AND 6' PER CITY CODE.

NOTE:

- LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.
- ADJACENT PROPERTIES ARE SHOWN FOR EXISTING CONDITIONS AND CONTEXT ONLY. WORK ON ADJACENT PROPERTY IS EXCLUDED FROM THIS PROJECT SCOPE.



1 PLANTING PLAN 1"=20'-0"

NORTH

0 10' 20' 40'

GRAPHIC SCALE: 1"=20'-0"

PLANTING LEGEND

TREES

PLANT KEY	PLANT QUANTITY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
AT	7		SHANTUNG MAPLE Acer truncatum	3" CAL.	10'-12' HT.	4'-5' MIN.	SINGLE TRUNK, STRONG CENTRAL LEADER, B&B, FULL AND WELL ROOTED, WELL BRANCHED.
GB	12		GINKGO TREE Ginkgo biloba 'Saratoga'	3" CAL.	12'-14' MIN.	3'-4' MIN.	SINGLE-TRUNK, CONTAINER GROWN, CENTRAL LEADER, FULL AND WELL ROOTED. WELL BRANCHED. CENTER WITHIN PLANTER. MUST BE MALE.
QM	7		CHINKAPIN OAK Quercus muehlenbergii	3" CAL.	10'-12' HT.	4'-5' MIN.	SINGLE TRUNK, STRONG CENTRAL LEADER, B&B, FULL AND WELL ROOTED, WELL BRANCHED.
UC	10		CEDAR ELM Ulmus crassifolia	3" CAL.	10'-12' HT.	4'-5' MIN.	SINGLE TRUNK, STRONG CENTRAL LEADER, B&B, FULL AND WELL ROOTED, WELL BRANCHED. PROTECTED TREE REPLACEMENTS.

UNDERSTORY TREES

PLANT KEY	PLANT QUANTITY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
APS	5		CORAL BARK JAPANESE MAPLE Acer palmatum 'Sango-kaku	6'-8" HT.	6'-8' MIN.	3'-4' MIN.	CONTAINER GROWN, FULL & WELL ROOTED, CENTER ON WINDOW ABOVE
CG	6		YELLOW BIRDS OF PARADISE Caesalpinia gilliesii	3 GAL.	18"-24" MIN.	18"-24" MIN.	FULL & WELL ROOTED.
MC	6		WAX MYRTLE Myrica cerifera	3 GAL.	24" HT.	12" MIN.	SINGLE-TRUNK, CONTAINER GROWN, MATCHED, FULL AND WELL ROOTED, WELL BRANCHED. TREE FORM
VA	5		VITEX Vitex agnus-castus	6'-8" HT.	6'-8' HT.	3'-4' MIN.	MULTI-TRUNK, 3-5 TRUNKS, B & B, MATCHED SPECIMENS, FULL AND WELL ROOTED, WELL BRANCHED.

SHRUBS

PLANT KEY	PLANT QUANTITY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
IK	11		CHINESE INDIGO Indigofera kirilowii	1 GAL.	12"	18"	MATCHED, FULL & WELL ROOTED, 24" O.C.
MP	14		DWARF WAX MYRTLE Myrica pusilla 'Don's Dwarf'	3/5 GAL.	24"	18"	MATCHED, FULL & WELL ROOTED. 36" O.C.
YP	23		SENTRY YUCCA Yucca 'Blue Sentry'	3/5 GAL.	12"	12"	MATCHED, FULL & WELL ROOTED, 30" O.C.

ORNAMENTAL GRASSES/PERENNIALS

PLANT KEY	PLANT QUANTITY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
BG	197		'BLONDE AMBITION' GRAMA GRASS Bouteloua gracilis 'Blonde Ambition'	1 GAL.	12"	12"	MATCHED, FULL & WELL ROOTED. 24" O.C.
C	23		BERKELEY SEDGE Carex	1 GAL.	12"	12"	MATCHED, FULL & WELL ROOTED, 15" O.C.
C	211		FEATHER FALL SEDGE Carex PP 26199	1 GAL.	12"	12"	MATCHED, FULL & WELL ROOTED, 15" O.C.
CL	48		INLAND SEA OATS Chasmanthium latifolium	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED, 24" O.C.
JI	206		BLUE ARROWS RUSH Juncus inflexus 'Blue Arrows'	1 GAL.	24"	12"	NURSERY GROWN, MATCHED, FULL & WELL ROOTED, 24" O.C.E.W., NO FILTER FABRIC THIS AREA.
MAD	35		TURKS CAP Malvaviscus arboreus var. drummondii	1 GAL.	18" MIN.	12" MIN.	MATCHED, FULL & WELL ROOTED, 24" O.C.
NF	70		CATMINT Nepeta x faassenii 'Walker's Low'	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED, 24" O.C.
NT	142		MEX FEATHER GRASS Nassella tenuissima	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED. 24" O.C.
PV	36		SWITCHGRASS Panicum virgatum	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED, 30" O.C.
RH	83		BLACK EYED SUSAN Rudbeckia hirta	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED, 18" O.C.
SG	228		AUTUMN SAGE Salvia greggii	1 GAL.	12" MIN.	18" MIN.	MATCHED, FULL AND WELL ROOTED. 24" O.C.
WA	32		Zexmenia Wedelia acapulcensis var. hispida	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED. 24" O.C.

GROUNDCOVER/TURF/VINES

PLANT KEY	PLANT QUANTITY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
DL	467		SNAKE HERB Dyschoriste linearis	1 QT.	12"	12"	MATCHED, FULL AND WELL ROOTED. 18" O.C.
FP	35		FIG IVY Ficus pumila	3/5 GAL.	24"	12"	MATCHED, FULL & WELL ROOTED, STAKED, ESPALIER TO TRELLIS POST OR FENCE, RE:L4.01. 6' O.C.
ZZ	848 SF		ZOYSIA GRASS Zoysia palisades	SOD			FULL AND WELL ROOTED SOD, FREE OF WEEDS. ALIGN EDGES TIGHTLY WITHOUT OVERLAP. ROLL SMOOTH.

SOILS NOTE: ALL PLANTING SHALL BE POCKET PLANTED. ADD ¼ 'CLAY KILLER' MFG BY LIVING EARTH INTO NATIVE SOIL. TOP DRESS 1" (TYP.)
COMPOST, ADD 2" MULCH S. HARDWOOD (TYP.) RE: L4.01

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023

DO NOT SCALE

FOR DIMENSIONAL CLARIFICATION CONTACT LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION

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CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 JEAN STREET AND 930/ 936 BERRY STREET

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 16 OF 20

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

Planning Services Department

Planting Plan

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

REGISTERED LANDSCAPE ARCHITECT CRYSTAL L. MCKINNEY 2838 STATE OF TEXAS

07/03/2023

ARCHITECT
NICK DEAN ARCHITECT PLLC
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nd@nickdeanarchitect.com (469) 718-9003

LANDSCAPE ARCHITECT
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christa@paperkites-studio.com (214) 484-2267

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csims@simseng.com (214) 295-9571

CIVIL ENG.
VERDUNITY
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tim@verdunity.com (214) 430-4450

STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC

PROJECT no. 2102
NASH & BERRY TOWNHOMES
943 Jean Street, Grapevine, TX 76051

SHEET NAME
PLANTING PLAN
Date Drawn: 10/12/2023

SHEET NO.
L3.00

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LANDSCAPE PLAN DATA SUMMARY TABLE		
ITEM	REQUIRED	PROPOSED
LANDSCAPE AREA		
LANDSCAPE PERIMETER AREA (SQUARE FEET)		3,254 S.F.
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SQUARE FEET)		2,567 S.F.
ADDITIONAL INTERIOR LANDSCAPE AREA		
OTHER LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET)		
TOTAL LANDSCAPE AREA		5,821 S.F.
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)		21,820 S.F.=49%
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)		16,563 S.F. = 38%
OTHER IMPERVIOUS AREA (WALLS)		
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	4,420 SF =10%	5,821 SF = 13%
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)		38,383 S.F. = 87%

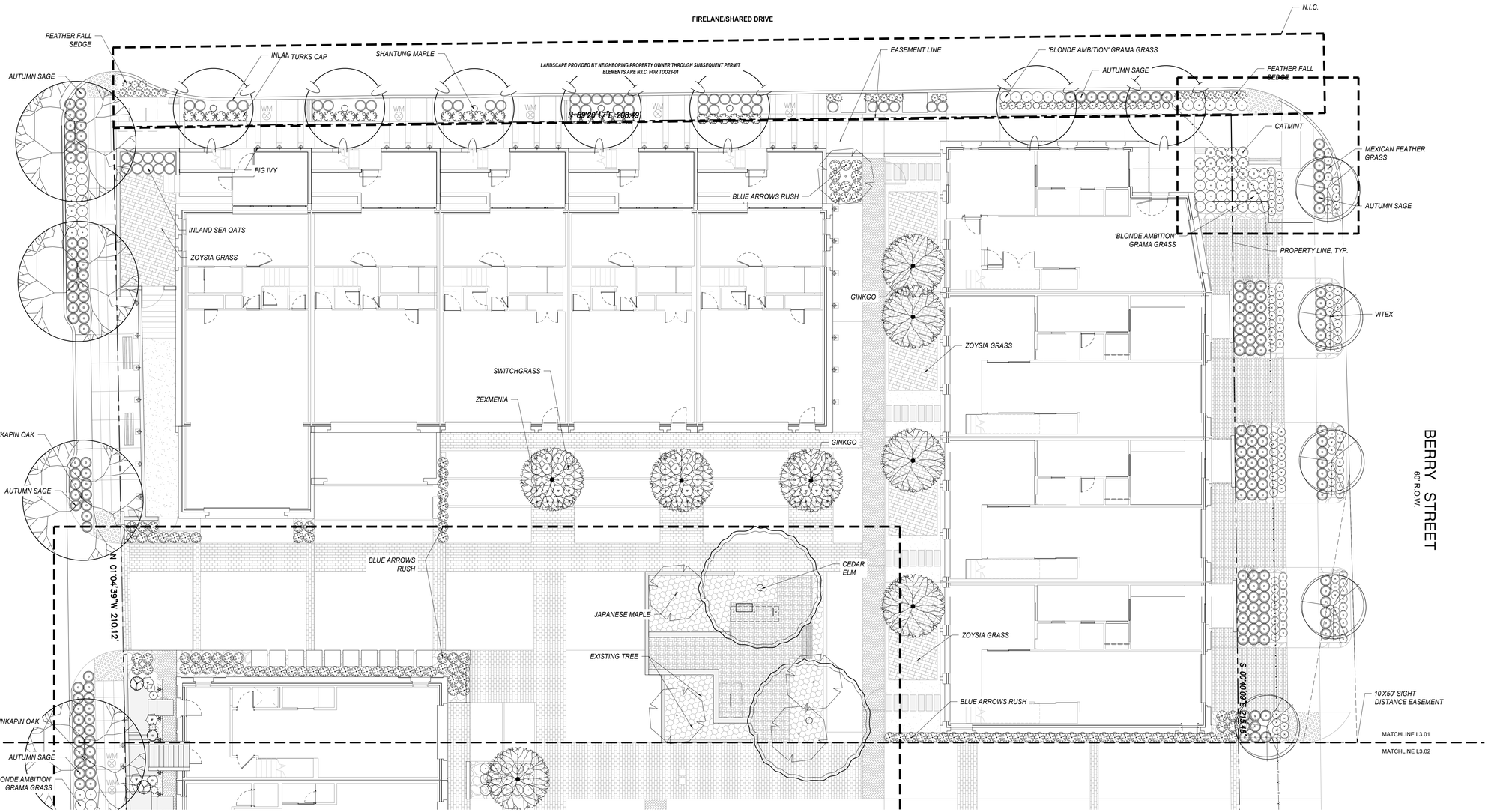
*CALCULATIONS DO NOT INCLUDE AREAS LABELED N.I.C. - NEIGHBORING PROPERTY TO THE NORTH.

NOTE:

- LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.
- ADJACENT PROPERTIES ARE SHOWN FOR EXISTING CONDITIONS AND CONTEXT ONLY. WORK ON ADJACENT PROPERTY IS EXCLUDED FROM THIS PROJECT SCOPE.

ATTENTION:

LANDSCAPING WITHIN THE SIGHT DISTANCE EASEMENTS SHALL BE DESIGNED TO PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 3' AND 6' PER CITY CODE.



1 PLANTING PLAN ENLARGEMENT 1"=10'-0"

NORTH

0 5' 10' 20'

GRAPHIC SCALE: 1"=10'-0"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023

DO NOT SCALE

FOR DIMENSIONAL CLARIFICATION CONTACT LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION

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CASE NAME: NASH & BERRY TOWNHOMES

CASE CASE NUMBER: TDO23-01

LOCATION: 931/ 937/ 943 JEAN STREET AND 930/ 936 BERRY STREET

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 17 OF 20

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

Planning Services Department

Planting Plan Enlargement

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

REGISTERED LANDSCAPE ARCHITECT CHRISTA L MCCARTY 2838 STATE OF TEXAS

07/03/2023

ARCHITECT	LANDSCAPE ARCHITECT	MEP ENG.	CIVIL ENG.	STRUCTURAL ENG.	OWNER	PROJECT no. 2102	SHEET NAME	SHEET NO.
NICK DEAN ARCHITECT PLLC 1111 Lagoon Drive, Dallas, TX, 75207 nd@nickdeanarchitect.com (469) 718-9003	**PAPER KITES STUDIO** 105 South Corinth St. Dallas, TX 75203 christa@paperkites-studio.com (214) 484-2267	**C3 ENGINEERING** 11700 Preston Suite 660 Dallas, TX, 75230 csims@simseng.com (214) 295-9571	**VERDUNITY** 1001 N. Goliad, Rockwall, TX, 75087 tim@verdunity.com (214) 430-4450	**NAME** ADDRESS	BERRY, JEAN AND NASH LLC	NASH & BERRY TOWNHOMES 943 Jean Street, Grapevine, TX 76051	PLANTING PLAN ENLARGEMENT Date Drawn: 10/12/2023	L3.01

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LANDSCAPE PLAN DATA SUMMARY TABLE		
ITEM	REQUIRED	PROPOSED
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TOTAL LANDSCAPE AREA		5,821 S.F.
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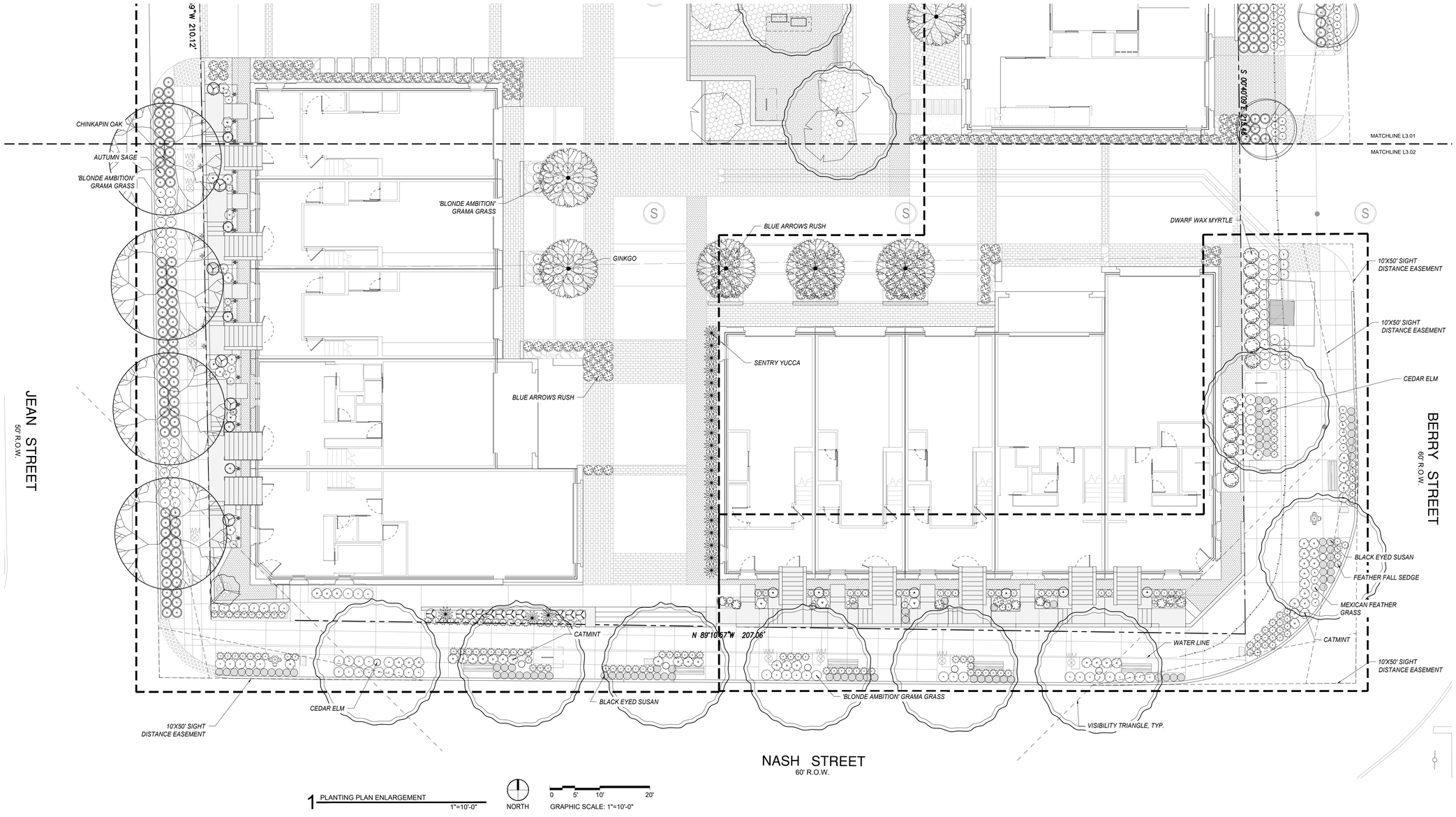
*CALCULATIONS DO NOT INCLUDE AREAS LABELED N.I.C. - NEIGHBORING PROPERTY TO THE NORTH.

NOTE:

- LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.
- ADJACENT PROPERTIES ARE SHOWN FOR EXISTING CONDITIONS AND CONTEXT ONLY. WORK ON ADJACENT PROPERTY IS EXCLUDED FROM THIS PROJECT SCOPE.

ATTENTION:

LANDSCAPING WITHIN THE SIGHT DISTANCE EASEMENTS SHALL BE DESIGNED TO PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 3' AND 6' PER CITY CODE.



1 PLANTING PLAN ENLARGEMENT 1"=10'-0"

NORTH

GRAPHIC SCALE: 1"=10'-0" (0, 5', 10', 20')

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023

DO NOT SCALE

FOR DIMENSIONAL CLARIFICATION CONTACT LANDSCAPE ARCHITECT.

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CASE NAME: NASH & BERRY TOWNHOMES

CASE CASE NUMBER: TDO23-01

LOCATION: 931/ 937/ 943 JEAN STREET AND 930/ 936 BERRY STREET

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 18 OF 20

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

Planning Services Department

Planting Plan Enlargement

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

REGISTERED LANDSCAPE ARCHITECT CHRISTA L MCGINNIS 2838 STATE OF TEXAS

07/03/2023

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NICK DEAN ARCHITECT PLLC
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nd@nickdeanarchitect.com (469) 718-9003

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tim@verdunity.com (214) 430-4450

STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC

PROJECT no. 2102
NASH & BERRY TOWNHOMES
943 Jean Street, Grapevine, TX 76051

SHEET NAME
PLANTING PLAN ENLARGEMENT
Date Drawn: 10/12/2023

SHEET NO.
L3.02

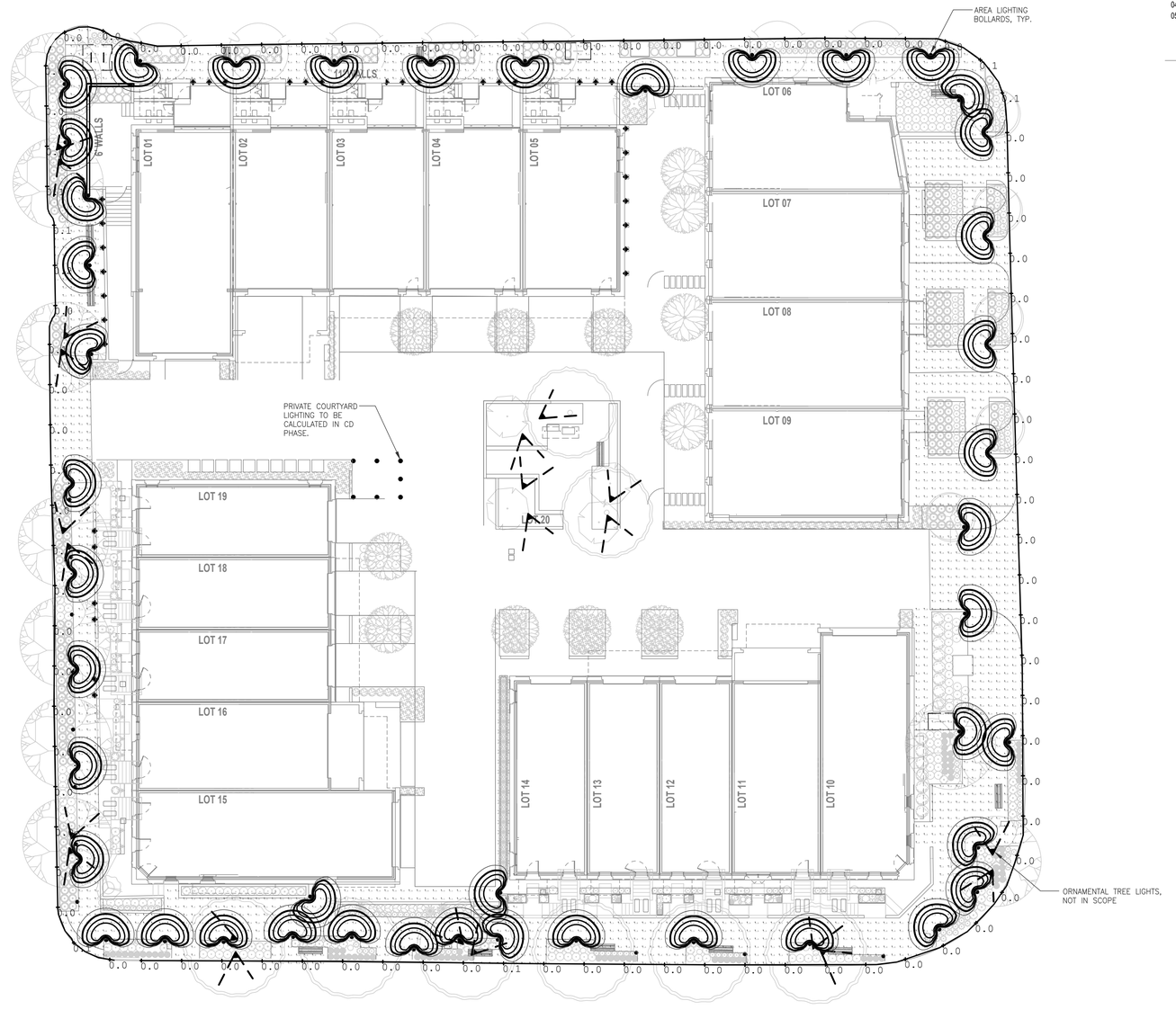
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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	44	erco-35744-023-en_us-ies	Single	35744023_V02	0.900	161	9.8	431.2

GENERAL NOTES:

1. LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.



1 SITE PLAN – PHOTOMETRIC
SCALE: 1/8" = 1'-0"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2023
02	DESIGN DEVELOPMENT SET	xx / xx / 2023
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2023
04	BID SET DOCUMENTS	xx / xx / 2023
05	PERMIT DOCUMENTS	xx / xx / 2023

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937 / 943 JEAN STREET AND 930 / 936 BERRY STREET

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 19 OF 20

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

Planning Services Department

PHOTOMETRIC PLAN

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

C3 Consulting Engineers
11700 Preston Road • Suite 660 #194
Dallas, TX 75230 • 214.295.9571
c3eng.net
Registration #10571

NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR COORDINATION UNDER THE AUTHORITY OF CHRISTOPHER W. SIMS, P.E. #94747. IT SHALL NOT BE USED FOR CONSTRUCTION OR PERMITTING.
DATE: 9/18/2023

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tim@verdunity.com (214) 430-4450

STRUCTURAL ENG.
NAME
ADDRESS

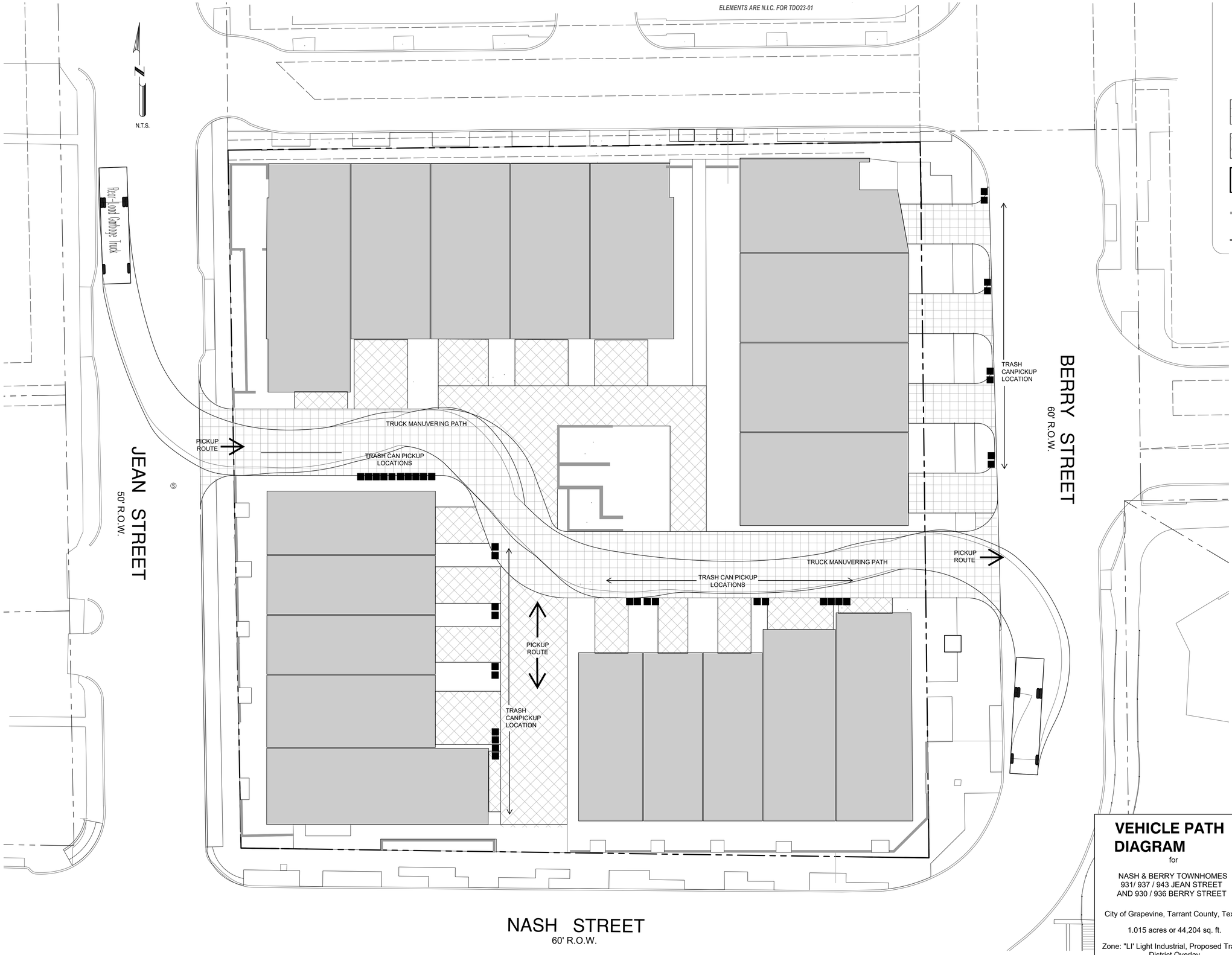
OWNER
BERRY, JEAN AND NASH LLC

PROJECT no. **2102**
NASH & BERRY TOWNHOMES
943 Jean Street, Grapevine, TX 76051

SHEET NAME
PHOTOMETRIC SITE PLAN
09/27/23

SHEET NO.
E-0001

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TRASH TRUCK THROUGH DEVELOPMENT

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	07 / 03 / 2023
00	PLANNING & ZONING FINAL SUBMISSION	09 / 27 / 2023
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2023
02	DESIGN DEVELOPMENT SET	xx / xx / 2023
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2023
04	BID SET DOCUMENTS	xx / xx / 2023
05	PERMIT DOCUMENTS	xx / xx / 2023

LEGEND

- MUTUAL ACCESS PAVING AND DRIVE APPROACH PAVING
- DRIVEWAY PAVING
- BUILDING FOUNDATION (REF. ARCH.)
- KNEE WALL
- PROPERTY BOUNDARY
- TRASH CAN

VEHICLE PATH DIAGRAM

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: July 03, 2023

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931 / 937 / 943 JEAN STREET AND 930 / 936 BERRY STREET

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 20 OF 20

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

Planning Services Department

DESIGNED BY:
T. WRIGHT
DRAWN BY:
T. WRIGHT
CHECKED BY:
K. SHEPHERD
DATE:
10/12/2023

1001 N. Goliad Street,
Rockwall, TX 75087
(214) 430-4450
www.verdunity.com
Texas P.E. Firm Registration No. F-13496
Plan prepared by Timothy Wright, P.E.

VERDUNITY

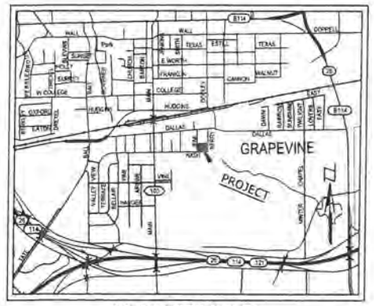
NASH & BERRY
GRAPEVINE, TEXAS

STATE OF TEXAS
TIMOTHY E. WRIGHT
137991
LICENSED
PROFESSIONAL ENGINEER

DIGITALLY SIGNED: 10/12/2023

FILE NO.
XXXXXXXX
JOB NUMBER:
102-01
DATE:

SHEET C5.3



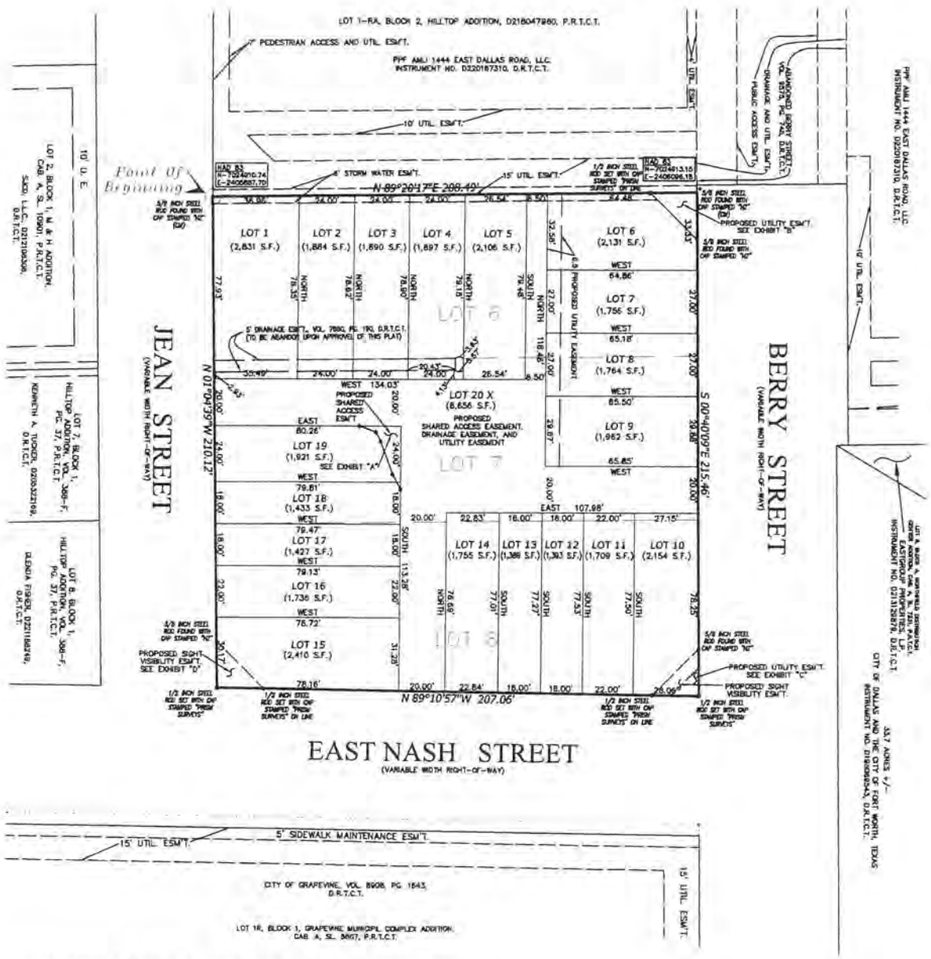
VICINITY MAP
NOT TO SCALE

NOTES

1) The purpose of this final plat is to create twenty lots out of three.
2) The coordinate data provided is based on the Texas Coordinate System (NAD83), all coordinates are grid.
3) Bearing Source is relitive to the Texas Coordinate System (NAD83), all coordinates are grid and the northwest and northeast corners are control monuments (CM).
4) This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
5) Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.
6) TDO Build to Line is on the approved Transit District Overlay Site Plan TDO 23-01.
7) Access easement shall be owned and maintained by mandatory Home Owners (HOA).
8) Within the Sight Visibility Easements, no obstructed visibility at a level between three)\(3) and six (6) feet per City Code.

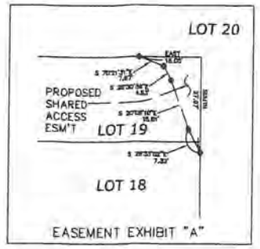
STATEMENT OF AREAS

ITEM	SQUARE FEET	ACREAGE
TOTAL PLATTED AREA:	44,204	1.015
NET PLATTED AREA:	44,204	1.015
RIGHT-OF-WAY DEDICATION:	0	0
EASEMENT DEDICATION:	10,756	0.247

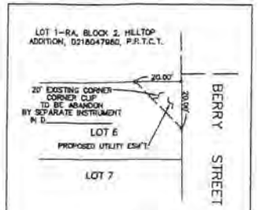


CITY OF GRAPEVINE - GPS, NAD 83 DATA TEXAS COORDINATE SYSTEM

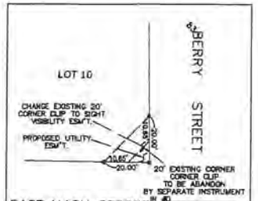
COORDINATE DATA AND BEARING SOURCE SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE, COMBINED SCALE FACTOR OF 0.99984971 AND A CONVERGENCE ANGLE OF 00°46'38.75". ALL DISTANCES AND COORDINATES SHOWN ARE BASED ON FEET - US DEFINITION, BASED ON 2023 DATUM.



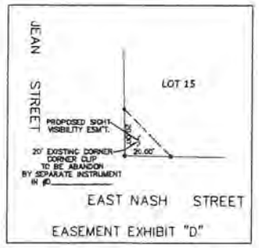
EASEMENT EXHIBIT "A"



EASEMENT EXHIBIT "B"



EASEMENT EXHIBIT "C"



EASEMENT EXHIBIT "D"

PLANNING & ZONING COMMISSION

Date Approved:_____

Chairman:_____

Secretary:_____

GRAPEVINE CITY COUNCIL

Date Approved:_____

Mayor:_____

City Secretary:_____

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Ward O. Hayworth is the sole owner of that certain tract or parcel of land situated in the WILLIAM DOOLEY SURVEY, ABSTRACT NO. 422, in the City of Grapevine, Tarrant County, Texas and being Lots 6, 7 and 8, Block 2, HILLTOP ADDITION an addition to the City of Grapevine, Tarrant County, Texas as shown on the Plat recorded in Volume 388-F, Page 37, of the Plat Records of Tarrant County, Texas and as described in the Deed to Ward O. Heyworth as recorded under Instrument No. D208269322, of the Deed Records of Tarrant County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at 1/2 inch steel rod found with cap stamped "HZ" (CM) for the northwest corner of said Lot 6, being the southwest corner of Lot 1- RA, Block 2, HILLTOP ADDITION to the City of Grapevine, Tarrant County, Texas as recorded in Instrument No. D218047980 of said Deed Records, also being in the easterly right-of-way line of Jean Street, a variable width right-of-way;

THENCE North 89 degrees 20 minutes 17 seconds East with said common boundary line between said Lot 6 and said Lot 1-RA, at 188.49 feet passing a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS" on line, in all 208.49 feet to a 5/8 inch steel rod found with cap stamped "HZ" (CM) for the northeast corner of said Lot 6, being in the westerly right-of-way line of Berry Street, a variable width right-of-way;

THENCE South 00 degrees 40 minutes 09 seconds East with the said westerly right-of-way line, at 20.00 feet passing a 5/8 inch capped steel rod found stamped "HZ", continuing with said right-of-way line, at 195.46 feet passing a 5/8 inch capped steel rod found stamped "HZ", in all 215.46 feet to a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS" for the southeast corner of said Lot 8, being in the northerly right-of-way line of East Nash Street, a variable width right-of-way;

THENCE North 89 degrees 10 minutes 57 seconds West with said northerly right-of-way line of East Nash Street, at 20.00 feet passing a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS", continuing with said right-of-way line, at 187.05 feet passing a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS", in all 207.06 feet to a 1/2 inch steel rod set with cap stamped "PRISM SURVEYS" for the southeast corner of said Lot 8, being in the easterly right-of-way line of Jean Street, a variable width right-of-way;

THENCE North 01 degrees 04 minutes 39 seconds West with said right-of-way line, at 20.00 feet passing a 5/8 inch capped steel rod found stamped "HZ", in all 210.12 feet to the PLACE OF BEGINNING and containing 1.015 acres or (44,204 sq. ft.) of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT Ward O. Hayworth does hereby adopt this plat of Nash & Berry Addition, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the piblic 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 or 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 converning 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 by hand this the _____day or _____, 2023.

_____
Ward O. Hayworth (owner)

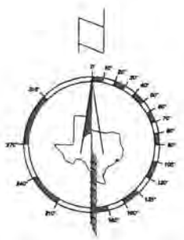
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and to said County and State on this day personally appeared Ward O. Hayworth, 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 considerations 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: _____

RECEIVED
NOV 16 2023
BY_____



FINAL PLAT SHOWING

LOTS 1 THRU 19 & 20X, BLOCK 2-R,

NASH & BERRY ADDITION

BEING A REPLAT OF LOTS 6, 7 AND 8, BLOCK 2, HILLTOP ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-F, PAGE 37, MAP RECORDS, TARRANT COUNTY, TEXAS.

CONTAINING - 1.015 ACRES - 44,204 SQ. FT. +/-
PROPOSED ZONING/LIGHT INDUSTRIAL W TDO OVERLAY
20 LOTS

FLOOD NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Map Number 48439C0115K, Map Revised: September 25, 2009, the tract shown hereon does not appear to lie within Zone AE (special flood hazard areas inundated by 100 year flood - base flood elevations determined). However the tract does appear to lie within Zone X - unshaded (areas determined to be outside 500-year floodplain).

This information is only our opinion based on our sincere efforts of scaling data from the above mentioned FEMA Map in relation to the subject tract and does not represent a flood study prepared by Prism Surveys, Inc.

© 2023 Prism Surveys, Inc.

SURVEYOR
PRISM SURVEYS, INC.
3533 BELL DRIVE
HURST, TEXAS 76053
817-540-8048 OR 817-268-2211
FAX - 817-283-1148
CONTACT: MICHAEL D. LINKE
E-MAIL: mike@prism-surveys.com

ENGINEER / DEVELOPER
VERDUNITY
1155 POTTER AVENUE
ROCKWALL, TEXAS, 75087
CONTACT: TIMOTHY WRIGHT, P.E.
214-430-4450 - EXT. 202
E-MAIL: tim@verdunity.com

OWNER / APPLICANT
WARD O. HAYWORTH
2757 MESQUITE LANE
GRAPEVINE, TEXAS, 76051
CONTACT: RICHARD O. GIBERSON
214-796-4194

0 30 60 90 120
GRAPHIC SCALE IN FEET 1" = 30

THIS PLAT FILED ON _____, _____ INSTRUMENT # D_____

LEGEND

- ● FOUND STEEL ROD
- ○ SET CAPPED STEEL ROD
- + STAMPED "PRISM SURVEYS"
- ◇ CROSS CUT IN CONCRETE
- ◇ FOUND STEEL PIPE
- □ FOUND BOIS D'ARC STAKE
- (CM) REPRESENTS CONTROL MONUMENT

PRISM SURVEYS, INC.
COMMERCIAL, RESIDENTIAL, BOUNDARY, INVESTIGATIVE, TOPOGRAPHIC, TITLE SURVEYS, PLATTING AND CONSTRUCTION STAKING
Firm No. 101325-00
3533 BELL DRIVE
HURST, TEXAS, 76053
(817) 540-8048 OR (817) 268-2211

S:\Planning\Final\SURVEYS\

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Ward O. Hayworth, Hereinafter called "owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas being more particularly described as shown on this plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 ($ 1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereiafter 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 libricant 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-Forth 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 state 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 agrees that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at _____, Texas, this ___ day of _____, 2022.

_____
Ward O. Hayworth (owner)

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and to said County and State on this day personally appeared Ward O. Hayworth, 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 considerations 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 PERSONS BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

That I, Michael Dale Linke, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Grapevine, Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Michael Dale Linke
Registered Professional Land Surveyor No. 4508

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and to said County and State on this day personally appeared John W. Morgan, 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 considerations 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: _____

FINAL PLAT SHOWING

LOTS 1 THRU 19 & 20X, BLOCK 2-R, NASH & BERRY ADDITION

BEING A REPLAT OF LOTS 6, 7 AND 8, BLOCK 2, HILLTOP ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-F, PAGE 37, MAP RECORDS, TARRANT COUNTY, TEXAS.

CONTAINING - 1.015 ACRES - 44,203 SQ. FT. +/-
PROPOSED ZONING/LIGHT INDUSTRIAL W TDO OVERLAY
20 LOTS

SURVEYOR
PRISM SURVEYS, INC.
3533 BELL DRIVE
HURST, TEXAS 76053
817-540-8048 OR 817-268-2211
FAX - 817-283-1148
CONTACT: MICHAEL D. LINKE
E-MAIL: mike@prism-surveys.com

ENGINEER / DEVELOPER
VERDUNITY
1155 POTTER AVENUE
ROCKWALL, TEXAS, 75087
CONTACT: TIMOTHY WRIGHT, P.E.
214-430-4450 - EXT. 202
E-MAIL: tim@verdunity.com

OWNER / APPLICANT
WARD O. HAYWORTH
2757 MESQUITE LANE
GRAPEVINE, TEXAS, 76051
CONTACT: RICHARD O. GIBERSON
214-796-4194

PRISM SURVEYS, INC.
COMMERCIAL, RESIDENTIAL, BOUNDARY, INVESTIGATIVE, TOPOGRAPHIC, TITLE SURVEYS, PLATTING AND CONSTRUCTION STAKING
Firm No. 101325-00
3533 BELL DRIVE
HURST, TEXAS, 76053
(817) 540-8048 OR (817) 268-2211

SCALE: 1" = 30' / REVISED 7-6-2023 / DRAWN BY: MAL / CODE DIR: 21-1178 / PROJECT NO. 21-1178

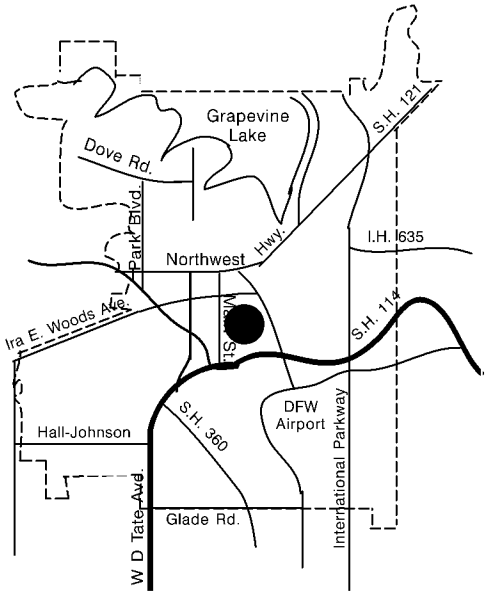
CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

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: NOVEMBER 21, 2023

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF TRANSIT DISTRICT OVERLAY APPLICATION TDO23-02, GRAPEVINE BROWNSTONES, PH II



APPLICANT: Greg Gifford, NCP Grapevine Brownstones, LLC

PROPERTY LOCATION AND SIZE:

The subject property is located at 235 East Nash Street and proposed to be platted as Block 1, Lot 2, Hasten Addition. The addition contains 1.2420 acres and has approximately 106 feet of frontage along East Dallas Road and 105 feet of frontage along East Nash Street.

REQUESTED TRANSIT DISTRICT OVERLAY AND COMMENTS:

The applicant is requesting a Transit District Overlay to allow for a condominium development of 20 units on a 1.24-acre lot.

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

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

Since then, development for Grapevine Brownstones, PH I, CU22-02 (Ord. 2022-22-016), 10-unit residential condominiums have begun. With this request the applicant intends to demolish the existing 3,000 square foot construction office building (Johnson Excavation) and the remaining site to develop a 20-unit residential condominium development which aesthetically appears as four-story brownstones on the 1.24-acre site; 16.12 dwelling units per acre. Condominiums are identified as an appropriate use with the High-Intensity Sub-District per Section 41B, Figure 3*: Preferred Use Matrix* of the Zoning Ordinance.

Five structures will feature 20-units including three immediately fronting East Nash Street, three fronting East Dallas Road and 14 internal to the development. All units will appear as brownstone townhomes but will not be on fee simple lots. Each unit will be four stories in height (51 feet/three-stories under air with a fourth story as a rooftop terrace and a cupola), feature at least three bedrooms, and each unit will have its own private two-car garage. Six guest parking spaces are provided as parallel spaces adjacent to the lot's east property line. The site will have two access points, one from East Dallas Road, one from East Nash Street and an internal access point to the north from Phase I.

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

PRESENT ZONING AND USE:

The site is presently zoned "LI", Light Industrial District and is located within the Transit District Overlay. At this time, there is an existing 3,000 square foot construction office building (Johnson Excavation) along with associated parking and outside storage of heavy equipment.

HISTORY OF TRACT AND SURROUNDING AREA:

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

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"GU", Government Use District – Grapevine Main, Harvest Hall, Hotel Vin, Parking Garage and Peace Plaza
SOUTH:	"GU", Governmental Use District – Grapevine Convention Center
EAST:	"LI", Light Industrial District – Flooring America and DFW Collision Grapevine
WEST:	"MXU", Mixed-Use District & "PO", Professional Office - Multifamily Residential, Restaurants, Retail, and Grapevine Brownstones, PH I

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial/Mixed Use (C/MU) land use. The proposed use in conjunction with the Transit District Overlay can be considered to be in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Dallas Road as a Type C Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a dedicated left turn lane. Nash Street is not designated on the City's thoroughfare plan.

/ng

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

NuCiti Capital Partners

October 26, 2023

Development Services
Planning Division
PO Box 95104
Grapevine, TX 76051

City of Grapevine Planning Services,

NCP Grapevine Brownstones II, LLC have prepared a Transit District Overlay (TDO) application for the development of 20 additional brownstones single family residences. The development of phase 2 will be built on 235 E Nash Street as an assemblage to the original 10 brownstones under construction on the adjoining 218 E Dallas Road within Grapevine's high intensity TDO sub-district.

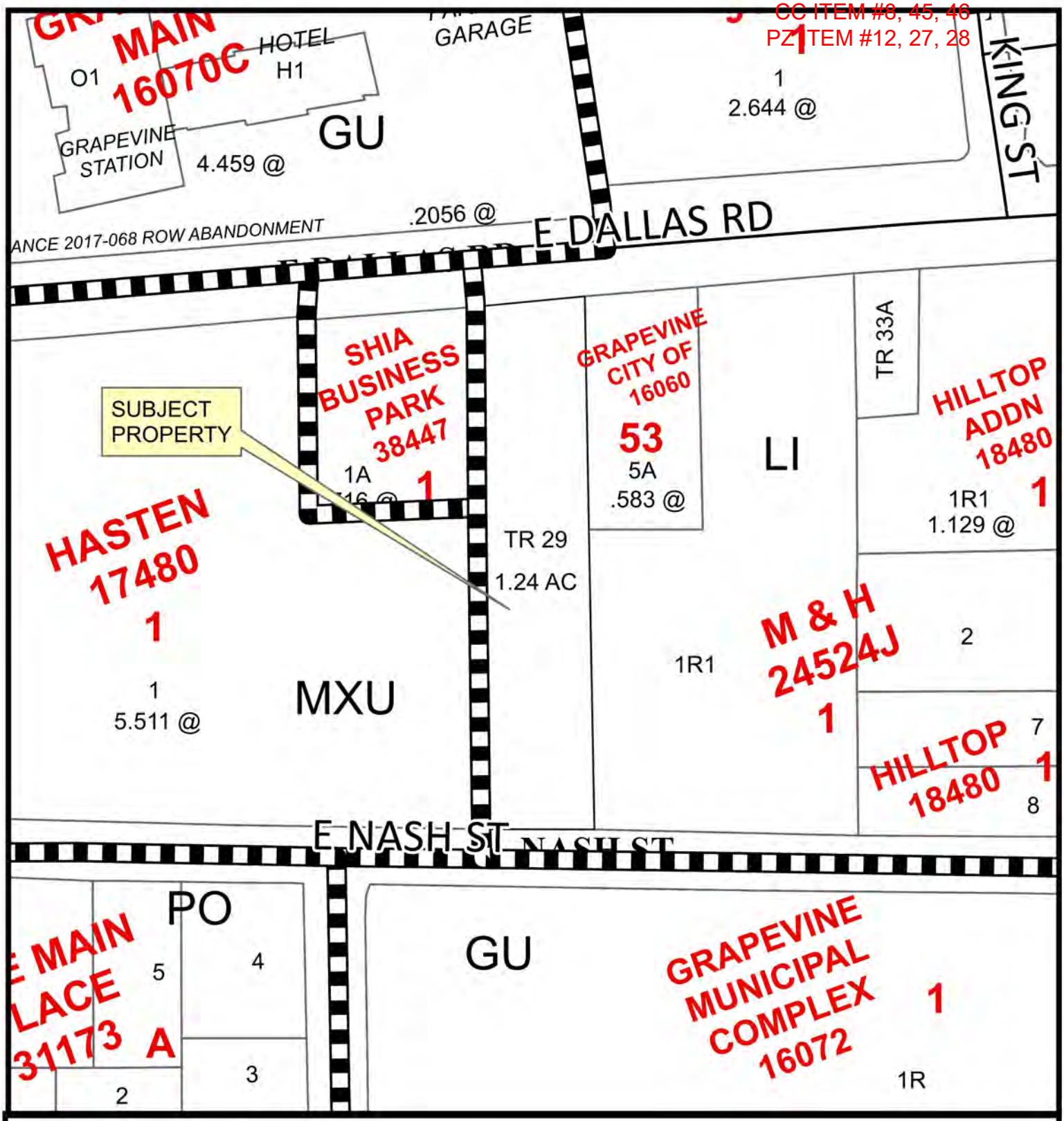
City of Grapevine Architectural consultants from ArchiTexas and MESA Planning have approved the plans for the Phase 2 development that meets the requirements of the TDO ordinance and will not cause harm to surrounding properties.

The Grapevine Brownstones Phase 2 will add extensive streetscape in the form of premium luxury row houses along both E Dallas Road and E Nash Street. This will increase the walkability and visual perspective of the city's Right of Way, continuing the premium architectural theme exhibited on Hotel Vin, Grapevine Main, and as described within the TDO. The addition of this development will add value to the Transit District and to the City of Grapevine.

Respectfully,

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

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28



0 60 120 180 240 Feet

TDO23-02; Brownstones Phase II
235 East Nash Street

Date Prepared: 9/26/2023

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.

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

CITY OF GRAPEVINE
TRANSIT DISTRICT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
NCP GRAPEVINE BROWNSTONES II / GREG GIFFORD

Street address of applicant / agent:
129 S. MAIN ST. STE 215

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

Telephone number of applicant / agent:	*Fax number of applicant / agent:*
469-487-6101	
Email address of applicant / agent [redacted]	*Mobile phone number of applicant / agent*

Applicant's interest in subject property:

PART 2. PROPERTY INFORMATION

Street address of subject property
235 E. NASH ST

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot N/A *Block* N/A *Addition* CLIFTON WAYNE JOHNSON JR. VOLUME 12120, PAGE 1500 DRTCT

Size of subject property
1.23 *Acres* 53,614 *Square footage*

Present zoning classification:	*Proposed use of the property:*
LI	CU / TDO

Minimum / maximum district size for request:

Zoning ordinance provision requesting deviation from:

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
C. WAYNE JOHNSON

Street address of property owner:
903 OAK CLIFF DR.

City / State / Zip Code of property owner:
GRAPEVINE TX 76051

Telephone number of property owner:	*Fax number of property owner:*
817-925-8814	

SW-20201

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

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

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

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

NCP GRAPEVINE BROWNSTONES II
Print Applicant's Name:

Applicant's Signature:

The State Of Texas

County Of Tarrant

Before Me Lacey Williams *(notary)* *on this day personally appeared* Greg Gifford *(applicant)*

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

(Seal) Given under my hand and seal of office this 3rd *day of* August, *A.D.* 2023.

LACEY WILLIAMS
Notary Public, State of Texas
My Comm. Exp. 04-20-2027
ID No. 13431844-2

Notary In And For State Of Texas

C. WAYNE JOHNSON
Print Property Owners Name:

Property Owner's Signature:

The State Of Texas

County Of ~~Tarr~~ Tarrant

Before Me Lacey Williams *(notary)* *on this day personally appeared* Clifton Johnson *(property owner)*

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

(Seal) Given under my hand and seal of office this 3rd *day of* August, *A.D.* 2023

LACEY WILLIAMS
Notary Public, State of Texas
My Comm. Exp. 04-20-2027
ID No. 13431844-2

Notary In And For State Of Texas

AUG 07 2023

TD023-02

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

ACKNOWLEDGEMENT

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

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

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

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

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

Signature of Applicant _____

Date: 8-3-23

Signature of Owner _____

Date: 8-3-23

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

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: 8-3-23

Property Owner Signature _____

Date: 8-3-23

AUG 07 2023

TD023-02

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

PLATTING VERIFICATION

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

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

_____ 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 235 E. NASH ST.

Legal description of subject property CLIFTON WAYNE JOHNSON JR, VOLUME 12126, PAGE 1506 D.R.T.C.T

_____ _____
Public Works Department Date

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

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

PLATTING VERIFICATION

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

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

_____ 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 235 E. NASH ST.

Legal description of subject property CLIFTON WAYNE JOHNSON JR, VOLUME 12120, PAGE 150 D.R.T.C.T

C Reynolds
Public Works Department

8/1/2023
Date

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

AUG 07 2023

TD 023-03

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

Architexas CREATE + CONSERVE

06 July 2023

Erica Marohnic, AICP
Director of Planning Services
City of Grapevine
200 S. Main St. Grapevine, TX 76051

RE: NuCiti Capital Partners, LLC -The Brownstones at Grapevine Main -Phase 2

Dear Erica:

This submittal of NCP Brownstones 2 is the second phase of the project previously reviewed by this Review Team and ultimately approved by the City of Grapevine. To make certain that this Phase 2 submittal continues to comply with the previous review, the following aspects were particularly reviewed:

1. **ARCHITECTURAL DESIGN:** The architectural elevations proposed for NCP Brownstones Phase 2 are the same as reviewed earlier, recommended for approval, and then approved by the City of Grapevine. Therefore, the architectural Design remains in compliance with that earlier review and the commitments made by the applicant during that's process.

2. **DALLAS AVENUE TREATMENT:** NCP Phase 2 brings eastward, along the southerly side of Dallas Ave, the same streetscape treatments agreed to between the city and applicant for Phase 1. Therefore, NCP Brownstones Streetscape remains in compliance with the earlier review and commitments made to the City during that process.

3. **NASH STREET TREATMENT:** The Streetscape design for Nash Street that the applicant provided to the review team on June 30, 2023, complies with the Street Tree planting design portrayed in the Transit District Ordinance, Street Section #3 and is therefore, recommended for approval.

In summary, NCP Brownstones 2 is recommended for approval as refined and provided to the reviewers on June 30, 2023.

Sincerely,

Craig Melde, Sr. Principal

AUG 07 2023

TD023-02

Dallas | Austin | San Antonio
www. architexas.com

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

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

417 8th Street
San Antonio, Texas 78215
p 210.998.2422

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

NUCITI CAPITAL PARTNERS

Grapevine Brownstones Phase II

Phase II Location:

235 E Nash Street
Grapevine TX 76051

William Dooley Survey, Abstract No. 602
Volume 12126, Page 1506, DRTCT

TDD23-02

AUG 07 2023

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

ORDINANCE NO. 2023-093

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING TRANSIT DISTRICT OVERLAY TDO23-02 TO ALLOW THE DEVELOPMENT OF A 20-UNIT CONDOMINIUM DEVELOPMENT, FOR BLOCK 1, LOT 2, HASTEN ADDITION (235 EAST NASH STREET) IN A DISTRICT ZONED "LI", LIGHT 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 TRANSIT DISTRICT OVERLAY; 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 Transit District Overlay by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

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

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

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

WHEREAS, all of the requirements of Section 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 Transit District Overlay, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

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

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

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

Section 1. That the City does hereby issue a Transit District Overlay 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 a Transit District Overlay to allow for a 20-unit condominium development in a district zoned "LI", Light Industrial District within the following described property: Block 1, Lot 2, Hasten Addition (235 East Nash 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 Transit District Overlay.

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

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

Section 5. 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 21st day of November, 2023.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CC ITEM #8, 45, 46
PZ ITEM #12, 27, 28

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

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE NOVEMBER 21, 2023

SUBJECT: FINAL PLAT APPLICATION
LOT 2, BLOCK 1, HASTEN ADDITION
(BEING A REPLAT OF A PORTION OF LOT 4, BLOCK 53, ORIGINAL TOWN OF GRAPEVINE)

PLAT APPLICATION FILING DATE.....November 14, 2023

APPLICANT .....Greg Gifford, NCP Grapevine Brownstones II

REASON FOR APPLICATION ..... Final platting one (1) lot for 20 single family attached townhomes

PROPERTY LOCATION .....235 E. Nash Street

ACREAGE..... 1.242

ZONING ..... Existing: LI; Light Industrial
Proposed: LI, Light Industrial with Transit District Overlay

NUMBER OF LOTS 1

PREVIOUS PLATTING 1913

CONCEPT PLAN ..... N/A

SITE PLAN ..... TDO 23-02

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 2, BLOCK 1, HASTEN ADDITION
(BEING A REPLAT OF A PORTION OF LOT 4, BLOCK 53,
ORIGINAL TOWN OF GRAPEVINE)

I. GENERAL:

- The applicant, Greg Gifford, NCP Grapevine Brownstones II is replatting 1.24 acres into one (1) lot for 20 single family attached townhomes. Property is located at 235 East Nash Street.

II. STREET SYSTEM:

- The development has access to East Dallas Road and East Nash Street.
- Abutting roads: ☒ is on the City Thoroughfare Plan: Dallas Road

  ☒ are not on the City Thoroughfare Plan: Nash Street

☒ Sidewalk required along Nash Street.

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

☒ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains south into Nash Street storm system.
- 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: Lot 2, Block 1, Hasten Addition

☐	Single Family Residential	($ 2,388/ Lot)	
☒	Multifamily	($ 1,049/ Unit)	20 units
☐	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 2, Block 1, Hasten 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 Lot 2, Block 1, Hasten Addition"



Site Data Table	Required	Provided
Height of buildings (stories/ft)	6/75ft	4/51ft
Total Building Area	N/A	23,530sqft
Lot Area	N/A	54,100sqft
Total Impervious Area	N/A	44,270sqft
Open Space	5,410sqft	14,262sqft
Parking required per unit	2 per unit, 0.5 per guest	2 per unit, 0.5 per guest
Number of buildings	N/A	5
Number of total dwellings	N/A	20
Size of dwelling units	N/A	Avg. 3000sqft
Number of bedrooms per unit	N/A	3

ADJACENT ZONING TO WEST:
"MXU" MIXED USE

ADJACENT ZONING TO SOUTH:
"GU" GOVERNMENTAL USE

ADJACENT ZONING TO NORTH:
"GU" GOVERNMENTAL USE

ADJACENT ZONING TO EAST:
"LI" LIGHT INDUSTRIAL

EXISTING APARTMENTS

24' Drainage, Utility & Access Easement

Concrete Driveway

1/2" steel rod found

10' Utility Easement

TRASH

24' FIRE LANE

STAMPED AND STAINED CONCRETE DRIVE ENTRANCE

LOT 1, BLOCK 1, SHA BUSINESS PARK ADDITION CABINET A, SLIDE 7813, P.R.T.C.T.

26' FIRE LANE

MAILBOXES

Phase 1, Building 3

GRAPEVINE BROWNSTONES PHASE 1 (APPROVED)

BROWNSTONES PARK

WALK

Phase 1, Building 2

Phase 1, Building 1

5' Concrete Walk

BENCH

EXISTING DRIVE ENTRANCE

Concrete Roadway

EAST DALLAS ROAD
(A 90 foot public right-of-way)

N 00°55'27" W 201.64'

PHASE 1

PHASE 2

PHASE 2 (PROPOSED)

N 85°23'13" E 106.59'

R30.00'

R60.00'

1/2" "MILLER 5665" capped steel rod set from which a 1/2" steel rod found bears N 72°48'04"W at 1.77'

Existing Iron Fence

N 01°02'40" W 302.13'

63.14'

56.4'

63.13'

Dumpster Screen

1/2" capped steel rod found

EAST NASH STREET
(A 50 foot public right-of-way)

Concrete Roadway

S 88°24'12" W 106.84'

R20.00'

5' CONC. WALK

LANDSCAPE

30 GARAGE

27.75'

25.50'

27 GARAGE

BLD.8 29 GARAGE

BLD.7 26 GARAGE

28 GARAGE

25 GARAGE

49.67'

23.28'

23.25'

5.00'

10.00'

BRICK COLUMN

TRASH

WALK

24 GARAGE

23 GARAGE

22 GARAGE

21 GARAGE

BLD.6 20 GARAGE

19 GARAGE

18 GARAGE

17 GARAGE

DRIVEWAY PARKING

216.58'

514.42'

3' WALKWAY

CLIFTON WAYNE JOHNSON, JR.
VOLUME 12126, PAGE 1506, D.R.T.C.T.
1.2420 ACRES
(54,100 SF)

24' FIRELANE WITH 3' WALKWAY

24' FIRELANE

STAMPED AND STAINED CONCRETE DRIVE ENTRANCE

LANDSCAPE AREA
GROUNDCOVER/STONE/MULCH

GUEST PARKING

8.00'

22.00'

24.00'

3' WALK

R10.00'

1/2" steel rod found

10' Utility Easement

Existing Brick Screening Wall

S 00°55'30" E 515.28'

Existing Iron Fence

Concrete Flume

TWO STORY BRICK COMMERCIAL BUILDING
306 DALLAS RD.

Cross in concrete set

NORTH

10' 20' 30' 40' 50'

1" = 30'

Sod

EXISTING CROSSWALK

EXISTING DRIVE ENTRANCE

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.

EXISTING CONCRETE PARKING AREA

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 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.

EXISTING METAL COMMERCIAL BUILDING

LOT 1R, BLOCK 1
M & H ADDITION
CAB. A, SL. 10901, P.R.T.C.T.
Owner: BHA Real Estate Holdings, LLC

Oncor Utility Easement

Concrete Driveway

LOT 5A BLOCK 5B
ORIGINAL TOWN OF GRAPEVINE
INST. NO. D221218008, O.P.R.T.C.T.
Owner: D. L. Rogers Corp.

10' Utility Easement

10-09-23B

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

Purpose Statement:

The purpose of this Transit District overlay request is to develop 20 condominium units

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

CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-02

LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 1 OF 12

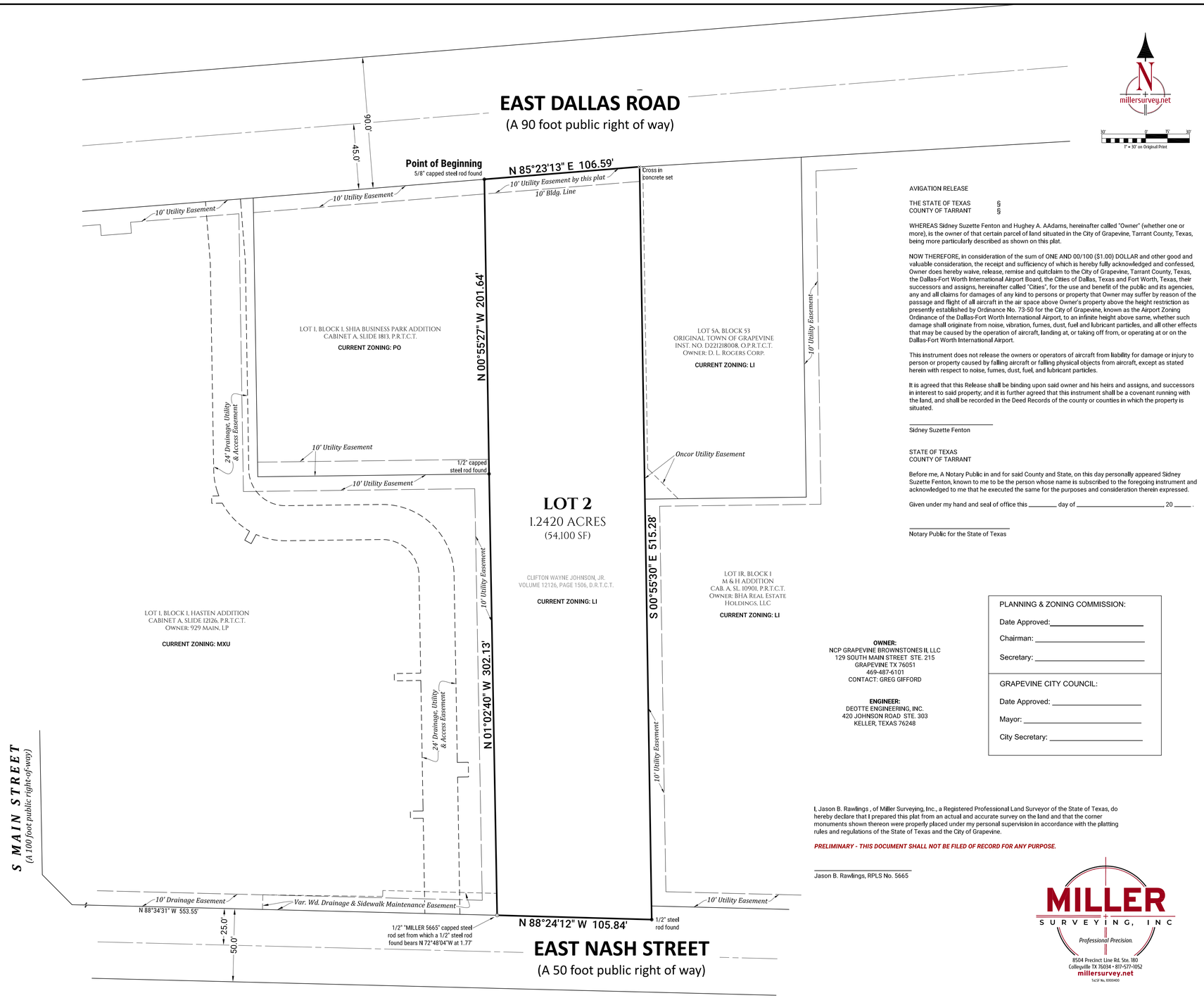
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF PLANNING SERVICES

SITE PLAN

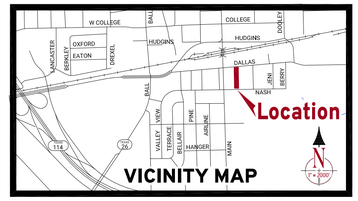
for

TDO23-02; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: September 13, 2023



millersurvey.net

10' 0' 15' 30'
1" = 30' on Original Print



AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Sidney Suzette Fenton and Hughey A. AAdams, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

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

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

It is agreed that this Release shall be binding upon said owner and 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.

_____
Sidney Suzette Fenton

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Sidney Suzette Fenton, 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.

Given under my hand and seal of office this _____ day of _____ 20 ____ .

_____
Notary Public for the State of Texas

OWNER:
NCP GRAPEVINE BROWNSTONES II, LLC
129 SOUTH MAIN STREET STE. 215
GRAPEVINE TX 76051
469-487-6101
CONTACT: GREG GIFFORD

ENGINEER:
DEOTTE ENGINEERING, INC.
420 JOHNSON ROAD STE. 303
KELLER, TEXAS 76248

PLANNING & ZONING COMMISSION:

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____

City Secretary: _____

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

PRELIMINARY - THIS DOCUMENT SHALL NOT BE FILED OF RECORD FOR ANY PURPOSE.

_____
Jason B. Rawlings, RPLS No. 5665

MILLER SURVEYING, INC
Professional Precision.
8504 Precinct Line Rd. Ste. 180
Colleyville TX 76034 • 817-577-1052
millersurvey.net
TxSP No. 10004400

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS NCP Grapevine Brownstones II, LLC is the owner of a tract of land out of the William Dooley Survey, Abstract No. 422, and situated in the City of Grapevine, Tarrant County, Texas, said tract being the same tract of land described in the deed to Clifton Wayne Johnson, Jr. recorded in Volume 12126, Page 1506 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch capped steel rod found for the northwest corner of said Johnson tract, said rod being the northeast corner of Lot 1, Block 1, Shia Business Park Addition, an addition to the City of Grapevine, Texas according to the plat thereof recorded in Cabinet A, Slide 1813 of the Plat Records of said County and also being in the southerly right-of-way line of E Dallas Road;

Thence North 85 degrees 23 minutes 13 seconds East with the northerly boundary line of said Johnson tract and with said right-of-way line a distance of 106.59 feet to cross in concrete set for the northeast corner of said Johnson tract;

Thence South 00 degrees 55 minutes 30 seconds East with the easterly boundary line of said Johnson tract a distance of 515.28 feet to a 1/2 inch steel rod found for the southeast corner thereof, said rod being in the northerly right-of-way line of E Nash Street;

Thence North 88 degrees 24 minutes 12 seconds West with the southerly boundary line of said Johnson tract and with said northerly right-of-way line a distance of 105.84 feet to a 1/2 inch capped steel rod set for the southwest corner of said Johnson tract, said rod being the southeast corner of Lot 1, Block 1, Hasten Addition, an addition to the City of Grapevine, Texas according to the plat thereof recorded in Cabinet A, Slide 12126 of said Plat Records;

Thence North 01 degrees 02 minutes 40 seconds West with the westerly boundary line of said Johnson tract a distance of 302.13 feet to a 1/2 inch capped steel rod found for an angle point therein, said rod being an outer corner of said Hasten Addition and also being the southeast corner of said Shia Business Park Addition;

Thence North 00 degrees 55 minutes 27 seconds West with continuing with said westerly boundary line and the easterly boundary line of said Shia Business Park Addition a distance of 201.64 feet to the point of beginning and containing 1.2420 acres of land, more or less;

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS, that NCP Grapevine Brownstones II, LLC, ("Owner") , acting by and through the undersigned, does hereby adopt this plat of **LOT 2, BLOCK 1, HASTEN ADDITION**, an addition to the City of Grapevine, Tarrant County, Texas, and do 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 are 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 _____ , 20 ____ .

_____
Greg Gifford
Managing Partner
NCP Grapevine Brownstones II, LLC

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Greg Gifford, managing partner of NCP Grapevine Brownstones II, LLC, 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.

Given under my hand and seal of office this _____ day of _____ 20 ____ .

_____
Notary Public for the State of Texas

Witness my hand this _____ day of _____ , 20 ____ .

_____
Hughey A. Adams

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Hughey A. Adams, 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.

Given under my hand and seal of office this _____ day of _____ 20 ____ .

_____
Notary Public for the State of Texas

FINAL PLAT
LOT 2, BLOCK 1
HASTEN ADDITION
AN ADDITION TO THE CITY OF GRAPEVINE, TEXAS
CONSISTING OF ONE LOT BEING 1.2420 ACRES OUT OF THE
WILLIAM DOOLEY SURVEY, ABSTRACT NO. 422
TARRANT COUNTY, TEXAS

AUGUST 2023

This Plat Filed On _____, _____.

Job No. 23039 • Plot File 23039 Plat

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

Purpose Statement:

The purpose of this Transit District overlay request is to develop 20 condominium units

Name of Preparer:

Miller Surveying, Inc
817-577-1052

CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-02
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

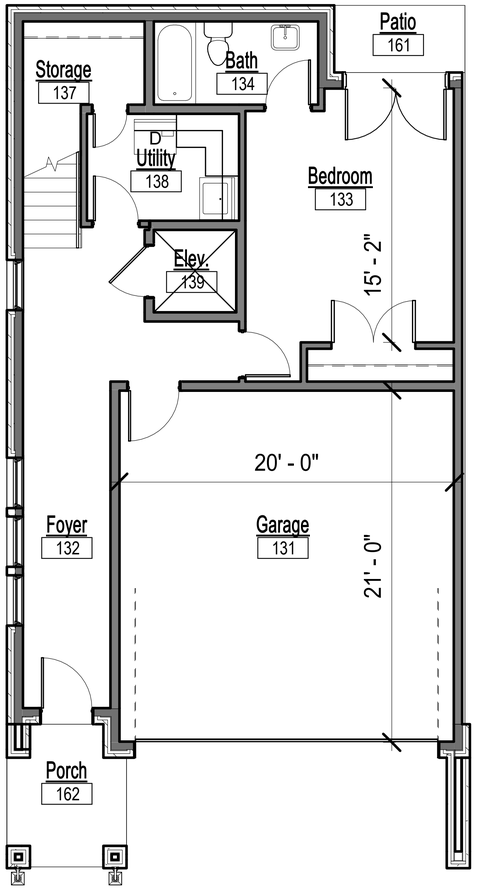
CHAIRMAN

SHEET 2 OF 12

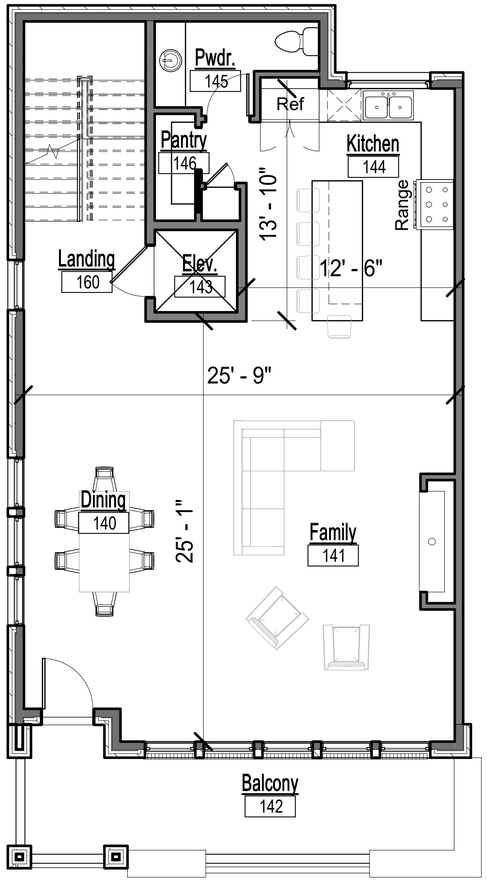
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF PLANNING SERVICES

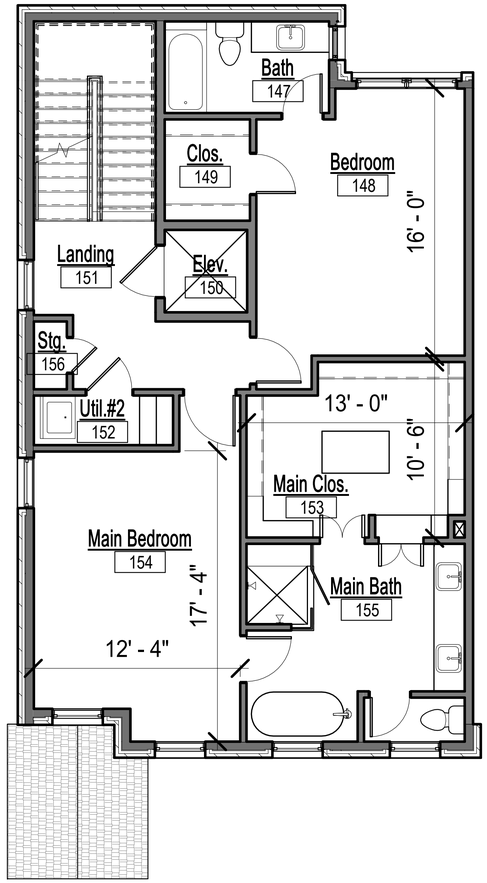
SURVEY
for
TDO23-02; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: September 13, 2023



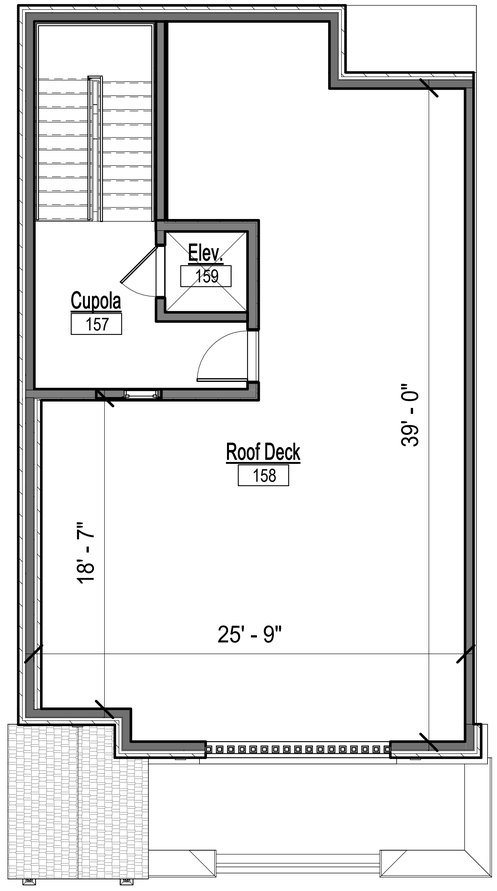
1 Level 1
1/8" = 1'-0"



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



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



4 Cupola
1/8" = 1'-0"

AREA SCHEDULE	
A/C LEVEL 1 =	727 sf
A/C LEVEL 2 =	1070 sf
A/C LEVEL 3 =	1050 sf
A/C CUPOLA=	108 sf
TOT. A/C =	2955 sf

GRAPEVINE BROWNSTONES

FLOOR PLAN – RESIDENCES 117-124

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

SCHAUMBURG
ARCHITECTS
8432 BLUE HERON COURT, FORT WORTH, TEXAS 76108
PHONE (817) 336-7077 FAX (817) 336-7776

COPYRIGHT 2022 SCHAUMBURG ARCHITECTS

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

Purpose Statement:

The purpose of this Transit District overlay request is to develop 20 condominium units

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

CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-02

LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

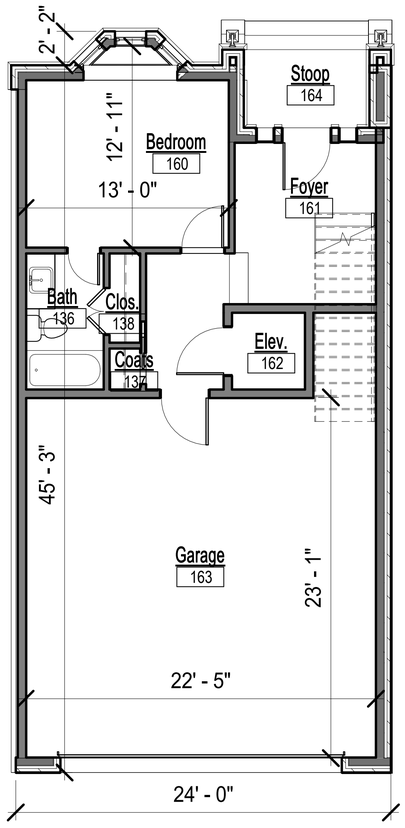
CHAIRMAN

SHEET 3 OF 12

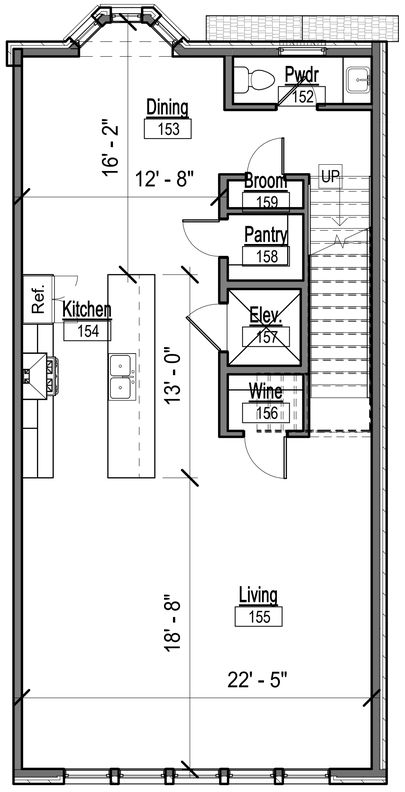
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF PLANNING SERVICES

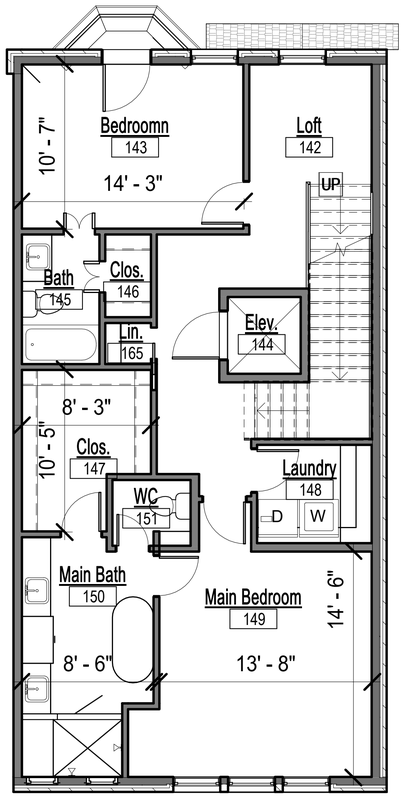
FLOOR PLAN
for
TDO23-02; Grapevine Brownstones, PH II
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William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
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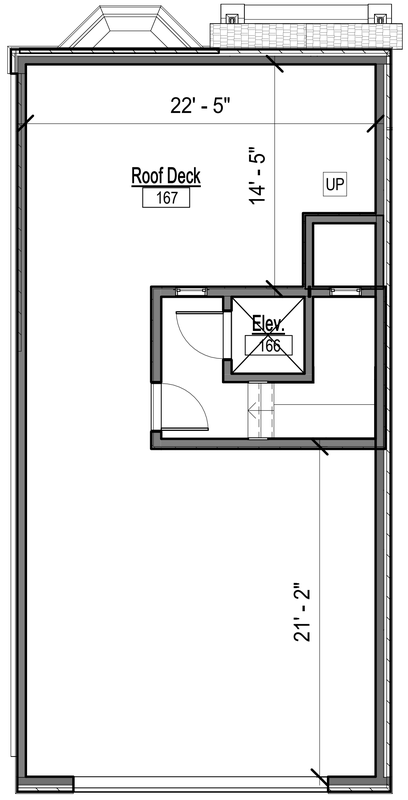
1 **Level 1**
1/8" = 1'-0"



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



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



4 **Cupola**
1/8" = 1'-0"

AREA SCHEDULE	
A/C LEVEL 1 =	458 SF
A/C LEVEL 2 =	1066 SF
A/C LEVEL 3 =	1066 SF
A/C CUPOLA =	55 SF
TOT. A/C =	2645 SF

GRAPEVINE BROWNSTONES

FLOOR PLAN – RESIDENCES 111-116 AND 125-130

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

SCHAUMBURG
ARCHITECTS
8432 BLUE HERON COURT, FORT WORTH, TEXAS 76108
PHONE (817) 336-7077 FAX (817) 336-7776

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Primary Applicant:
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CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-02
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

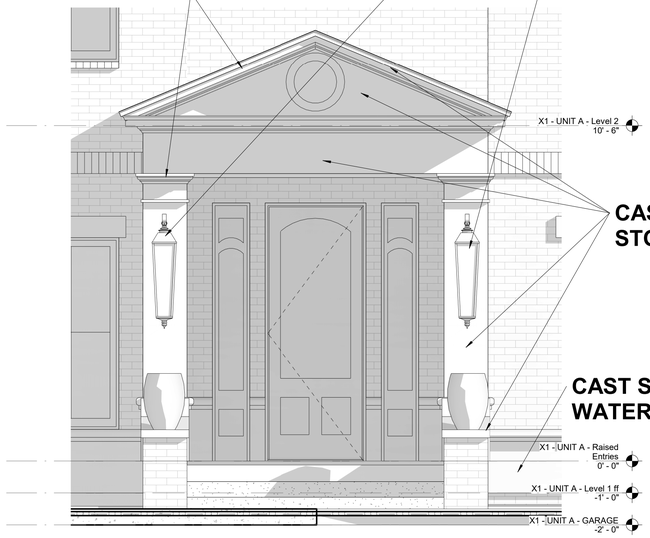
CHAIRMAN

SHEET 4 OF 12

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

DEPARTMENT OF PLANNING SERVICES

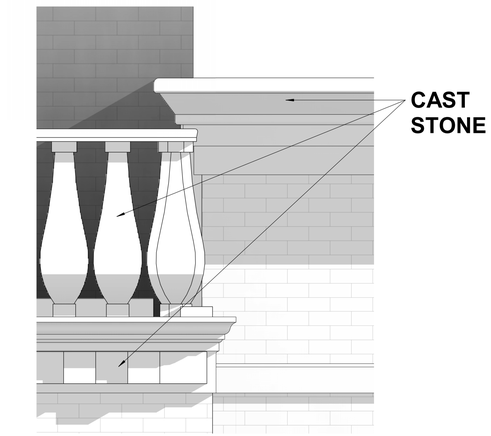
FLOOR PLAN
for
TDO23-02; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
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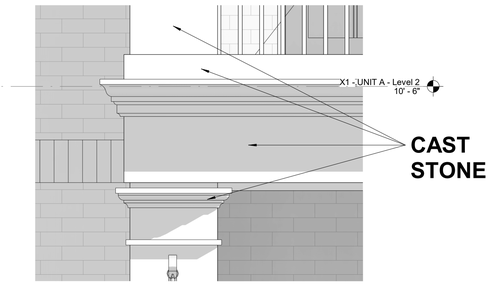
3 ***Cast Stone Entry Elements***
1/2" = 1'-0"



2 ***Details Study***
NTS



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



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



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

GRAPEVINE BROWNSTONES

Dallas Rd Front Elevation

Notes:
i. All signage subject to Building Services Department approval.
ii. Mechanical units shall be screened in accordance with the Zoning Ordinance.
iii. Utility boxes and conduit shall be painted to match building color.

SCHAUMBURG ARCHITECTS
8430 BLUE HERON COURT, FORT WORTH, TEXAS 76108
PHONE (817) 336-7077 FAX (817) 336-7776

COPYRIGHT 2021 SCHAUMBURG ARCHITECTS

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

Purpose Statement:

The purpose of this Transit District overlay request is to develop 20 condominium units

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

CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-02

LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 5 OF 12

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

DEPARTMENT OF PLANNING SERVICES

FACADE PLAN

for
TDO23-02; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: September 13, 2023

DALLAS ROAD ELEVATION



Notes:

i. All signage subject to Building Services Department approval.
ii. Mechanical units shall be screened in accordance with the Zoning Ordinance.
iii. Utility boxes and conduit shall be painted to match building color.

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

Purpose Statement:

The purpose of this Transit District overlay request is to develop 20 condominium units

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

CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-02

LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 6 OF 12

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

DEPARTMENT OF PLANNING SERVICES

ELEVATIONS

for

TDO23-02; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: September 13, 2023

PHASE II SITE ELEVATION



Notes:

i. All signage subject to Building Services Department approval.
ii. Mechanical units shall be screened in accordance with the Zoning Ordinance.
iii. Utility boxes and conduit shall be painted to match building color.

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

Purpose Statement:

The purpose of this Transit District overlay request is to develop 20 condominium units

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

CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-02
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

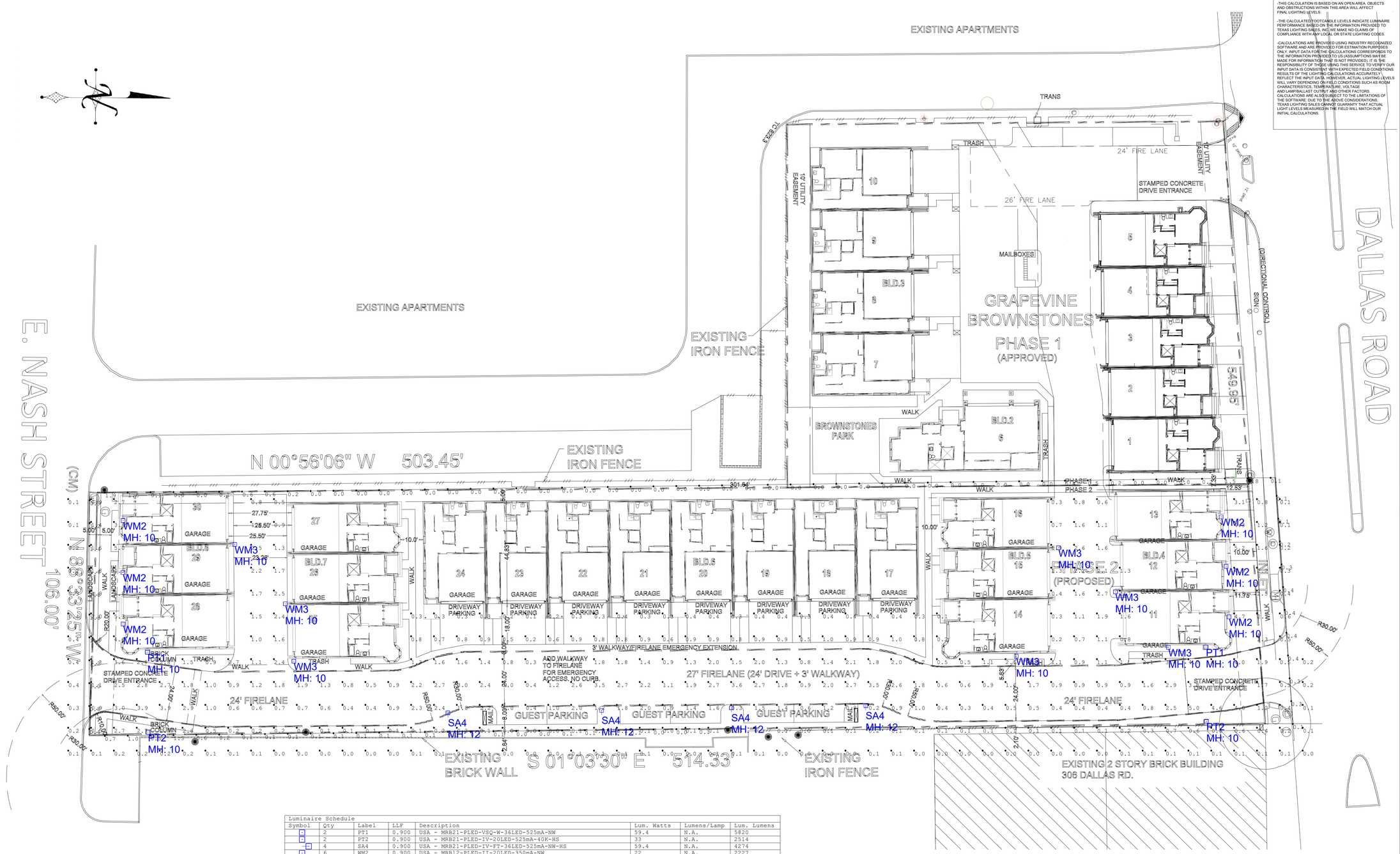
CHAIRMAN

SHEET 7 OF 12

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

DEPARTMENT OF PLANNING SERVICES

ELEVATIONS
for
TDO23-02; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: September 13, 2023



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

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.31	1.9	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.12	5.8	0.0	N.A.	N.A.

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

GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.

-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.

-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SALES CANNOT GUARANTY THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.

Notes:

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

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

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

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

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

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

Purpose Statement:

The purpose of this Transit District overlay request is to develop 20 condominium units

TLS Consultant: Shad Campbell
(817) 267-9300

TEXAS LIGHTING SOLUTIONS

CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-02
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 8 OF 12

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

DEPARTMENT OF PLANNING SERVICES

ILLUMINATION PLAN

for

TDO23-02; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: September 13, 2023

PLANT MATERIAL SCHEDULE

QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
CANOPY TREES							
12	CHINESE PISTACHE	PISTACIA CHINENSIS	2.5"	14'	5'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
4	CEDAR ELM	ULMUS CRASSIFOLIA	2.5"	12'	4'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
ORNAMENTAL TREES							
9	TEXAS REDBUD		2.5"	6'	4'	30 GAL.	FULL & MATCHED, STRAIGHT TRUNK
SHRUBS & LARGE PERENNIALS							
43	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	-	24" MIN	24" MIN	5 GAL.	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
84	DWARF BURFORD HOLLY	LEX CORNUTA 'BURFORDII NANA'	-	24" MIN	24" MIN	5 GAL.	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
SMALL PERENNIALS & GROUNDCOVER							
600 SF	COMMON LIRIOPE	LIRIOPE	-	-	-	4" POT	12" O.C. TRIANGULAR SPACING
TURF GRASS							
4,990 SF	BERMUDA GRASS SOD	CYNODON DACTYLON	PATCH-LAID APPLICATION				
OTHER							
210 SF	DECOMPOSED GRANITE		ORANGE/BROWN COLOR RANGE, ¾" MINUS WITH FINES				
420LF	BED EDGING	BED EDGING	4" BROWN COLOR				INSTALL 1" ABOVE ADJACENT GRADE WITH STAKES

Notes:

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

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

PLANT SYMBOL LEGEND

CANOPY TREES
- CHINESE PISTACHE
- CEDAR ELM

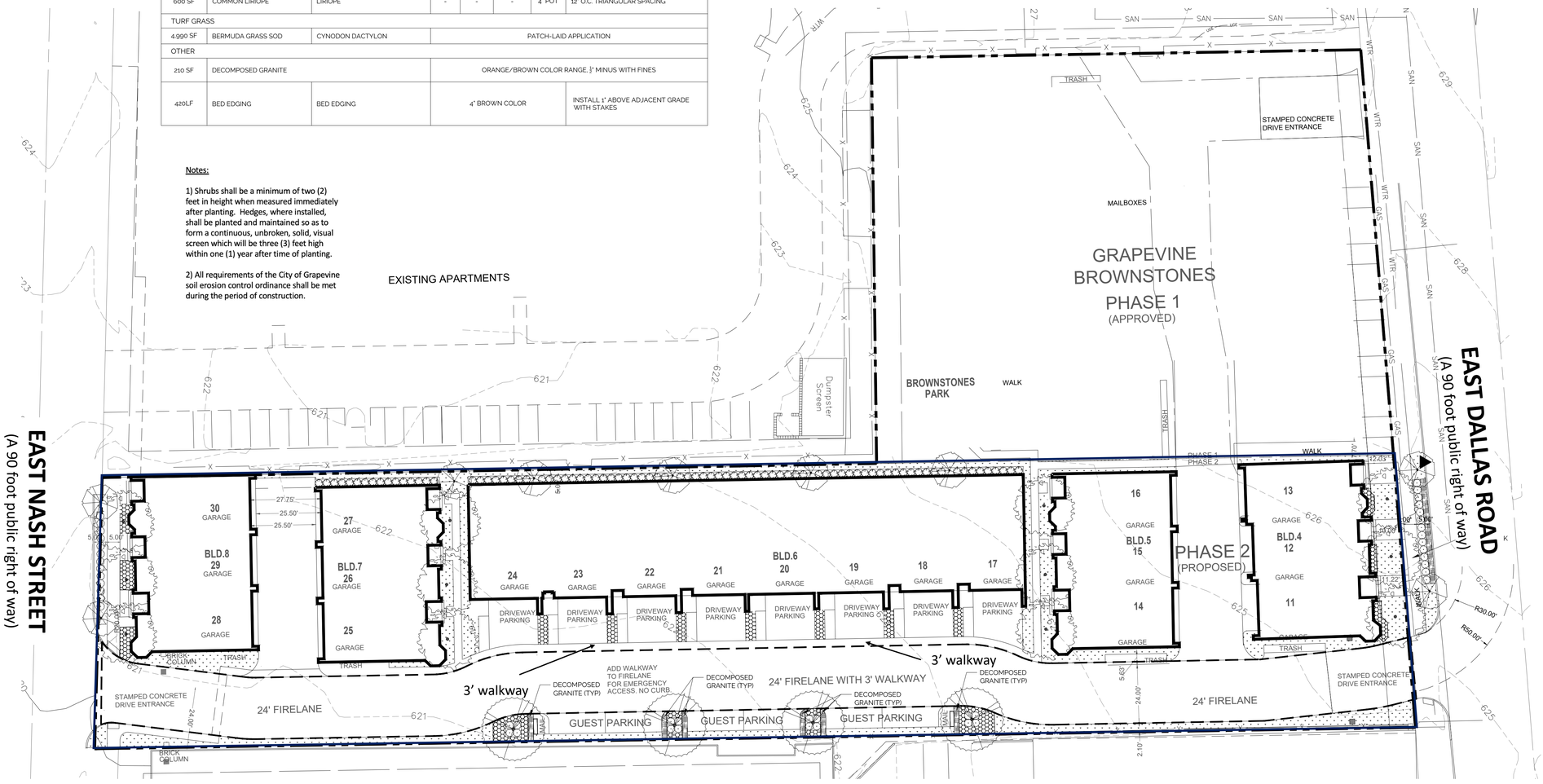
ORNAMENTAL TREES
- TEXAS REDBUD

PERENNIALS / G.C.
- LIROPE

SHRUBS
- DWARF YAUPON HOLLY
- DWARF BURFORD HOLLY

TURF
- BERMUDA SOD

OTHER
- DECOMPOSED GRANITE



LANDSCAPE PLAN

SCALE: 1"=20'-0"

0 20 40

Valley Quest DESIGN
LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

GREGG GIFFORD
MANAGING GENERAL PARTNER
NUCITI CAPITAL PARTNERS, LLC
129 S. MAIN ST., SUITE 215
GRAPEVINE, TX 76051

Project No:	2023-001_04
Drawn By:	JDB
Reviewed By:	AAC
Issue Type:	Drawings
Issue Date:	08/25/2023

REVISIONS:

No.	Date	Description

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT ANDREW A. COBBINS 2705 STATE OF TEXAS

8/25/23

AUGUST 25, 2023

PROJECT:

BROWNSTONE RESIDENTIAL DEVELOPMENT PH2

GRAPEVINE, TX

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP101

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

Purpose Statement:

The purpose of this Transit District overlay request is to develop 20 condominium units

Name of Preparer:

Valley Quest DESIGN
LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-02
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 9 OF 12

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

DEPARTMENT OF PLANNING SERVICES

LANDSCAPE PLAN
for
TDO23-02; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: September 13, 2023



0 15 30 60

(IN FEET)
1 INCH = 30 FT

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

CASE NAME: GRAPEVINE BROWNSTONES PHASE II
CASE NUMBER: TDO23-02

LOCATION: 235 E. Nash Street
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 10 OF 12

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

DEPARTMENT OF PLANNING SERVICES

Site Plan
for
TDO23-02; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
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City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: September 13, 2023

DEOTTE, INC.
CIVIL ENGINEERING | TBPE No. F-003116
420 Johnson Road, Suite 303 | Keller, Texas 76248
817-337-8899 (office) 817-337-5153 (fax)
PREPARED FOR: QUAIL HOLLOW DEVELOPMENT I
650 E. DALLAS
SOUTHLAKE, TEXAS 76092
(214) 435-3570

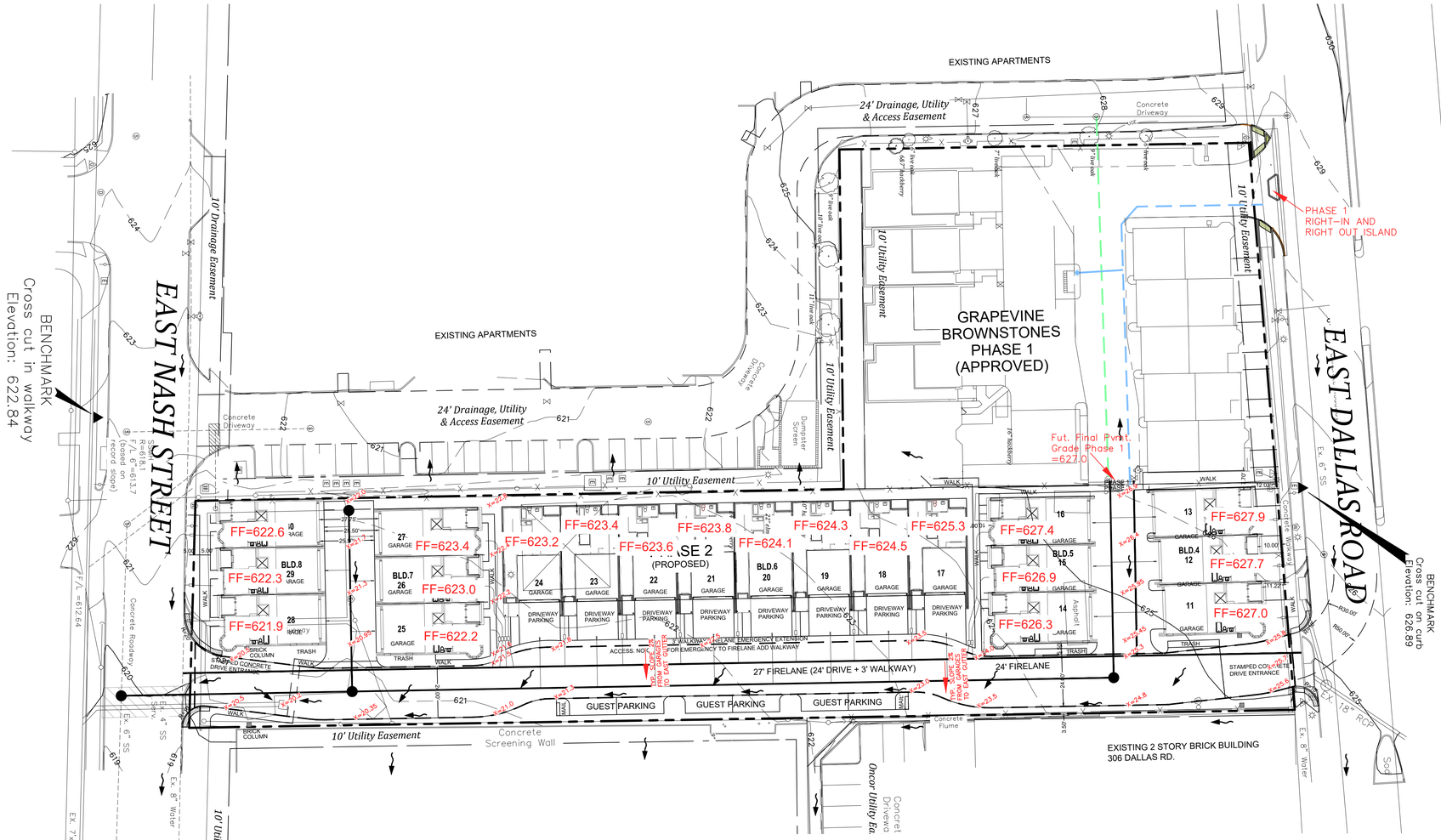
STORM DRAIN PLAN
GRAPEVINE BROWNSTONES - PHASE II
NCP GRAPEVINE BROWNSTONES, LLC
GRAPEVINE, TEXAS

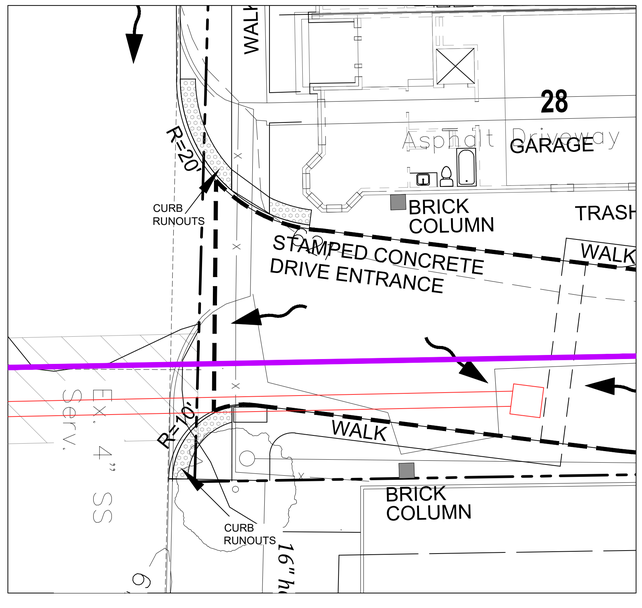
STATE OF TEXAS
RICHARD W. DeOTTE
74232
REGISTERED PROFESSIONAL ENGINEER
9/08/2023

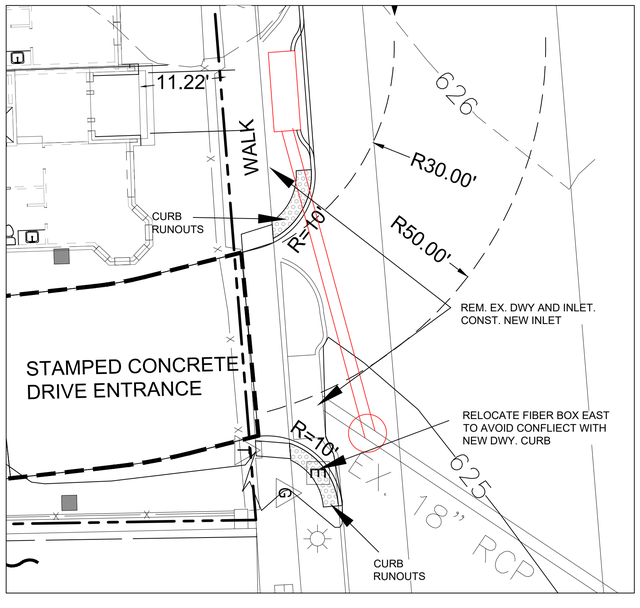
DOI No. 202111500

SHEET 10 OF 12

DOI No. 202111500 – IMPROVEMENTS FOR NCP GRAPEVINE BROWNSTONES PHASE II – WATER, SEWER, STORM DRAIN AND PAVING – GRAPEVINE, TEXAS







0 15 30 60

(IN FEET)
1 INCH = 30 FT

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

CASE NAME: GRAPEVINE BROWNSTONES PHASE II
CASE NUMBER: TDO23-02

LOCATION: 235 E. Nash Street
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET 11 OF 12

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

DEPARTMENT OF PLANNING SERVICES

Site Plan
for
TDO23-02; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: September 13, 2023

DEOTTE, INC.
CIVIL ENGINEERING | TBPE No. F-003116
420 Johnson Road, Suite 300 | Keller, Texas 76248
817-552-9699 (Office) | 817-337-5351 (Fax)
PREPARED FOR: QUAIL HOLLOW DEVELOPMENT I
5550 TOM THUMB FWY
SOUTHLAKE, TEXAS 76092
(214) 435-3570

PRELIMINARY GRADING PLAN
GRAPEVINE BROWNSTONES - PHASE II
NCP GRAPEVINE BROWNSTONES
GRAPEVINE, TEXAS

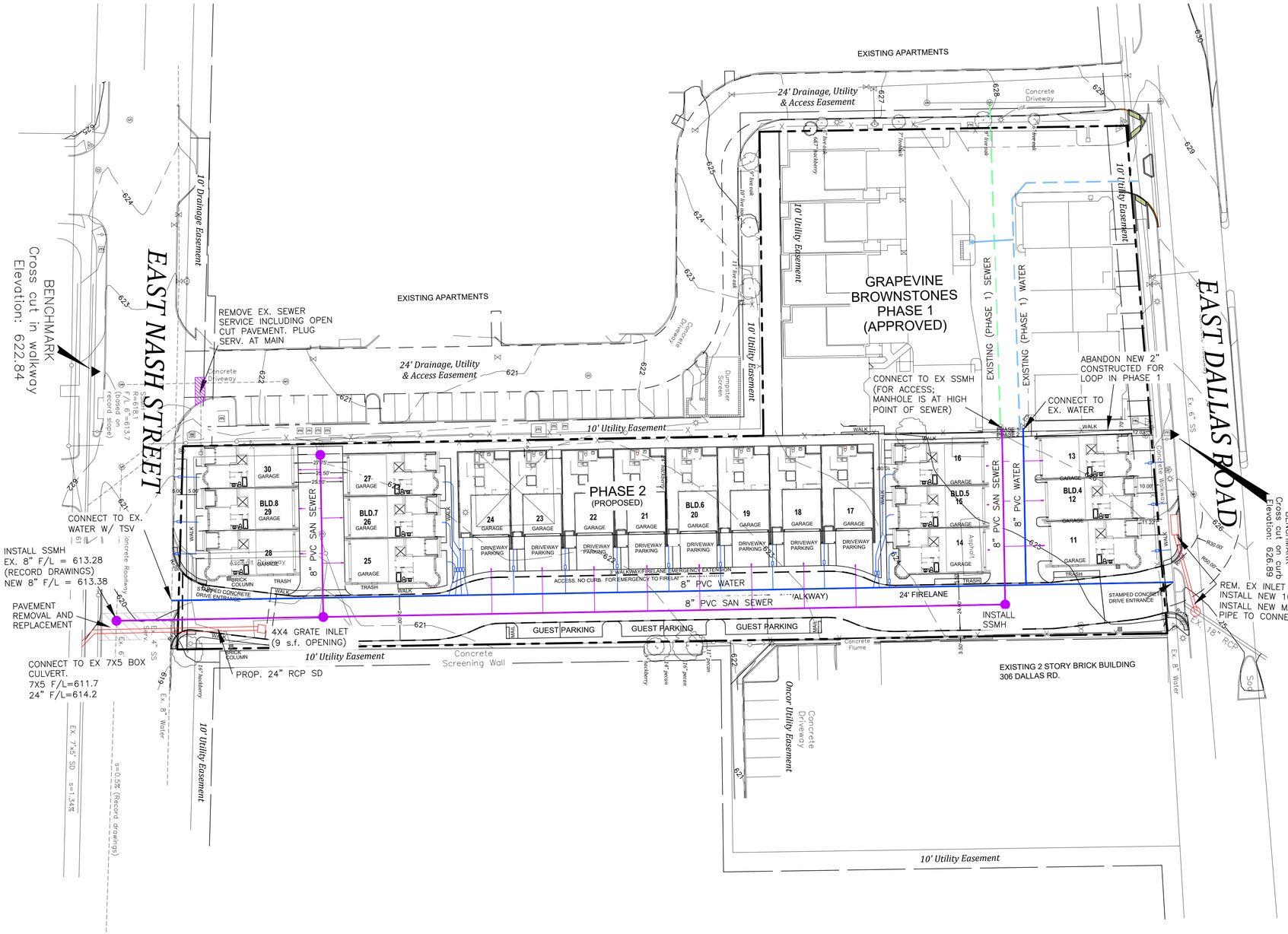
DOI No. 202111500 – IMPROVEMENTS FOR NCP GRAPEVINE BROWNSTONES PHASE II – WATER, SEWER, STORM DRAIN AND PAVING – GRAPEVINE, TEXAS

△	____	____
△	____	____
△	____	____

STATE OF TEXAS
RICHARD W. DeOTTE
74232
REGISTERED PROFESSIONAL ENGINEER
Richard W. DeOtte
9/08/2023

DOI No. 202111500

SHEET 11 OF 12



0 15 30 60

(IN FEET)
1 INCH = 30 FT

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

CASE NAME: GRAPEVINE BROWNSTONES PHASE II
CASE NUMBER: TDO23-02

LOCATION: 235 E. Nash Street
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 12 OF 12

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

DEPARTMENT OF PLANNING SERVICES

Site Plan
for
TDO23-02; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: September 13, 2023

DEOTTE, INC.
CIVIL ENGINEERING | TBPE No. F-003116
420 Johnson Road, Suite 303 | Keller, Texas 76248
817-337-8899 (office) | 817-337-5133 (fax)
PREPARED FOR: QUAIL HOLLOW DEVELOPMENT I
1500 NASH STREET
SOUTHLAKE, TEXAS 76092
(214) 435-3570

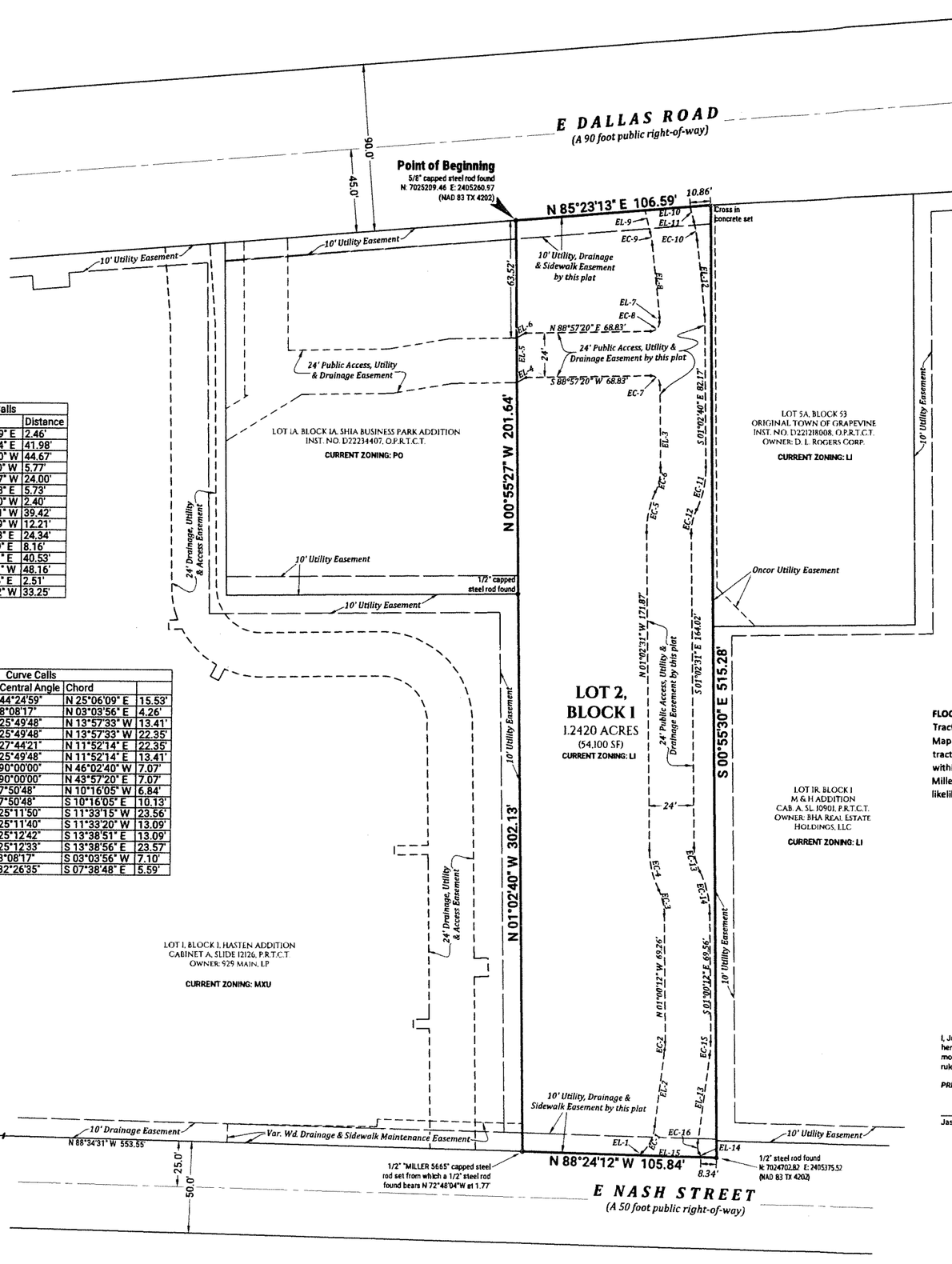
PRELIMINARY UTILITY PLAN
GRAPEVINE BROWNSTONES - PHASE II
NCP GRAPEVINE BROWNSTONES, LLC
GRAPEVINE, TEXAS

STATE OF TEXAS
RICHARD W. DeOTTE
74232
REGISTERED PROFESSIONAL ENGINEER
9/08/2023

DOI No. 202111500

SHEET 12 OF 12

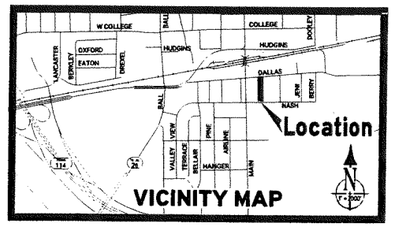
DOI No. 202111500 – IMPROVEMENTS FOR NCP GRAPEVINE BROWNSTONES PHASE II – WATER, SEWER, STORM DRAIN AND PAVING – GRAPEVINE, TEXAS



Line Calls		
Line	Beasring	Distance
EL-1	N 47°18'39" E	2.46'
EL-2	N 07°08'04" E	41.98'
EL-3	N 01°02'40" W	44.67'
EL-4	S 61°22'50" W	5.77'
EL-5	N 00°55'27" W	24.00'
EL-6	N 61°08'48" E	5.73'
EL-7	N 01°02'40" W	2.40'
EL-8	N 06°20'41" W	39.42'
EL-9	N 14°11'29" W	12.21'
EL-10	N 85°23'13" E	24.34'
EL-11	S 14°11'29" E	8.16'
EL-12	S 06°20'41" E	40.53'
EL-13	S 07°07'51" W	48.16'
EL-14	S 23°52'06" E	2.51'
EL-15	N 88°24'12" W	33.25'

Curve Calls					
Curve	Arc	Radius	Central Angle	Chord	
EC-1	15.93'	20.55'	44°24'59"	N 25°06'09" E	15.53'
EC-2	4.26'	30.00'	8°08'17"	N 03°03'56" E	4.26'
EC-3	13.52'	30.00'	25°49'48"	N 13°57'33" W	13.41'
EC-4	22.54'	50.00'	25°49'48"	N 13°57'33" W	22.35'
EC-5	22.57'	46.62'	27°44'21"	N 11°52'14" E	22.35'
EC-6	13.52'	30.00'	25°49'48"	N 11°52'14" E	13.41'
EC-7	7.85'	5.00'	90°00'00"	N 46°02'40" W	7.07'
EC-8	7.85'	5.00'	90°00'00"	N 43°57'20" E	7.07'
EC-9	6.85'	50.00'	7°50'48"	N 10°16'05" W	6.84'
EC-10	10.13'	74.00'	7°50'48"	S 10°16'05" E	10.13'
EC-11	23.75'	54.00'	25°11'50"	S 11°33'15" W	23.56'
EC-12	13.19'	30.00'	25°11'40"	S 11°33'20" W	13.09'
EC-13	13.20'	30.00'	25°12'42"	S 13°38'51" E	13.09'
EC-14	23.76'	54.00'	25°12'33"	S 13°38'56" E	23.57'
EC-15	7.10'	50.00'	8°08'17"	S 03°03'56" W	7.10'
EC-16	5.66'	10.00'	32°26'35"	S 07°38'48" E	5.59'





AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Sidney Suzette Fenton and Hughey A. AAdams, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

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

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

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property; and it is further agreed that this instrument shell 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.

_____
Greg Gifford

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Greg Gifford, 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.

Given under my hand and seal of office this _____ day of _____ 20 ____.

_____
Notary Public for the State of Texas

FLOOD STATEMENT: Based on scaling the Surveyed Tract onto the current published FEMA Flood Rate Map No. 48439C0105K, Effective 9/25/2009, said tract lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of the Surveyed Tract.

PLANNING & ZONING COMMISSION:

Date Approved:_____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____

City Secretary: _____

OWNER:
NCP GRAPEVINE BROWNSTONES II, LLC
129 SOUTH MAIN STREET STE. 215
GRAPEVINE TX 76051
469-487-6101
CONTACT: GREG GIFFORD

ENGINEER:
DEOTTE ENGINEERING, INC.
420 JOHNSON ROAD STE. 303
KELLER, TEXAS 76248

SITE PLAN SUMMARY:	
TOTAL PLATTED AREA:	54,100 SF
NET PLATTED AREA:	54,100 SF
RIGHT-OF-WAY DEDICATION AREA	0 SF
EASEMENT DEDICATION AREA:	15,056 SF

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

PRELIMINARY - THIS DOCUMENT SHALL NOT BE FILED OF RECORD FOR ANY PURPOSE.

_____
Jason B. Rawlings, RPLS No. 5665

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS NCP Grapevine Brownstones II, LLC is the owner of a tract of land out of the William Dooley Survey, Abstract No. 422, and situated in the City of Grapevine, Tarrant County, Texas, said tract being the same tract of land described in the deed to Clifton Wayne Johnson, Jr. recorded in Volume 12126, Page 1506 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch capped steel rod found for the northwest corner of said Johnson tract, said rod being the northeast corner of Lot 1A, Block 1, Shia Business Park Addition, an addition to the City of Grapevine, Texas according to the plat thereof recorded in Cabinet A, Slide 1813 of the Plat Records of said County and also being in the southerly right-of-way line of E Dallas Road;

Thence North 85 degrees 23 minutes 13 seconds East with the northerly boundary line of said Johnson tract and with said right-of-way line a distance of 106.59 feet to cross in concrete set for the northeast corner of said Johnson tract;

Thence South 00 degrees 55 minutes 30 seconds East with the easterly boundary line of said Johnson tract a distance of 515.28 feet to a 1/2 inch steel rod found for the southeast corner thereof, said rod being in the northerly right-of-way line of E Nash Street;

Thence North 88 degrees 24 minutes 12 seconds West with the southerly boundary line of said Johnson tract and with said northerly right-of-way line a distance of 105.84 feet to a 1/2 inch capped steel rod set for the southwest corner of said Johnson tract, said rod being the southeast corner of Lot 1, Block 1, Hasten Addition, an addition to the City of Grapevine, Texas according to the plat thereof recorded in Cabinet A, Slide 12126 of said Plat Records;

Thence North 01 degrees 02 minutes 40 seconds West with the westerly boundary line of said Johnson tract a distance of 302.13 feet to a 1/2 inch capped steel rod found for an angle point therein, said rod being an outer corner of said Hasten Addition and also being the southeast corner of said Shia Business Park Addition;

Thence North 00 degrees 55 minutes 27 seconds West with continuing with said westerly boundary line and the easterly boundary line of said Shia Business Park Addition a distance of 201.64 feet to the point of beginning and containing 1.2420 acres of land, more or less;

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS, that NCP Grapevine Brownstones II, LLC, ("Owner") , acting by and through the undersigned, does hereby adopt this plat of **LOT 2, BLOCK 1, HASTEN ADDITION**, an addition to the City of Grapevine, Tarrant County, Texas, and do 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 are 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 _____ day of _____, 20 ____.

_____
Greg Gifford
Managing Partner
NCP Grapevine Brownstones II, LLC

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Greg Gifford, managing partner of NCP Grapevine Brownstones II, LLC, 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.

Given under my hand and seal of office this _____ day of _____ 20 ____.

_____
Notary Public for the State of Texas

RECEIVED
NOV 15 2023
BY _____

MILLER
SURVEYING, INC
Professional Precision.
8504 Precinct Line Rd. Ste. 180
Colleyville TX 76034 • 817-571-1052
millersurvey.net
TBPLS No. 10000400

FINAL PLAT
LOT 2, BLOCK 1
HASTEN ADDITION
AN ADDITION TO THE CITY OF GRAPEVINE, TEXAS
BEING A REPLAT OF LOT 4, BLOCK 53, ORIGINAL TOWN OF GRAPEVINE
CONSISTING OF ONE LOT BEING 1.2420 ACRES OUT OF THE
WILLIAM DOOLEY SURVEY, ABSTRACT NO. 422
TARRANT COUNTY, TEXAS

AUGUST 2023

Existing Zoning: LI (Light Industrial) with Transit District Overlay

This Plat Filed as Instrument No. _____ Date: _____

Job No. 23039 • Plot File 23039 Plat

CC ITEM #9, 47
PZ ITEM #13, 29

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS

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

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE NO. 82-73; SECTIONS 12, 13, AND 42

RECOMMENDATION: Staff recommends the Planning and Zoning Commission and City Council consider the amendments to create and amend definitions in Section 12, *Definitions*; amend uses and use-specific standards in Section 13, *"R-20", Single-Family District*; create use-specific standards in Section 42, *Supplementary District Regulations,* and various amendments throughout the Zoning Ordinance relative to accessory dwelling units.

BACKGROUND:

At the October 17 City Council meeting, the Council approved a request to call a public hearing for the purposes of amending the Zoning Ordinance relative to Accessory Dwelling Units (ADUs) and establishing use-specific requirements after a series of workshops held by the Commission on August 1 and September 19. These amendments are in response to failed state legislation that would have allowed one or more ADUs on every residential lot without say or recourse by the municipality.

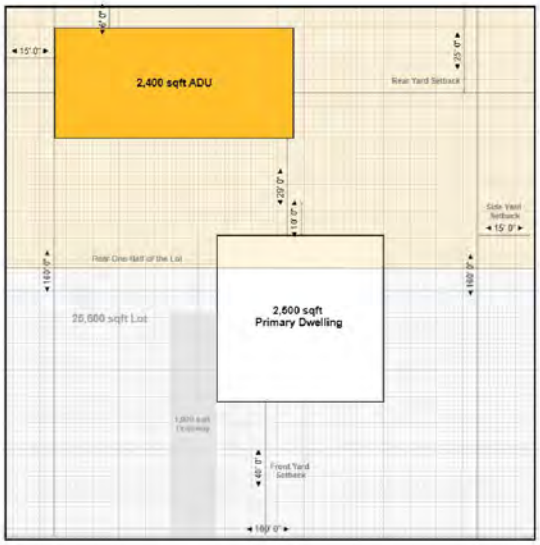
ADUs are the renamed and amended "*Servants' Quarters*" in the *"R-20", Single-Family District*. ADUs are not proposed to be allowed within any other residential zoning districts through this proposed amendment. Additionally, the regulations proposed for the location, design, and limitations of ADUs are proposed to be placed in Section 42, *Supplementary District Regulations,* where all use-specific standards in the Zoning Ordinance for primary and secondary uses are located for consistency. Minor revisions are found throughout the Zoning Ordinance as the Commission wanted to revise the word "accessory" as it applies to buildings, structures, and uses in favor of the term "secondary."

EXISTING REGULATIONS:

The existing accessory building regulations are found in Section 42. C, *Accessory Buildings* of the Zoning Ordinance and pertain to all accessory buildings which could include Servants' Quarters, sheds, a cabana, and detached garages. The current locational requirements provide that the number of stories of the building determines the total area in the rear yard the building may occupy; is required to be located in the rear half yard of the lot; provides unique stipulations for minimum breezeway width of six feet if semi-attached; and reiterates the minimum separation between buildings and side and rear yard setback requirements.

The examples below illustrate what the **current** locational requirements would permit on an "R-20", *Single-Family District Lot*.

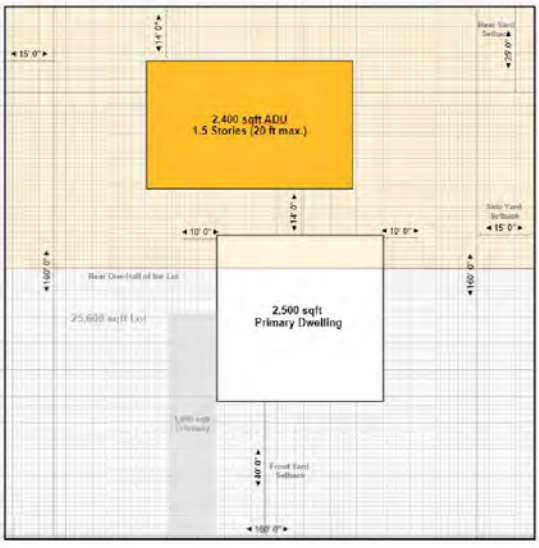
Example 1: One-Story



	Required	Shown
Distance Between Buildings	10 ft	29 ft
Maximum Building Coverage	40%	19.14%
Percentage of Rear Yard	60%	35%
Maximum Impervious Area	60%	23.05%

Total Lot Size – 25,600 sq.ft.
Total Required Rear Yard – 4,000 sq.ft.
Possible ADU Footprint – 2,400 sq.ft.

Example 2: 1 ½ - Stories



	Required	Shown
Distance Between Buildings	10 ft	14 ft
Maximum Building Coverage	40%	19.14%
Percentage of Rear Yard	60%	15%
Maximum Impervious Area	60%	23.05%

Total Lot Size – 25,600 sq.ft.
Total Required Rear Yard – 4,000 sq.ft.
Possible ADU Footprint – 2,400 sq.ft.

SUMMARY OF PROPOSED AMENDMENTS:

Through review and discussion, the Commission determined that the Servant's Quarters and Guest House accessory uses and definitions where the most closely related to what the proposed legislation referred to as an accessory dwelling unit. These types of housing units are currently only permissible accessory uses in the Section 13, "R-20", *Single-Family District*.

The Commission also evaluated the locational criteria that currently applies to accessory buildings found in Subsection 42.C., *Accessory Buildings* to better understand where on an "R-20", *Single-Family District* lot an accessory dwelling unit could be located, how large it could be, how far setback it could be from property lines, etc. From there, the Commission considered amendments to Section 12, *Definitions*; Section 13, *"R-20", Single-Family District*, Section 42, *Supplementary District Regulations* and various sections of the Zoning Ordinance to better address what is reasonable for an ADU on an "R-20" lot.

Amendments include:

Section 12, *Definitions*

- Renamed "Servants' Quarters" to "Accessory Dwelling Unit".
  - Revised the definition to be more concise.
- Deleted the redundant "Guest House" definition.

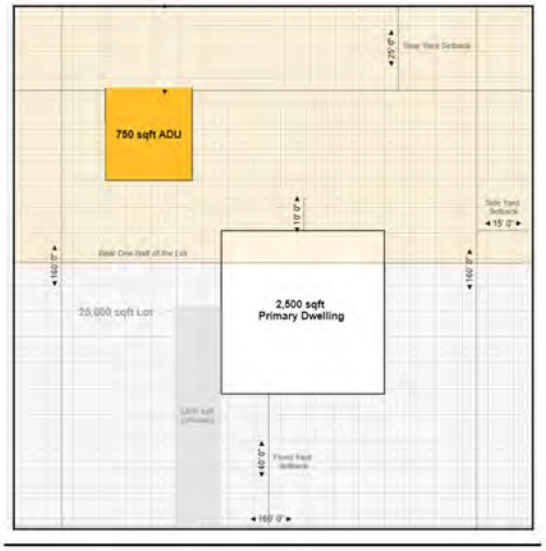
Section 13, "R-20", *Single-Family District*

- Changed name of accessory uses to secondary uses.
- Referenced new subsection in Section 42.C.6, *Accessory Dwelling Units.*
- Excepted ADUs from Subsections 42.C(1-5), D, E, F, and G.
- Deleted reference to Guest Quarters use.

Section 42, *Supplementary District Regulations*

- Created new subsection in Section 42.C.6, *Accessory Dwelling Units*.
- Limited ADUs to one per lot.
- Prohibited modular or manufactured units.
- Limited ADUs to 750 sq. ft. and one bedroom.

- Required the ADU be served from same utility meter as primary dwelling unit.
- Limited height to one-story, 16 feet (no two-story or above-garage options).
- Required to be located in the rear yard of the lot.
- Provided clear setbacks for internal, corner, and reverse frontage lots.
- Established architectural standards including same or similar exterior building materials, same or similar roof pitch, floor place height and placement of doors and windows.
- Required the unit be secured to a permanent foundation on the ground.
- Established parking and access requirement; must provide one additional off-street parking space and cannot have separate driveway access.
- Prohibited the renting, leasing, or subletting the ADU separate and apart from the primary dwelling unit.



ISSUES:

Below are proposed revisions depicted in a ~~strikethrough~~/underline format to show deletions and insertions found in various sections of the Zoning Ordinance.

****Note**: the proposed change from "Accessory" buildings, structure, or uses to "Secondary" buildings, structure, or uses will result in multiple small edits throughout the Zoning Ordinance.

Section 12, Definitions

~~ACCESSORY~~ SECONDARY BUILDING OR ~~ACCESSORY~~ SECONDARY STRUCTURE shall mean a subordinate building or structure, attached to or detached from the main building, and customarily incidental to the principal building.

BED AND BREAKFAST FACILITY shall mean a~~n accessory~~ secondary use to a single-family dwelling in which no more than 12 rooms in the principal residential structure are set aside for guest clients; breakfast is available on-site to only such guest clients at no

extra cost; length of stay of guest clients ranges from one to 30 days; and the owner/operator of the principal structure resides onsite. Bed and breakfast homestay does not include uses such as motels, hotels, community residential homes, boarding or lodging houses, multifamily residential dwellings, guest cottages or single-family dwelling transient rental.

BREEZEWAY shall mean a covered one story in height connecting a main structure and a~~n accessory~~ secondary building.

CHURCH shall mean any building, place, or structure(s) owned and/or used by religious organizations or congregations and providing religious worship, religious training, or education of its members. This definition includes ~~accessory~~ secondary uses such as rectories, convents, monasteries or other congregate residences for the housing of religious organization personnel, meeting halls, offices for administration of the institution, day care facilities, education or schools, recreation associated with schools or day care facilities which are associated or affiliated with a church.

CUSTOMARY HOME OCCUPATION shall mean an occupation customarily carried on in the home by a member of the occupant's family provided that:

(f) A home occupation must be carried on wholly within the principal dwelling, and not in a~~n accessory~~ secondary building.

DEPTH OF REAR YARD shall be defined as the minimum distance between the rear line of a building other than a~~n accessory~~ secondary building and the rear lot line.

FLOOR AREA: The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings, computed as follows:

(a) FOR DETERMINING FLOOR AREA RATIO: The sum of the following areas: (1) the basement floor area when more than one-half (1/2) of the basement height is above the finished lot grade level where curb level has not been established; (2) elevator shafts and stairwells at each floor; (3) floor space used for mechanical equipment (except equipment, open or enclosed, located on the roof); (4) penthouses; (5) attic space having headroom of seven (7) feet, ten (10) inches or more; (6) interior balconies and mezzanines; (7) enclosed porches; (8) floor area devoted to ~~accessory~~ secondary uses; and (9) space devoted to off-street parking, aisles and ramps when it is located in a parking structure. Space devoted to off-street loading shall not be included in the floor area. The floor area of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks shall be computed by counting each ten (10) feet of height, or fraction thereof, as being equal to one (1) floor.

(b) FOR DETERMINING OFF-STREET PARKING AND LOADING REQUIREMENTS: The sum of the following areas (1) floor space devoted to the principal use of the premises, including ~~accessory~~ secondary storage areas

located within selling or working space such as counters, racks, or closets; (2) any basement floor area devoted to retailing activities; and (3) floor area devoted to the production or processing of goods or to business or professional offices. For this purpose, floor area shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities, including aisles, ramps and maneuvering space, or basement floor area other than area devoted to retailing activities, the production or processing of goods, or business or professional offices.

FLOOR AREA RATIO (F.A.R.): The floor area ratio of the building or other structure on any lot is determined by dividing the floor area of such building or structure by the area of the lot on which the building or structure is located. When more than one building or structure is located on a lot, then the floor area ratio is determined by dividing the total floor area of all buildings or structures by the area of the lot, or in the case of planned developments, by the net site area. The floor area ratio requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for a building or other structure (including both principal and ~~accessory~~ secondary buildings) in direct ratio to the gross area of the lot.

GARAGE, FRONT ENTRY, shall mean a structure or portion thereof for the ~~accessory~~ secondary use of storing or parking of private motor vehicles owned by the occupant of the premises, located in front of or beside the living area, the access thereto is from the front property line.

GARAGE, REAR ENTRY, shall mean a structure or portion thereof for the ~~accessory~~ secondary use of storing or parking of private motor vehicles owned by the occupant of the premises, with access or door facing the side or rear property line, said structure shall be located partially or totally behind any portion of the living area.

~~GUEST HOUSE shall mean a secondary structure on a lot which may contain dwelling accommodations for the temporary occupancy by guests and not for rent or permanent occupancy, and such building not having a separate utility meter.~~

LOT shall mean a tract of land occupied or to be occupied by a building and its ~~accessory~~ secondary buildings, and including such open spaces as are required under this ordinance, and having its principal frontage upon a public street or officially approved place.

~~SERVANTS' QUARTERS~~ ACCESSORY DWELLING UNIT shall mean a~~n accessory~~ secondary dwelling located on a lot with a ~~main~~ primary detached residenial~~ce~~ structure and used as living quarters ~~for persons employed on the premises only, and~~ but not for rent or ~~use~~ lease separate and apart from the primary detached residential structure ~~as a separate domicile of other than persons employed on the premises, and with no separate utility meters~~.

TOWING SERVICE shall mean an ~~accessory~~ secondary use which provides the service of towing, moving or removing wrecked or disabled vehicles for the sole purpose of repairing such wrecked or disabled vehicle in conjunction with a permitted or conditional use.

WINERY, shall mean the manufacturing, bottling, labeling and packaging of wine containing not more than twenty-four (24) percent alcohol by volume from grapes, fruits and berries grown on-premise or imported, and to include the manufacturing and importation of grape brandy for fortifying purposes only. Wine sales may be to holders of wholesaler's permits, winery permits, wine bottlers permits. Retail sales to ultimate consumers in unbroken packages for off-premise consumption may not exceed an amount of 25,000 gallons annually. A winery may include the following ~~accessory~~ secondary uses; a tasting room to dispense wine for on-premise consumption; meeting/banquet facilities; restaurants and retail sales area of wine for off-premise consumption.

Section 13, "R-20", Single-Family District

B. ~~ACCESSORY~~ SECONDARY USES

The following uses shall be permitted as ~~accessory~~ secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwelling, except for customary home occupation.

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Accessory Dwelling Unit. *Refer to Section 42.C.6. for supplementary district standards related to accessory dwelling units.* ~~Servants' quarters not leased or rented to anyone other than the family of a bona fide servant, giving more than fifty (50) percent of his or her employed time at the premises to which the servants' quarters is an accessory use and in the employ of the family occupying said premises.~~
3. ~~Guest quarters,~~ ~~c~~Cabana, pavilion, or roofed area.
4. Private swimming pools and tennis courts.
5. ~~Accessory~~ Secondary buildings (storage buildings, hobby shops, barns).
6. Signs subject to the provisions of Section 60.
7. Customary home occupation.
8. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinance.
9. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three (3) continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Items 2 and 9, when any of the foregoing permitted ~~accessory~~ secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line and shall meet the requirements of Section 42.C.,D.,E.,F. and G.

~~Accessory~~ Secondary buildings more than sixteen (16) feet in height shall be set back from the rear property line six (6) feet plus two (2) additional feet for each additional foot of height over sixteen (16) feet. The height of the structures shall be measured from the top of the slab or from its bottom floor.

F. DENSITY REQUIREMENTS:

4. Maximum building coverage: The combined area occupied by all main and ~~accessory~~ secondary buildings and structures shall not exceed forty (40) percent of the total lot area.

G. AREA REGULATIONS:

6. Distance between buildings: The minimum distance between principal or ~~accessory~~ secondary buildings on adjacent lots shall be not less than thirty (30) feet.

I. HEIGHT:

2. Height of ~~accessory~~ secondary structure, one and one-half (1-1/2) stories not to exceed twenty (20) feet.

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as a~~n accessory~~ secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-Street parking shall be provided in accordance with the provisions of Section 56 and 58 of this Ordinance and other applicable Ordinances of the City.

Section 14, "R-12.5", Single-Family District

B. ~~ACCESSORY~~ SECONDARY USES:

The following uses shall be permitted as ~~accessory~~ secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation.

4. ~~Accessory~~ Secondary Buildings.

With the exception of Item 8, when any of the foregoing permitted ~~accessory~~ secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line and shall meet the requirements of Section 42.C.,D.,E.,F., and G.

~~Accessory~~ Secondary buildings more than sixteen (16) feet in height shall be set back from the rear property line six (6) feet plus two (2) additional feet for each additional foot of height over sixteen (16) feet. The height of the structures shall be measured from the top of the slab of from its bottom floor.

F. DENSITY REQUIREMENTS:

4. Maximum Building Coverage: The combined area occupied by all main and ~~accessory~~ secondary buildings and structures shall not exceed forty (40) percent of the total lot area.

G. AREA REGULATIONS:

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between principal or ~~accessory~~ secondary buildings on adjacent lots shall be not less than sixteen (16) feet.

I. HEIGHT:

2. Height of ~~accessory~~ secondary structure, one and one-half (1-1/2) stories not to exceed twenty (20) feet.

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as a~~n accessory~~ secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable Ordinances of the City.

Section 15, "R-7.5", Single-Family District

B. ~~ACCESSORY~~ SECONDARY USES:

The following uses shall be permitted as ~~accessory~~ secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

4. ~~Accessory~~ Secondary buildings.

With the exception of Item 8, When any of the foregoing permitted ~~accessory~~ secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line and shall meet the requirements of Section 42.C.,D.,E.,F., and G.

F. DENSITY REQUIREMENTS:

4. Maximum Building Coverage: The combined area occupied by all main and ~~accessory~~ secondary buildings and structures shall not exceed forty (40) percent of the total lot area.

G. AREA REGULATIONS:

6. Distance Between Buildings: The minimum distance between principal or ~~accessory~~ secondary buildings on adjacent lots shall be not less than twelve (12) feet.

I. HEIGHT REGULATIONS:

2. Height of ~~accessory~~ secondary structure, one (1) story not to exceed sixteen (16) feet.

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as a~~n accessory~~ secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable ordinances of the City.

***Section 16, "R-5.0",* Zero-Lot-Line District Regulations**

B. ~~ACCESSORY~~ SECONDARY USES:

The following uses shall be permitted as ~~accessory~~ secondary uses to an R-5.0 zero-lot-line district provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

With the exception of Item 9, when any of the foregoing permitted ~~accessory~~ secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line and shall meet the requirements of Section 42.C.,D.,E.,F., and G.

F. DENSITY REQUIREMENTS:

4. Maximum Building Coverage: The combined area occupied by all main and ~~accessory~~ secondary buildings and structures shall not exceed forty (40) percent of the total lot area.

G. AREA REGULATIONS:

6. Distance Between Buildings: The minimum distance between principal or ~~accessory~~ secondary buildings on adjacent lots shall be not less than twelve (12) feet.

I. HEIGHT REGULATIONS:

2. Height of ~~accessory~~ secondary structure, one (1) story not to exceed sixteen (16) feet.

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as a~~n accessory~~ secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable Ordinances of the City.

***Section 17, "R-3.5",* Two-Family District Regulations**

B. ~~ACCESSORY~~ SECONDARY USES:

The following uses shall be permitted as ~~accessory~~ secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the principal use. All ~~accessory~~ secondary uses shall be located at least twenty (20) feet from any street right-of-way and shall not be located between the building line and the front property line.

With the exception of Item 6, when any of the foregoing permitted ~~accessory~~ secondary uses are detached from a principal dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line nor less than twenty (20) feet from any street right-of-way, and at least six (6) feet from the rear and side lot lines.

~~Accessory~~ Secondary buildings more than sixteen (16) feet in height shall be set back from the rear property line six (6) feet plus two (2) additional feet for each additional foot of height over sixteen (16) feet. The height of the structures shall be measured from the top of the slab or from its bottom floor.

F. DENSITY REQUIREMENTS:

4. MAXIMUM BUILDING COVERAGE - The combined area occupied by all main and ~~accessory~~ secondary buildings and structures shall not exceed forty (40%) percent of the total lot area.

5. MAXIMUM IMPERVIOUS AREA - The combined area occupied by all main and ~~accessory~~ secondary buildings and structures shall not exceed sixty (60%) percent of the total lot area.

G. AREA REGULATIONS:

6. Distance between buildings: The minimum distance between detached principal or ~~accessory~~ secondary buildings shall be not less than sixteen (16) feet.

I. HEIGHT REGULATIONS:

2. Height of an ~~accessory~~ secondary structure shall be one (1) story not to exceed fifteen (15) feet.

J. OFF-STREET PARKING:

Provisions of the parking of automobiles shall be allowed as an ~~accessory~~ secondary use to any principal permitted use provided that such shall not be located in a required front yard. Off-street parking shall be provided in accordance with the provisions of Section 56 and 58 of this ordinance and other applicable ordinances of the City.

Section 18, "R-3.75", Three and Four-Family District Regulations

B. ~~ACCESSORY~~ SECONDARY USES:

The following uses shall be permitted as ~~accessory~~ secondary uses to dwelling units provided that none shall be a source of income to the owners or users of the dwelling. All ~~accessory~~ secondary uses shall be located at least twenty (20) feet from any street right-of-way and shall not be located between the building line and the front property line.

F. DENSITY REQUIREMENTS:

4. Maximum Building Coverage: The combined area occupied by all main and ~~accessory~~ secondary building and structures shall not exceed forty (40) percent of the total lot area.

5. Maximum Impervious Area: The combined area occupied by all main and ~~accessory~~ secondary buildings and structures shall not exceed sixty (60) percent of the total lot area.

I. HEIGHT REGULATIONS:

2. The maximum height of an ~~accessory~~ secondary structure shall be one (1) story not to exceed fifteen (15) feet.

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as an ~~accessory~~ secondary use to any principal permitted use provided that such shall not be located in a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable Ordinances of the City.

***Section 19, "R-MH",* Manufactured Home District Regulations**

B. ~~ACCESSORY~~ SECONDARY USES:

The following uses shall be permitted as ~~accessory~~ secondary uses of a manufactured home subdivision:

When any of the foregoing permitted ~~accessory~~ secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line, twenty (20) feet from any street right-of-way, and six (6) feet from rear and side lot lines.

C. PARKING REGULATIONS: Provisions for the parking of automobiles shall be permitted as a~~n accessory~~ secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of this Ordinance and other applicable Ordinances of the City.

E. HEIGHT REGULATIONS: The following height regulations shall be observed:

2. ~~ACCESSORY~~ SECONDARY STRUCTURE: 1 story not to exceed 15 feet.

Section 20, "R-TH", Townhouse District Regulations

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses to dwelling units provided that none shall be a source of income to the owner or user of the principal family dwelling:

No ~~accessory~~ secondary uses may be located between the building line and the front property line.

F. DENSITY REQUIREMENTS:

4. Maximum Building Coverage: The combined area occupied by all main and ~~accessory~~ secondary buildings and structures shall not exceed fifty-five (55) percent of the total lot area.

5. Maximum Impervious Area: For lots less than forty (40) feet in width the combined area occupied by all main and ~~accessory~~ secondary buildings and structures and all sidewalks, driveways and paved areas shall not exceed eighty (80) percent of the total lot area. For lots forty (40) feet in width or greater the combined area occupied by all main and accessory buildings and structures and all sidewalks, driveways and paved areas shall not exceed seventy-five (75) percent of the total lot area.

G. AREA REGULATIONS:

6. The minimum distance between principal and ~~accessory~~ secondary uses, if detached, shall be fifteen (15) feet.

I. HEIGHT REGULATIONS:

2. The maximum height of a~~n accessory~~ secondary structure shall be one (1) story not exceed fifteen (15) feet.

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as a~~n accessory~~ secondary use to any principal permitted use provided that such shall not be located on a required front yard or side yard. Off-street parking areas shall be landscaped in accordance with Section 53. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable ordinances of the City.

Section 22, "R-MF", Multifamily District Regulations

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses to the multiple-family dwellings provided that none shall be a source of income to the owners or users of the multiple-family dwellings. All ~~accessory~~ secondary uses shall be located at least twenty (20) feet from any street right-of-way and shall not be located between the building line and the front property line.

F. DENSITY REQUIREMENTS:

4. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and ~~accessory~~ secondary buildings and structures shall not exceed (50) percent of the total lot area.

5. MAXIMUM IMPERVIOUS AREA: The combined area occupied by all main and ~~accessory~~ secondary buildings and structures, and paved parking and driveway areas shall not exceed seventy-five (75) percent of the total lot area.

I. HEIGHT REGULATIONS:

2. The maximum height of a~~n accessory~~ secondary structures shall be one (1) story not to exceed fifteen (15) feet.

3. District Specific Design Issues and Standards

District Specific Standards Applied to the various Character Districts as indicated in the "District Standard Application Matrix".

District Specific Standards 1: Architectural accommodation of grade change.

Multifamily development in districts specified above must accomplish retention of grade necessary to support the building plate within the architectural skin or extensions thereof except where such retention is necessary to support parking, service area, and/or amenity features. Extensions of the architectural skin include terraces, patios, decks, and/or ~~accessory~~ secondary buildings that are adjoined to the primary structure they serve.

Section 22A, "R-MODH", Modular Home District Regulations

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses to a single-family detached modular home provided that none shall be a source of income to the owner or user of the principal use:

With the exception of Item 6, when any of the foregoing permitted ~~accessory~~ secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line, twenty (20) feet from any street right-of-way, and six (6) feet from rear and side lot lines.

C. PARKING REGULATIONS: Provisions for the parking of automobiles shall be permitted as a~~n accessory~~ secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of this ordinance and other applicable ordinances of

E. HEIGHT AND AREA REGULATIONS:

2. Height of ~~accessory~~ secondary structure	1 story not to exceed 16 feet, except a storage building which shall not exceed ten (10) feet in height.

Section 23, "LB", Limited Business District

B. ~~ACCESSORY~~ SECONDARY USES:

The following uses shall be permitted as ~~accessory~~ secondary uses in a LB Limited Business District provided that none shall be a source of income to the owner or user of the principal structure.

F. DENSITY REQUIREMENTS:

4. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and ~~accessory~~ secondary structures shall not exceed sixty (60) percent of the total lot area.

5. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and ~~accessory~~ secondary structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.

G. AREA REGULATIONS:

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or ~~accessory~~ secondary buildings on the same lot shall be not less than twenty (20) feet.

I. HEIGHT:

2. No ~~accessory~~ secondary structure shall be erected or altered to a height exceeding fifteen (15) feet.

Section 23A, "GV", Grapevine Vintage District Regulations

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses to those uses listed in Section C. Conditional Uses:

5. Other structures or uses which are customarily ~~accessory~~ secondary and clearly incidental and subordinate to the permitted use and/or structure.

8. Studios for the creations of crafts, and heritage arts which are handmade or handcrafted that do not exceed 20% of the total floor area of a permitted use listed in Section B. ~~ACCESSORY~~ SECONDARY Uses, paragraph 6 above.

9. Planned specialty shopping center defined as a combination of all the uses permitted in Section B. ~~ACCESSORY~~ SECONDARY Uses, paragraphs 6-12. A single building shall not exceed 25,000 square feet as a permitted use. All individual users shall have the same floor area limitations as noted in Section B. ~~ACCESSORY~~ SECONDARY Uses.

C. CONDITIONAL USES:

3. Restaurants and restaurants with outside dining, including alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B. of the Ordinance. Drive-in and drive-through restaurants shall not be allowed. Restaurants adjacent or contiguous to any existing residential uses (excluding multi-family uses) shall only be allowed as a~~n accessory~~ secondary use to the other conditional uses listed in this section.

4. Inn (only as ~~an accessory~~ secondary use in conjunction with a winery or wine tasting room).

F. DENSITY REQUIREMENTS:

5. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and ~~accessory~~ secondary structures, parking storage, loading and other paved areas shall not exceed seventy-five (75) percent of the total lot area.

I. HEIGHT:

2. No ~~accessory~~ secondary structure shall be erected or altered to a height exceeding twenty-five (25) feet.

Section 24, "CN", Neighborhood Commercial District

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses provided that such use shall be located not less than twenty (20) feet from any street right-of-way.

C. CONDITIONAL USES:

2. Tire, battery, and ~~accessory~~ secondary stores located within a planned shopping center.

F. DENSITY REQUIREMENTS:

5. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and ~~accessory~~ secondary structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.

G. AREA REGULATIONS:

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or ~~accessory~~ secondary buildings on the same lot shall be not less than twenty (20) feet.

I. HEIGHT:

2. No ~~accessory~~ secondary structure shall be erected or altered to a height exceeding fifteen (15) feet.

Section 25, "CC", Community Commercial District Regulations

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as accessory uses:

C. CONDITIONAL USES:

1. Public storage garages, including mini-storage warehouses for storage purposes only. Caretaker or watchmen residential facilities having accommodations for and occupied by only one family may be permitted as ~~an accessory~~ secondary use to public storage garages or mini-storage warehouses. No more than three (3) persons unrelated by blood or marriage may occupy the caretaker or watchmen residential facilities.

F. DENSITY REQUIREMENTS:

3. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and ~~accessory~~ secondary structures shall not exceed sixty (60) percent of the total lot area.

4. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and ~~accessory~~ secondary structures, parking, storage, loading, and other paved areas shall not exceed eighty (80) percent of the total lot area.

G. AREA REGULATIONS:

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or ~~accessory~~ secondary buildings on the same lot shall be not less than forty (40) feet.

I. HEIGHT:

2. No ~~accessory~~ secondary structure shall be erected or altered to a height exceeding fifteen (15) feet.

N. PLANNED COMMERCIAL CENTER DESIGN REQUIREMENTS: Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements:

4. BUILDING SEPARATION REQUIREMENTS OF PLANNED COMMERCIAL CENTERS: The minimum distance between principal or ~~accessory~~ secondary buildings on the same lot required by Section 25.G.6 may be modified if deemed necessary by City Council to accommodate for ~~accessory~~ secondary structures.

Section 26, "HC", Highway Commercial District

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:

1. ~~Accessory~~ Secondary uses permitted in the CN and CC Commercial Districts.
6. Other structures or uses which are customarily ~~accessory~~ secondary and clearly incidental and subordinate to the permitted use and/or structure.

F. DENSITY REQUIREMENTS:

4. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and ~~accessory~~ secondary structures, parking, storage, loading and other paved areas shall not exceed eighty-five (85) percent of the total lot area. Provided, however there shall be no maximum impervious area requirement for lots fronting on the south side of Northwest Highway, between Jenkins Street and Dooley Street.

G. AREA REGULATIONS:

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or ~~accessory~~ secondary buildings on the same lot shall be not less than ten (10) feet.

I. HEIGHT:

2. No ~~accessory~~ secondary structure shall be erected or altered to a height exceeding fifteen (15) feet.

Section 27, "PO", Professional Office District Regulations

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses, provided that such use shall be located not less than twenty (20) feet from any street right-of-way:

F. DENSITY REQUIREMENTS:

4. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and ~~accessory~~ secondary structures shall not exceed sixty (60) percent of the total lot area.

5. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and ~~accessory~~ secondary structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.

G. AREA REGULATIONS:

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or ~~accessory~~ secondary buildings on the same lot shall be not less than twenty (20) feet.

I. HEIGHT:

2. No ~~accessory~~ secondary structure shall be erected or altered to a height exceeding fifteen (15) feet.

N. PLANNED PROFESSIONAL OFFICE CENTER DESIGN REQUIREMENTS: Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements

4. BUILDING SEPARATION REQUIREMENTS OF PLANNED PROFESSIONAL OFFICE CENTERS: The minimum distance between principal or ~~accessory~~ secondary buildings on the same lot required by Section 25.G.6 may be modified if deemed necessary by City Council to accommodate for ~~accessory~~ secondary structures.

Section 28, "CBD", Central Business District

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:

F. DENSITY REQUIREMENTS:

4. MAXIMUM BUILDING COVERAGE - The combined area occupied by all main and ~~accessory~~ secondary buildings and structures may cover one hundred (100) percent of the total lot area.

I. HEIGHT:

b. No ~~accessory~~ secondary structure shall be erected or altered to a height exceeding thirty (30) feet.

Section 28A, "HGT", Historic Grapevine Township District

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses in an HGT Historic Grapevine Township District provided that none shall be a source of income to the owner or user of the principal structure.

E. PLAN REQUIREMENTS: No application for a building permit for construction or alteration of a principal or ~~accessory~~ secondary building or exterior alteration to a principal or ~~accessory~~ secondary building shall be approved unless:

3. A Site Plan meeting the requirements of Section 47 has been approved. Such Site Plan shall be approved by the Historic Preservation Commission. The Commission may require additional criteria to ensure the historic integrity of the

area. A floor plan indicating the maximum occupancy shall be required in conjunction with the site plan. Building permit requests for alteration to a principal or ~~accessory~~ secondary structure with no addition to the structure, requirements of Section 47.E.1.b.3. (14), (16) - (19) and (21) - (23) shall not be required.

I. HEIGHT:

2. No ~~accessory~~ secondary structure shall be erected or altered to a height exceeding fifteen (15) feet.

Section 29, "HCO", Hotel and Corporate Office District

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:

F. DENSITY REQUIREMENTS:

4. MAXIMUM BUILDING COVERAGE - The combined area occupied by all main and ~~accessory~~ secondary structures shall not exceed forty (40%) percent of the total lot area. In the event planned development contains structured parking, the maximum coverage may be increased to fifty (50%) percent of the total lot area provided the minimum open space requirement is increased to forty (40%) percent.

G. AREA REGULATIONS:

6. DISTANCE BETWEEN BUILDINGS - The minimum distance between principal or ~~accessory~~ secondary buildings on adjacent lots shall be not less than twenty (20) feet or one-half (1/2) the average height of the two (2) adjacent buildings, whichever is greater.

I. HEIGHT:

2. No ~~accessory~~ secondary structure shall be erected or altered to a height exceeding twenty (20) feet except for two story parking garages.

K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Section 56 of this Ordinance. No off-street parking area shall be located closer than fifty (50) feet to any residential district nor ten (10) feet to any adjacent property line.

1. For hotels in excess of five hundred (500) rooms with restaurants, clubs and conference facilities in excess of 100,000 square feet, any required or additional off-street parking may be provided on another lot or parcel of land. Said off-site parking must be a~~n~~ ~~accessory~~ secondary use to a permitted principal use within

the zoning district that contains the off-site parking. A site plan and a Conditional Use Permit meeting all of the requirements of Section 48 shall be required.

N. PLANNED COMMERCIAL CENTER DESIGN REQUIREMENTS: Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements:

4. BUILDING SEPARATION REQUIREMENTS OF PLANNED COMMERCIAL CENTERS: The minimum distance between principal or ~~accessory~~ secondary buildings on the same lot required by Section 29.G.6 may be modified if deemed necessary by City Council to accommodate for ~~accessory~~ secondary structures.

Section 30, "RA", Recreation/Amusement District

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses:

M. DESIGN REQUIREMENTS: The following design requirements shall apply to all the permitted, ~~accessory~~ secondary and conditional uses:

Section 31, "LI", Light Industrial District

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses. No ~~accessory~~ secondary uses shall be allowed within the front yard:

4. Other uses, including retail sales and structures which are customarily ~~accessory~~ secondary, clearly incidental and subordinate to the permitted and conditional uses; provided, however, that no residential facilities shall be permitted except for watchmen or caretakers whose employment requires residence on the premises.

D. LIMITATION OF USES: The following uses shall not be permitted within this District:

1. Dwelling units (including motels and hotels) except as provided under ~~accessory~~ secondary uses; hospitals or clinics (except clinics in connection with industrial activity); nursing homes and similar uses; yards or lots for scrap or salvage operations or for processing, storage, display or sale of any scrap, salvage, or secondhand building materials and automotive vehicle parts.

P. PLANNED INDUSTRIAL CENTER DESIGN REQUIREMENTS: Each lot or parcel of land created within a Planned Industrial Center shall comply with the following requirements:

4. BUILDING SEPARATION REQUIREMENTS OF PLANNED INDUSTRIAL CENTERS: The minimum distance between principal or ~~accessory~~ secondary buildings on the same lot required by Section 31.G.6 may be modified if deemed necessary by City Council to accommodate for ~~accessory~~ secondary structures.

The platting of property lines shall not place any existing building in violation of the building code of the City of Grapevine. Perpetual building separation easements may be approved by the Building Official to achieve equivalency to the requirements of the code.

Section 32, "BP", Business Park District

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses:

6. Retail sales, day care centers and personal services which are customarily ~~accessory~~ secondary and clearly incidental and subordinate to office buildings.

M. DESIGN REQUIREMENTS: The following design requirements shall apply to all permitted, ~~accessory~~ secondary and conditional uses.

Section 34, "PRD-6", Planned Residential Low Density District

3. ~~ACCESSORY~~ SECONDARY USES: Any ~~accessory~~ secondary use permitted within the R-7.5 District for single family dwellings and any ~~accessory~~ secondary use permitted within the RMF-2 District or duplexes, quadplexes, townhouses or apartments shall be permitted as ~~accessory~~ secondary uses to single and multiple-family principal uses, respectively, provided that no such ~~accessory~~ secondary use shall be a source of income to the owner or occupant of the principal use.

5. OPEN SPACE: Open space, recreation areas and landscaping are deemed to be an essential component of any approved planned development within the PRD-6 District and shall be provided in accordance with the following standards:

a. MINIMUM OPEN SPACE AREA: Not less than forty percent (40%) of the total gross area of the planned development shall be devoted to open space, including private yards or individual lots. Open space shall not include areas covered by dwelling units, ~~accessory~~ secondary buildings, parking areas, driveways, and internal streets, or any part of an individual lot on which a building, or part thereof, could lawfully be erected.

7. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and ~~accessory~~ secondary buildings and structures shall not exceed forty-five (45) percent of the total site area.

Section 35, "PRD-12", Planned Residential Medium Density District

3. ~~ACCESSORY~~ SECONDARY USES: Any ~~accessory~~ secondary use permitted within the R-3.5, R-3.75, R-TH, RMF-1, and RMF-2 Districts shall be permitted as ~~accessory~~ secondary uses to a principal use provided that no such ~~accessory~~ secondary use shall be a source of income to the owner or occupant of the principal use.

5. OPEN SPACE: Open space, recreation areas and landscaping are deemed to be an essential component of any approved planned development within the PRD-12 District and shall be provided in accordance with the following standards:

a. MINIMUM OPEN SPACE AREA: Not less than forty (40) percent of the total gross area of the planned development shall be devoted to open space including private yards on individual lots. Open space shall not include areas covered by dwelling units, ~~accessory~~ secondary buildings, parking areas, driveways, and internal streets, or any part of an individual lot on which a building, or part thereof, could lawfully be erected.

7. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and ~~accessory~~ secondary buildings and structures shall not exceed thirty-five (35) percent of the total site area.

Section 36, "PCD", Planned Commerce Development District

3. ~~ACCESSORY~~ SECONDARY USES: Any ~~accessory~~ secondary use permitted within the HCO, PO, and CC Districts shall be permitted as ~~accessory~~ secondary uses to a principal use provided that no such ~~accessory~~ secondary use shall be a source of income to the owner or occupant of the principal use.

4. LOT, AREA AND DENSITY REGULATIONS:

(d) MINIMUM OPEN SPACE LOTS: All lots created within a PCD District shall maintain a minimum open space area equal to thirty (30) percent of the total lot area. No building structure, ~~accessory~~ secondary use, parking or loading area or storage areas shall be included in the calculation of the minimum open space area. Landscaping of these areas shall be in accordance with Section 53 of this Ordinance.

(i) PERIMETER BUFFER YARD: Each PCD District shall maintain a buffer yard around the entire perimeter of the property. The perimeter buffer yard shall be at least one hundred (100) feet in width as measured from the property line. As an alternative on any side the one hundred (100) foot wide perimeter buffer yard may be reduced to sixty (60) feet in width provided a three-foot high berm is within the sixty (60) foot wide buffer yard around the entire perimeter of the property and the berm is landscaped with grass, trees, shrubbery and similar landscaped elements that are sufficient to protect adjacent views.

No buildings, ~~accessory~~ secondary buildings, parking and loading areas, storage areas or other principal users shall be permitted within the perimeter buffer yards. However, perimeter buffer yards may contain parks, waterways, storm water detention and retention areas, lakes, nature trails, picnic areas and natural areas. Railroad right-of-way and road rights-of-way for the purpose of ingress and egress

to the PCD District may cross perimeter buffer yards provided such roads and rights of way minimize the amount of buffer yard devoted to such use. The width of a side or rear buffer yard may be reduced by the Planning and Zoning Commission under the following circumstances: the affected buffer yard is adjacent to and abuts a freeway or limited access highway with a right-of-way of at least two hundred (200) feet in width; the affected buffer yard is adjacent to and abuts an electric transmission or other utility right-of-way at least one hundred fifty (150) feet in width; or, the affected buffer yard is adjacent to and abuts an existing or zoned non residential area and further provided that the uses in the adjoining areas are of a compatible nature.

Section 37, "PID", Planned Industrial Development District

3. ~~ACCESSORY~~ SECONDARY USES: Any ~~accessory~~ secondary use permitted within the LI, HCO, PO and CC Districts shall be permitted as ~~accessory~~ secondary uses to a principal use provided that no such ~~accessory~~ secondary use shall be a source of income to the owner or occupant of the principal use.

4. LOT, AREA AND DENSITY REGULATIONS:

(e) MINIMUM OPEN SPACE LOTS: All lots created within a PID District shall maintain a minimum open space area equal to thirty (30) percent of the total lot area. No building structure, ~~accessory~~ secondary use, parking or loading area or storage areas shall be included in the calculation of the minimum open space area. Landscaping of these areas shall be in accordance with Section 53 of this Ordinance.

(j) PERIMETER BUFFER YARDS: Each PID District shall maintain a buffer yard around the entire perimeter of the property. The perimeter buffer yard shall be at least one hundred (100) feet in width as measured from the property line. As an alternative on any side, the one hundred (100) foot wide perimeter buffer yard may be reduced to sixty (60) feet in width provided a three-foot high berm is within the sixty (60) foot wide buffer yard around the entire perimeter of the property and the berm is landscaped with grass, trees, shrubbery and similar landscaped elements that are sufficient to protect adjacent views.

No buildings, ~~accessory~~ secondary buildings, parking and loading areas, storage areas of other principal users shall be permitted within the perimeter buffer yards. However, perimeter buffer yards may contain parks, waterways, stormwater detention and retention areas, lakes, nature trails, picnic areas and natural areas. Railroad rights-of-way and road rights-of-way for the purpose of ingress and egress to the PID District may cross perimeter buffer yards provided such roads and rights-of-way minimize the amount of buffer yard devoted to such use. The width of a side or rear buffer yard may be reduced by the Planning and Zoning Commission under the following circumstances: the affected buffer yard is adjacent to and abuts a freeway or limited access highway with a right-of-way of

at least two hundred (200) feet in width; the affected buffer yard is adjacent to and abuts an electric transmission or other utility right-of-way at least one hundred fifty (150) feet in width; or, the affected buffer yard is adjacent to and abuts an existing or zoned industrial area and further provided that the uses in the adjoining industrial areas are of a compatible nature.

Section 38, "GU", Governmental Use District

B. ~~ACCESSORY~~ SECONDARY USES: The following uses shall be permitted as ~~accessory~~ secondary uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:

1. Uses and structures which are customarily ~~accessory~~ secondary and are clearly incidental and subordinate to the permitted uses and structures.

Section 39, Historic Landmark

A. Establishment of "H" zoning designation as a historic landmark subdistrict. Any zoning district designation appearing on the Zoning District Map may be followed by the suffix "H" indicating a Historic Landmark subdistrict. Such subdistrict may include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value which merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people. The "H" designation shall apply to those premises, lots or tracts designated through procedures set forth herein. Additional principal and ~~accessory~~ secondary uses may be permitted in any specific "H" subdistrict and shall be enumerated in the ordinance establishing such historic landmark subdistrict, provided such uses are included in the zoning application. Such suffix shall not affect the legal use of the property and the basic underlying zoning of the property except as provided in the ordinance establishing the subdistrict.

Section 41, PD Planned Development Overlay

GENERAL GUIDELINES: All uses—permitted, ~~accessory~~ secondary, and conditional relative to a request for the creation of a "PD" Planned Development Overlay shall be initially established by the underlying zoning district. In situations where there is a need to deviate from the established guidelines in the underlying zoning district relative to permitted, ~~accessory~~ secondary or conditional uses and/or general development criteria i.e. density requirements, area requirements etc., the applicant shall present to the Planning and Zoning Commission and the City Council the special circumstances that inhibit the development of property strictly utilizing the standards designated in the underlying zoning district and the criteria that will differ from that established in the underlying zoning district.

B. ~~ACCESSORY~~ SECONDARY USES:

1. All ~~accessory~~ secondary uses established in the underlying zoning district. When varying from the uses within the underlying zoning district the applicant shall provide an amended list of ~~accessory~~ secondary uses and the conditions necessary for the change in standards from the underlying zoning district.

D. LIMITATION OF USES: Uses prohibited shall be those uses specifically prohibited within the underlying zoning district. The following uses are expressly prohibited within a "PD" Planned Development Overlay and cannot be established as a permitted, conditional, or ~~accessory~~ secondary use under any circumstances:

Section 42, Supplementary District Regulations

C. ~~ACCESSORY~~ SECONDARY BUILDINGS:

1. A~~n accessory~~ secondary building not exceeding one story in height may occupy not more than sixty (60) percent of a minimum required rear yard.

2. A~~n accessory~~ secondary building exceeding one story or more in height may occupy not more than forty (40) percent of a minimum required rear yard.

3. A~~n accessory~~ secondary building attached to the main building shall be made structurally a part and have a common wall with the main building and shall comply in all respects with the requirements of this Ordinance applicable to the main building. Unless so attached, a~~n accessory~~ secondary building in a residential district shall be located on the rear one-half of the lot and at least ten (10) feet from any dwelling or building existing or under construction on the same lot or any adjacent lot. In all residential districts, a building or structure attached to the principal building or structure by only a breezeway having a maximum width of six (6) feet shall be considered as being a detached ~~accessory~~ secondary building or structure. No ~~accessory~~ secondary building shall be located nearer than three (3) feet to any side or rear lot line. In the case of a corner lot, no ~~accessory~~ secondary building shall be located within any side yard required on the street side. A garage, detached from the main building, may be located no nearer than six (6) feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure.

6. Accessory Dwelling Units

a. General

A. Must be located on the same lot as the primary (detached) dwelling unit.

B. One (1) accessory dwelling unit is allowed per lot.

C. Modular and/or manufactured housing units fabricated off-site are prohibited for use as an accessory dwelling unit.

D. Limited to one (1) bedroom.

E. Utility services must be on the same meter as the primary dwelling unit.

F. The accessory dwelling unit cannot be leased, rented, or sublet separate and apart from the primary dwelling unit.

b. Dimensional Requirements

A. Maximum Building Height – one story, 16 feet.

B. Maximum Building Area – 750 square feet.

C. Minimum Separation from Primary Dwelling Unit – 10 feet.

D. Must be located in the rear yard of the lot, behind the primary dwelling unit.

E. Setbacks:

1. Internal lots - Setback a minimum of 15 feet from the side property line and 25 feet from the rear property line.

2. Corner lots – Setback a minimum of 15 feet from the side property line on the street-facing side and 25 feet from the rear property line.

3. Reverse Frontage lots – Set back a minimum of 40 feet from the front property line, 40 feet from the side property line on the street-facing side, 15 feet from the side property line adjacent to the interior property line, and 25 feet from the rear property line.

c. Architecture and Design Standards

A. Accessory dwelling units must be:

1. Constructed of the same or similar exterior building materials and finishes as the primary dwelling unit;

2. Architecturally designed to be compatible with the primary dwelling unit and feature the same or similar roof pitch; floorplate height; types and placement of doors windows and other openings; other exterior finishes; material colors; and

3. Attached to an engineered permanent foundation per the adopted International Building Code, state law, and set on the ground.

d. Access and Parking

A. Driveway access and off-street parking must be shared with the primary dwelling unit and may not be comprised of multiple detached driveways.

B. Provide one (1) parking space behind the front building line of the primary structure in addition to the minimum parking requirements for single-family residences in Section 56, *Off-Street Parking*.

D. CORNER LOTS: On corner lots, the side yard on the street side shall be the same as required for the front, except on corner lots adjacent to a segment of a side street upon which no property fronts, said segment being defined as that portion of a street between one street intersection and the next, the minimum side yard shall be fifteen (15) feet. This regulation shall not be so interpreted as to reduce the buildable width of a corner lot of twenty-eight (28) feet, nor to prohibit the erection of a~~n accessory~~ secondary building on such lot where the regulation cannot be reasonably complied with.

F. REQUIRED YARDS:

6. When the owner of two (2) or more platted lots which side yards abut each other and front yards front upon the same street wishes to construct a principal use structure across the interior side yard lot lines, he shall make application with the Department of Building Inspection for a building permit and in the application he shall state which lots are involved, provide information which shows any easement, drainage swell, or other natural or man-made obstruction on or along the side yard lot line which is to be covered by the structure and no building permit shall be issued until the impediment has been removed. When the owner has shown no impediments exist as to construction of a principal use structure or ~~accessory~~ secondary use structure over an interior side yard lot line, the side yard setback requirements in all single-family zoning districts shall be waived and a building permit may be issued for construction of a principal use structure over an interior lot line. In no event shall the exterior side yard setback requirements be violated and no more than one principal structure plus those ~~accessory~~ secondary uses set forth in the above residential zoning districts shall ever be constructed upon two (2) or more lots which have been combined pursuant to this section. Should any excess portion of a combined lot be conveyed to another owner, no structure shall be constructed thereon nor shall it be added to another lot until it has been replatted to combine it with another lot or lots as permitted by Section 212, Texas Local Government Code ~~Article 974a, Vernon's Annotated Texas Civil Statutes~~.

Section 43, Nonconforming Uses and Structures

H. SPECIAL REGULATIONS FOR PUBLIC AND DENOMINATIONAL SCHOOLS: All public schools, denominational schools having a curriculum equivalent to public

elementary or secondary schools, and all ~~accessory~~ secondary buildings and structures normally associated therewith, including stadiums and field houses, which are built and existing on the effective date of this Ordinance, shall be considered as conforming to the provision of this Ordinance. In the event such school building has been constructed with lesser front yards, or rear yards, or with greater coverage, of floor area ratio than herein specified, such building may be altered, remodeled, enlarged, or increased in height but no provisions herein shall be construed as to require greater yards, or lesser coverage, or floor area ratio than provided by the existing construction and building permits shall be issued if in compliance with the provisions of the building code.

Section 47, Site Plan Review

C. DEVELOPMENT AND USES REQUIRING A SITE PLAN: Site Plan review and approval, in accordance with the provisions of this section, shall be required for the following developments and uses.

1. Any permitted ~~accessory~~ secondary, or Conditional Use in the following residential districts: R-3.5, R-3.75, R-TH~~,~~ and R-MF.

2. Any permitted, ~~accessory~~ secondary, or Conditional Use in the following commercial districts: LB, GV, CN, CC, HC, PO, HCO and RA.

3. Any permitted, ~~accessory~~ secondary, or conditional use in the following industrial districts: BP~~,~~ and LI.

4. Any development or redevelopment within the Airport Noise Overlay Districts.

5. All permitted, ~~accessory~~ secondary, and conditional uses in the Governmental Use (GU) District.

6. All development in the PRD-6, PRD-12, PCD, and PID districts except single family detached dwellings and their related ~~accessory~~ secondary uses and structures. Any site plan issued in connection with a planned development district must be in conformance with the approved Master Development Plan for that district.

7. Any permitted, ~~accessory~~ secondary, or conditional uses in the Historic Grapevine Township District.

D. EXEMPT DEVELOPMENT: The following activities and uses shall not require compliance with this section unless otherwise required by this Ordinance.

2. Construction of any permitted ~~accessory~~ secondary use to a single family dwelling on an existing or planned single family lot, except for single family dwellings in the Grapevine Township District.

Section 49, Special Use Permits

B. AUTHORIZED SPECIAL USES:

1. Communication Uses:

c. Antenna support structures utilized for the purpose of transmission, retransmission, and/or reception of electromagnetic, radio, television, or microwave signal such as a tower, mast, monopole, tripod, box frame, or other structures in any residential, commercial or industrial district. One ~~accessory~~ secondary equipment building is allowed per antenna support structure.

d. Microwave reflectors/antennas and receivers and antenna support structures in any district. One ~~accessory~~ secondary equipment building is allowed per antenna support structure.

e. A commercial antenna may be attached to an existing utility structure, electrical transmission/distribution tower, or elevated water storage tank exceeding 75 feet in height, provided that the antenna does not extend more than 10 feet above the height of the utility structure. One ~~accessory~~ secondary equipment building is allowed per utility structure. Setbacks from residentially zoned property do not apply to antennas attached to utility structures exceeding 75 feet in height.

Section 56, Off-Street Parking Requirements

5. PERSONAL SERVICE, RETAIL USES:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Automotive retail sales and service (except automotive parts or ~~accessory~~ related sales)	1	2,000 sq. ft. of site area

Section 60, Sign Standards

C. GENERAL STANDARDS.

9. METAL SIGNS.

a. Signs constructed of metal and illuminated by any means requiring internal wiring or electrically wired ~~accessory~~ secondary fixtures attached to a metal sign shall maintain a free clearance to grade of at least nine (9) feet. ~~Accessory~~ Secondary lighting fixtures attached to a nonmetal frame sign shall maintain a clearance of at least nine (9) feet to ground.

E. EXEMPTION.

2. The following signs are exempt from the zoning permit requirement of Section 60.A., but shall comply with all of the other regulations imposed by this section:

(a) Nameplate signs not exceeding two (2) square feet in gross surface area ~~accessory~~ secondary to a single-family or two-family dwelling.

(b) Nameplate signs not exceeding fifteen (15) square feet in gross surface area ~~accessory~~ secondary to a multiple-family dwelling.

CC ITEM #9, 47
PZ ITEM #13, 29

ORDINANCE NO. 2023-094

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING SECTION 12, DEFINITIONS; SECTION 13, "R-20", SINGLE-FAMILY DISTRICT; SECTION 14, "R-12.5", SINGLE-FAMILY DISTRICT; SECTION 15, "R-7.5", SINGLE-FAMILY DISTRICT; SECTION 16, "R-5.0", ZERO-LOT-LINE DISTRICT REGULATIONS; SECTION 17, "R-3.5", TWO-FAMILY DISTRICT REGULATIONS; SECTION 18, "R-3.75", THREE AND FOUR-FAMILY DISTRICT REGULATIONS; SECTION 19, "R-MH", MANUFACTURED HOME DISTRICT REGULATIONS; SECTION 20, "R-TH", TOWNHOUSE DISTRICT REGULATIONS; SECTION 22, "R-MF", MULTIFAMILY DISTRICT REGULATIONS; SECTION 22A, "R-MODH", MODULAR HOME DISTRICT REGULATIONS; SECTION 23, "LB", LIMITED BUSINESS DISTRICT; SECTION 23A, "GV", GRAPEVINE VINTAGE DISTRICT REGULATIONS; SECTION 24, "CN", NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 25, "CC", COMMUNITY COMMERCIAL DISTRICT REGULATIONS; SECTION 26, "HC", HIGHWAY COMMERCIAL DISTRICT; SECTION 27, "PO", PROFESSIONAL OFFICE DISTRICT REGULATIONS; SECTION 28, "CBD", CENTRAL BUSINESS DISTRICT; SECTION 28A, "HGT", HISTORIC GRAPEVINE TOWNSHIP DISTRICT; SECTION 29, "HCO", HOTEL AND CORPORATE OFFICE DISTRICT; SECTION 30, "RA", RECREATION/AMUSEMENT DISTRICT; SECTION 31, "LI", LIGHT INDUSTRIAL DISTRICT; SECTION 32, "BP", BUSINESS PARK DISTRICT; SECTION 34, "PRD-6", PLANNED RESIDENTIAL LOW DENSITY DISTRICT; SECTION 35, "PRD-12", PLANNED RESIDENTIAL MEDIUM DENSITY DISTRICT; SECTION 36, "PCD", PLANNED COMMERCE DEVELOPMENT DISTRICT; SECTION 37, "PID", PLANNED INDUSTRIAL DEVELOPMENT DISTRICT, SECTION 38, "GU", GOVERNMENTAL USE DISTRICT; SECTION 39, HISTORIC LANDMARK; SECTION 41, PLANNED DEVELOPMENT OVERLAY; SECTION 42, SUPPLEMENTARY DISTRICT REGULATIONS; SECTION 43, NONCONFORMING USES AND STRUCTURES; SECTION 47, SITE PLAN REVIEW; SECTION 49, SPECIAL USE PERMITS; SECTION 56, OFF-

STREET PARKING REQUIREMENTS; AND SECTION 60, SIGN STANDARDS TO CREATE NEW AND AMEND DEFINITIONS, AMEND USE AND USE-SPECIFIC STANDARDS, CREATE USE-SPECIFIC STANDARDS, AND VARIOUS OTHER AMENDMENTS RELATIVE TO ACCESSORY DWELLING UNITS, (AM23-01); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 12, Definitions of the Zoning Ordinance of the City of Grapevine regulates the Definitions and uses; Section 13, Single-Family District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "R-20" District; Section 14, Single-Family District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "R-12.5" District; Section 15, Single-Family District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "R-7.5" District; Section 16, Zero-Lot-Line District Regulations regulates Land Uses, Bulk, Dimensional, and Setback standards within the "R-5.0" District; Section 17, "R-3.5", Two-Family District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "R-3.5" District; Section 18, Three and Four-Family District Regulations regulates Land Uses, Bulk, Dimensional, and Setback standards within the "R-3.75" District; Section 19, Manufactured Home District Regulations regulates Land Uses, Bulk, Dimensional, and Setback standards within the "R-MH" District; Section 20, Townhouse District Regulations regulates Land Uses, Bulk, Dimensional, and Setback standards within the "R-TH" District; Section 22, Multifamily District Regulations regulates Land Uses, Bulk, Dimensional, and Setback standards within the "R-MF" District; Section 22A, Modular Home District Regulations regulates Land Uses, Bulk, Dimensional, and Setback standards within the "R-MODH" District; Section 23, Limited Business District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "LB" District; Section 23A, Grapevine Vintage District Regulations regulates Land Uses, Bulk, Dimensional, and Setback standards within the "GV" District; Section 24, Neighborhood Commercial District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "CN" District; Section 25, Community Commercial District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "CC" District; Section 26, Highway Commercial District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "HC" District; Section 27, Professional Office District Regulations regulates Land Uses, Bulk, Dimensional, and Setback standards within the "PO" District; Section 28, Central Business District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "CBD" District; Section 28A, Historic Grapevine Township District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "HGT" District; Section 29, Hotel and Corporate Office District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "HCO" District; Section 30, Recreation/Amusement District regulates Land Uses, Bulk,

Dimensional, and Setback standards within the "RA" District; Section 31, Light-Industrial District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "LI" District; Section 32, Business Park District regulates Land Uses, Bulk, Dimensional, and Setback standards within "BP" District; Section 34, Planned Residential Low Density District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "PRD-6" District; Section 35, Planned Residential Medium Density District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "PRD-12" District; Section 36, Planned Commerce Development District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "PCD" District; Section 37, Planned Industrial Development District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "PID" District; Section 38, Governmental Use District regulates Land Uses, Bulk, Dimensional, and Setback standards within the "GU" District; Section 39, Historic Landmark establishes the zoning subdistricts for preservation purposes to include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value that merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people; Section 41, Planned Development Overlay regulates Planned Development Overlays; Section 42, Supplementary District Regulations regulates various use-specific standards throughout the ordinance; Section 43, Nonconforming Uses and Structures regulates the types of nonconforming uses and structures and the processes which they may be enlarged, changed, altered or repaired; Section 47, Site Plan Review regulates the review and approval of site plans; Section 49; Special Use Permits regulates those uses that require approval of a special use permit and allow for the imposition of conditions to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure; Section 56, Off-Street Parking Requirements regulates parking standards; and Section 60, Sign Standards regulates sign type, location, and size requirements.

WHEREAS, the City Council wishes to amend various sections of the Zoning Ordinance relative to Accessory Dwelling Units (ADUs); and

WHEREAS, the City Council of the City of Grapevine deems the passage of this ordinance as necessary to protect the public, health, safety, and welfare; and

WHEREAS, the City Council is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this Ordinance, including but not limited to the Open Meetings Act.

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 Section 12 of the Zoning Ordinance – "Definitions", is hereby amended by deleting assigned numbers and letters to each definition and ordering all definitions in alphabetically.

Section 3. That Section 12 of the Zoning Ordinance – "Definitions", is amended by deleting the use and definition of, "Guest House," and renaming and amending the use and definition of "Servants' Quarters" to "Accessory Dwelling Unit", is hereby amended as follows:

****

ACCESSORY DWELLING UNIT shall mean a secondary dwelling located on a lot with a primary detached residential structure and used as living quarters but not for rent or lease separate and apart from the primary detached residential structure.

****

Section 4. That Section 12 of the Zoning Ordinance – "Definitions", is amended by renaming and amending the use and definition of "Accessory Building or Accessory Structure" to "Secondary Building or Secondary Structure", is hereby amended as follows:

****

SECONDARY BUILDING OR SECONDARY STRUCTURE shall mean a subordinate building or structure, attached to or detached from the main building, and customarily incidental to the principal building.

****

Section 5. That Section 12 of the Zoning Ordinance – "Definitions", is hereby amended as follows:

****

BED AND BREAKFAST FACILITY shall mean an secondary use to a single-family dwelling in which no more than 12 rooms in the principal residential structure are set aside for guest clients; breakfast is available on-site to only such guest clients at no extra cost; length of stay of guest clients ranges from one to 30 days; and the owner/operator of the principal structure resides onsite. Bed and breakfast homestay does not include uses such as motels, hotels, community residential homes, boarding or lodging houses, multifamily residential dwellings, guest cottages or single-family dwelling transient rental.

****

BREEZEWAY shall mean a covered one story in height connecting a main structure and a secondary building.

****

CHURCH shall mean any building, place, or structure(s) owned and/or used by religious organizations or congregations and providing religious worship, religious training, or education of its members. This definition includes secondary uses such as rectories, convents, monasteries or other congregate residences for the housing of religious organization personnel, meeting halls, offices for administration of the institution, day care facilities, education or schools, recreation associated with schools or day care facilities which are associated or affiliated with a church.

****

CUSTOMARY HOME OCCUPATION shall mean an occupation customarily carried on in the home by a member of the occupant's family provided that:

****

(f) A home occupation must be carried on wholly within the principal dwelling, and not in a secondary building.

****

DEPTH OF REAR YARD shall be defined as the minimum distance between the rear line of a building other than a secondary building and the rear lot line.

****

FLOOR AREA: The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings, computed as follows:

(a) FOR DETERMINING FLOOR AREA RATIO: The sum of the following areas: (1) the basement floor area when more than one-half (1/2) of the basement height is above the finished lot grade level where curb level has not been established; (2) elevator shafts and stairwells at each floor; (3) floor space used for mechanical equipment (except equipment, open or enclosed, located on the roof); (4) penthouses; (5) attic space having headroom of seven (7) feet, ten (10) inches or more; (6) interior balconies and mezzanines; (7) enclosed porches; (8) floor area devoted to secondary uses; and (9) space devoted to off-street parking, aisles and ramps when it is located in a parking structure. Space devoted to off-street loading shall not be included in the floor area. The floor area of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks shall be computed by counting each ten (10) feet of height, or fraction thereof, as being equal to one (1) floor.

(b) FOR DETERMINING OFF-STREET PARKING AND LOADING REQUIREMENTS: The sum of the following areas (1) floor space devoted to the principal use of the premises, including secondary storage areas located within selling or working space such as counters, racks, or closets; (2) any basement floor area devoted to retailing activities; and (3) floor area devoted to the production or processing of goods or to business or professional offices. For this purpose, floor area shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities, including aisles, ramps and maneuvering space, or basement floor area other than area devoted to retailing activities, the production or processing of goods, or business or professional offices.

****

FLOOR AREA RATIO (F.A.R.): The floor area ratio of the building or other structure on any lot is determined by dividing the floor area of such building or structure by the area of the lot on which the building or structure is located. When more than one building or structure is located on a lot, then the floor area ratio is determined by dividing the total floor area of all buildings or structures by the area of the lot, or in the case of planned developments, by the net site area. The floor area ratio requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for a building or other structure (including both principal and secondary buildings) in direct ratio to the gross area of the lot.

****

GARAGE, FRONT ENTRY, shall mean a structure or portion thereof for the secondary use of storing or parking of private motor vehicles owned by the occupant of the premises, located in front of or beside the living area, the access thereto is from the front property line.

****

GARAGE, REAR ENTRY, shall mean a structure or portion thereof for the secondary use of storing or parking of private motor vehicles owned by the occupant of the premises, with access or door facing the side or rear property line, said structure shall be located partially or totally behind any portion of the living area.

****

LOT shall mean a tract of land occupied or to be occupied by a building and its secondary buildings, and including such open spaces as are required under this ordinance, and having its principal frontage upon a public street or officially approved place.

****

TOWING SERVICE shall mean a secondary use which provides the service of towing, moving or removing wrecked or disabled vehicles for the sole purpose of repairing such wrecked or disabled vehicle in conjunction with a permitted or conditional use.

****

WINERY, shall mean the manufacturing, bottling, labeling and packaging of wine containing not more than twenty-four (24) percent alcohol by volume from grapes, fruits and berries grown on-premise or imported, and to include the manufacturing and importation of grape brandy for fortifying purposes only. Wine sales may be to holders of wholesaler's permits, winery permits, wine bottlers permits. Retail sales to ultimate consumers in unbroken packages for off-premise consumption may not exceed an amount of 25,000 gallons annually. A winery may include the following secondary uses; a tasting room to dispense wine for on-premise consumption; meeting/banquet facilities; restaurants and retail sales area of wine for off-premise consumption.

****

Section 6. That Subsections (B), (F)(4), (G)(6), (I)(2), and (J) of Section 13 of the Zoning Ordinance – "R-20", Single-Family District, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwelling, except for customary home occupation.

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Accessory Dwelling Unit. *Refer to Section 42.C.6. for supplementary district standards related to accessory dwelling units.*
3. Cabana, pavilion, or roofed area.
4. Private swimming pools and tennis courts.
5. Secondary buildings (storage buildings, hobby shops, barns).
6. Signs subject to the provisions of Section 60.

7. Customary home occupation.
8. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinance.
9. Sale of merchandise or goods, including but not limited to garage sales and yard sales, shall be limited to a maximum of once per quarter, for a period not to exceed three (3) continuous days. For the purpose of this paragraph, the month of January shall constitute the first month of the first quarter.

With the exception of Items 2 and 9, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line and shall meet the requirements of Section 42.C.,D.,E.,F. and G.

Secondary buildings more than sixteen (16) feet in height shall be set back from the rear property line six (6) feet plus two (2) additional feet for each additional foot of height over sixteen (16) feet. The height of the structures shall be measured from the top of the slab or from its bottom floor.

****

F. DENSITY REQUIREMENTS:

****

4. Maximum building coverage: The combined area occupied by all main and secondary buildings and structures shall not exceed forty (40) percent of the total lot area.

****

G. AREA REGULATIONS:

****

6. Distance between buildings: The minimum distance between principal or secondary buildings on adjacent lots shall be not less than thirty (30) feet.

****

I. HEIGHT:

****

2. Height of secondary structure, one and one-half (1-1/2) stories not to exceed twenty (20) feet.

****

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as an secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-Street parking shall be provided in accordance with the provisions of Section 56 and 58 of this Ordinance and other applicable Ordinances of the City.

****

Section 7. That Subsections (B), (F)(4), (G)(6), (I)(2), and (J) of Section 14 of the Zoning Ordinance – "R-12.5", Single-Family District, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation."

****

4. Secondary Buildings.

****

With the exception of Item 8, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line and shall meet the requirements of Section 42.C.,D.,E.,F., and G.

Secondary buildings more than sixteen (16) feet in height shall be set back from the rear property line six (6) feet plus two (2) additional feet for each additional foot of height over sixteen (16) feet. The height of the structures shall be measured from the top of the slab of from its bottom floor.

****

F. DENSITY REQUIREMENTS:

****

4. Maximum Building Coverage: The combined area occupied by all main and secondary buildings and structures shall not exceed forty (40) percent of the total lot area.

****

G. AREA REGULATIONS:

****

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between principal or secondary buildings on adjacent lots shall be not less than sixteen (16) feet.

****

I. HEIGHT:

****

2. Height of secondary structure, one and one-half (1-1/2) stories not to exceed twenty (20) feet.

****

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable Ordinances of the City.

****

Section 8. That Subsections (B)(4), (F)(4), (G)(6), (I)(2), and (J) of Section 15 of the Zoning Ordinance – "R-7.5", Single-Family District, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

****

4. Secondary buildings.

****

With the exception of Item 8, When any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line and shall meet the requirements of Section 42.C.,D.,E.,F., and G.

****

F. DENSITY REQUIREMENTS:

****

4. Maximum Building Coverage: The combined area occupied by all main and secondary buildings and structures shall not exceed forty (40) percent of the total lot area.

****

G. AREA REGULATIONS:

****

6. Distance Between Buildings: The minimum distance between principal or secondary buildings on adjacent lots shall be not less than twelve (12) feet.

****

I. HEIGHT REGULATIONS:

****

2. Height of secondary structure, one (1) story not to exceed sixteen (16) feet.

****

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable ordinances of the City.

****

Section 9. That Subsections (B), (F)(4), (G)(6), (I)(2), and (J) of Section 16 of the Zoning Ordinance – "R-5.0", Zero-Lot-Line District Regulations, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses to an R-5.0 zero-lot-line district provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

****

With the exception of Item 9, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line and shall meet the requirements of Section 42.C.,D.,E.,F., and G.

****

F. DENSITY REQUIREMENTS:

****

4. Maximum Building Coverage: The combined area occupied by all main and secondary buildings and structures shall not exceed forty (40) percent of the total lot area.

****

G. AREA REGULATIONS:

****

6. Distance Between Buildings: The minimum distance between principal or secondary buildings on adjacent lots shall be not less than twelve (12) feet.

****

I. HEIGHT REGULATIONS:

****

2. Height of secondary structure, one (1) story not to exceed sixteen (16) feet.

****

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable Ordinances of the City."

****

Section 10. That Subsections (B), (F)(4) (5), (G)(6), (I)(2), and (J) of Section 17 of the Zoning Ordinance – "R-3.5", Two-Family District Regulations, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or users of the principal use. All secondary uses shall be located at least twenty (20) feet from any street right-of-way and shall not be located between the building line and the front property line.

****

With the exception of Item 6, when any of the foregoing permitted secondary uses are detached from a principal dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line nor less than twenty (20) feet from any street right-of-way, and at least six (6) feet from the rear and side lot lines.

Secondary buildings more than sixteen (16) feet in height shall be set back from the rear property line six (6) feet plus two (2) additional feet for each additional foot of height over sixteen (16) feet. The height of the structures shall be measured from the top of the slab or from its bottom floor.

****

F. DENSITY REQUIREMENTS:

****

4. MAXIMUM BUILDING COVERAGE - The combined area occupied by all main and secondary buildings and structures shall not exceed forty (40%) percent of the total lot area.

****

5. MAXIMUM IMPERVIOUS AREA - The combined area occupied by all main and secondary buildings and structures shall not exceed sixty (60%) percent of the total lot area.

****

G. AREA REGULATIONS:

****

6. Distance between buildings: The minimum distance between detached principal or secondary buildings shall be not less than sixteen (16) feet.

****

I. HEIGHT REGULATIONS:

****

2. Height of a secondary structure shall be one (1) story not to exceed fifteen (15) feet.

****

J. OFF-STREET PARKING:

Provisions of the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located in a required front yard. Off-street parking shall be provided in accordance with the provisions of Section 56 and 58 of this ordinance and other applicable ordinances of the City.

****

Section 11. That Subsections (B), (F)(4) and (5), (G), (I)(2), and (J) of Section 18 of the Zoning Ordinance – "R-3.75", Three and Four-Family District Regulations, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as accessory secondary uses to dwelling units provided that none shall be a source of income to the owners or users of the dwelling. All secondary uses shall be located at least twenty (20) feet from any street right-of-way and shall not be located between the building line and the front property line.

****

F. DENSITY REQUIREMENTS: The following density requirements shall apply:
****

4. Maximum Building Coverage: The combined area occupied by all main and secondary building and structures shall not exceed forty (40) percent of the total lot area.

****

5. Maximum Impervious Area: The combined area occupied by all main and secondary buildings and structures shall not exceed sixty (60) percent of the total lot area.

****

I. HEIGHT REGULATIONS:
****

2. The maximum height of a secondary structure shall be one (1) story not to exceed fifteen (15) feet.

****

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located in a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable Ordinances of the City.
****

Section 12. That Subsections (B), (C), and (E)(2) of Section 19 of the Zoning Ordinance – "R-MH", Manufactured Home District Regulations, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses of a manufactured home subdivision:
****

When any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line, twenty (20) feet from any street right-of-way, and six (6) feet from rear and side lot lines.
****

C. PARKING REGULATIONS:

Provisions for the parking of automobiles shall be permitted as a secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of this Ordinance and other applicable Ordinances of the City.
****

E. HEIGHT REGULATIONS:
The following height regulations shall be observed:

****

2. SECONDARY STRUCTURE: 1 story not to exceed 15 feet.

****

Section 13. That Subsections (B), (F)(4) and (5), (G)(6), (I)(2), and (J) of Section 20 of the Zoning Ordinance – "R-TH", Townhouse District Regulations, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses to dwelling units provided that none shall be a source of income to the owner or user of the principal family dwelling:

****

No secondary uses may be located between the building line and the front property line.

****

F. DENSITY REQUIREMENTS:

The following density requirement shall apply:

****

4. Maximum Building Coverage: The combined area occupied by all main and secondary buildings and structures shall not exceed fifty-five (55) percent of the total lot area.

****

5. Maximum Impervious Area: For lots less than forty (40) feet in width the combined area occupied by all main and secondary buildings and structures and all sidewalks, driveways and paved areas shall not exceed eighty (80) percent of the total lot area. For lots forty (40) feet in width or greater the combined area occupied by all main and accessory buildings and structures and all sidewalks, driveways and paved areas shall not exceed seventy-five (75) percent of the total lot area.

****

G. AREA REGULATIONS:

The following minimum standards shall be required:

****

6. The minimum distance between principal and secondary uses, if detached, shall be fifteen (15) feet.

****

I. HEIGHT REGULATIONS:

The following maximum height regulations shall be observed:

****

2. The maximum height of a secondary structure shall be one (1) story not exceed fifteen (15) feet.

****

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as a secondary use to any principal permitted use provided that such shall not be located on a required front yard or side yard. Off-street parking areas shall be landscaped in accordance with Section 53. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable ordinances of the City.

****

Section 14. That Subsections (B), (F), and (I) of Section 22 of the Zoning Ordinance – "R-MF", Multifamily District Regulations, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses to the multiple-family dwellings provided that none shall be a source of income to the owners or users of the multiple-family dwellings. All secondary uses shall be located at least twenty (20) feet from any street right-of-way and shall not be located between the building line and the front property line.

****

F. DENSITY REQUIREMENTS:

****

4. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and secondary buildings and structures shall not exceed (50) percent of the total lot area.

5. MAXIMUM IMPERVIOUS AREA: The combined area occupied by all main and secondary buildings and structures, and paved parking and driveway areas shall not exceed seventy-five (75) percent of the total lot area.

****

I. HEIGHT REGULATIONS:

****

2. The maximum height of a secondary structures shall be one (1) story not to exceed fifteen (15) feet."

****

Section 15. That Subsection (3), "District Specific Design Issues and Standards" of Exhibit "A", "Design Standards Manual for Multifamily and Vertical Mixed-Use Development" of Section 22 of the Zoning Ordinance – "R-MF", Multifamily District Regulations, is hereby amended as follows:

****

3. District Specific Design Issues and Standards

****

District Specific Standards Applied to the various Character Districts as indicated in the "District Standard Application Matrix".

District Specific Standards 1: Architectural accommodation of grade change.

Multifamily development in districts specified above must accomplish retention of grade necessary to support the building plate within the architectural skin or extensions thereof except where such retention is necessary to support parking, service area, and/or amenity features. Extensions of the architectural skin include terraces, patios, decks, and/or secondary buildings that are adjoined to the primary structure they serve."

****

Section 16. That Subsections (B), (C), and (E)(2) of Section 22A of the Zoning Ordinance – "R-MODH", Modular Home District Regulations, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses to a single-family detached modular home provided that none shall be a source of income to the owner or user of the principal use:

****

With the exception of Item 6, when any of the foregoing permitted secondary uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line, twenty (20) feet from any street right-of-way, and six (6) feet from rear and side lot lines.

C. PARKING REGULATIONS:

Provisions for the parking of automobiles shall be permitted as a secondary use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of this ordinance and other applicable ordinances of

****

E. HEIGHT AND AREA REGULATIONS:

****

2. Height of secondary structure	1 story not to exceed 16 feet, except a storage building which shall not exceed ten (10) feet in height."

****

Section 17. That Subsections (B), (F)(4) and (5), (G)(6), and (I)(2) of Section 23 of the Zoning Ordinance – "LB", Limited Business District, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses in a LB Limited Business District provided that none shall be a source of income to the owner or user of the principal structure.

****

F. DENSITY REQUIREMENTS:

The following bulk and intensity of use requirements shall apply.
****

4. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and secondary structures shall not exceed sixty (60) percent of the total lot area.

5. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and secondary structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.
****

G. AREA REGULATIONS:
****

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or secondary buildings on the same lot shall be not less than twenty (20) feet.
****

I. HEIGHT:
****

2. No secondary structure shall be erected or altered to a height exceeding fifteen (15) feet."
****

Section 18. That Subsections (B) (5), (6), and (9), (C) (3) and (4), (F) (5), and (I)(2) of Section 23A of the Zoning Ordinance – "GV", Grapevine Vintage District Regulations, is hereby amended as follows:
****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses to those uses listed in Section C. Conditional Uses:
****

5. Other structures or uses which are customarily secondary and clearly incidental and subordinate to the permitted use and/or structure.
****

8. Studios for the creations of crafts, and heritage arts which are handmade or handcrafted that do not exceed 20% of the total floor area of a permitted use listed in Section B. SECONDARY Uses, paragraph 6 above.
****

9. Planned specialty shopping center defined as a combination of all the uses permitted in Section B. SECONDARY Uses, paragraphs 6-12. A single building shall not exceed 25,000 square feet as a permitted use. All individual users shall have the same floor area limitations as noted in Section B. SECONDARY Uses.
****

C. CONDITIONAL USES:

****

3. Restaurants and restaurants with outside dining, including alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B. of the Ordinance. Drive-in and drive-through restaurants shall not be allowed. Restaurants adjacent or contiguous to any existing residential uses (excluding multi-family uses) shall only be allowed as a secondary use to the other conditional uses listed in this section.

4. Inn (only as a secondary use in conjunction with a winery or wine tasting room).

****

F. DENSITY REQUIREMENTS:

****

5. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and secondary structures, parking storage, loading and other paved areas shall not exceed seventy-five (75) percent of the total lot area.

****

I. HEIGHT:

****

2. No secondary structure shall be erected or altered to a height exceeding twenty-five (25) feet."

****

Section 19. That Subsections (B), (C)(2), (F)(5), (G)(6), and (I)(2) of Section 24 of the Zoning Ordinance – "CN", Neighborhood Commercial District, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses provided that such use shall be located not less than twenty (20) feet from any street right-of-way.

****

C. CONDITIONAL USES:

****

2. Tire, battery, and secondary stores located within a planned shopping center.

****

F. DENSITY REQUIREMENTS:

****

5. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and secondary structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.

****

G. AREA REGULATIONS:

****

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or secondary buildings on the same lot shall be not less than twenty (20) feet.

****

I. HEIGHT:

****

2. No secondary structure shall be erected or altered to a height exceeding fifteen (15) feet."

****

Section 20. That Subsections (B), (C)(1), (F)(3) and (4), (G)(6), (I)(2), and (N)(4) of Section 25 of the Zoning Ordinance – "CC", Community Commercial District Regulations, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as accessory uses:

****

C. CONDITIONAL USES:

The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.

1. Public storage garages, including mini-storage warehouses for storage purposes only. Caretaker or watchmen residential facilities having accommodations for and occupied by only one family may be permitted as a secondary use to public storage garages or mini-storage warehouses. No more than three (3) persons unrelated by blood or marriage may occupy the caretaker or watchmen residential facilities.

****

F. DENSITY REQUIREMENTS:

****

3. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and secondary structures shall not exceed sixty (60) percent of the total lot area.

4. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and secondary structures, parking, storage, loading, and other paved areas shall not exceed eighty (80) percent of the total lot area.

****

G. AREA REGULATIONS:

****

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or secondary buildings on the same lot shall be not less than forty (40) feet.

****

I. HEIGHT:

****

2. No secondary structure shall be erected or altered to a height exceeding fifteen (15) feet.

****

N. PLANNED COMMERCIAL CENTER DESIGN REQUIREMENTS: Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements:

****

4. BUILDING SEPARATION REQUIREMENTS OF PLANNED COMMERCIAL CENTERS: The minimum distance between principal or secondary buildings on the same lot required by Section 25.G.6 may be modified if deemed necessary by City Council to accommodate for secondary structures."

****

Section 21. That Subsections (B)(1) and (6), (F)(4), (G)(6), and (I)(2) of Section 26 of the Zoning Ordinance – "HC", Highway Commercial District, is hereby amended as follows:

****

B. SECONDARY USES: The following uses shall be permitted as secondary uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:

1. Secondary uses permitted in the CN and CC Commercial Districts.

****

6. Other structures or uses which are customarily secondary and clearly incidental and subordinate to the permitted use and/or structure.

****

F. DENSITY REQUIREMENTS:

****

4. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and secondary structures, parking, storage, loading and other paved areas shall not exceed eighty-five (85) percent of the total lot area. Provided, however there shall be no maximum impervious area requirement for lots fronting on the south side of Northwest Highway, between Jenkins Street and Dooley Street.

****

G. AREA REGULATIONS:

****

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or secondary buildings on the same lot shall be not less than ten (10) feet.

****

I. HEIGHT:

****

2. No secondary structure shall be erected or altered to a height exceeding fifteen (15) feet."

****

Section 22. That Subsections (B), (F)(4) and (5), (G)(6), (I)(2), and (N)(4) of Section 27 of the Zoning Ordinance – "PO", Professional Office District Regulations, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses, provided that such use shall be located not less than twenty (20) feet from any street right-of-way:
****
F. DENSITY REQUIREMENTS:
****

4. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and secondary structures shall not exceed sixty (60) percent of the total lot area.

5. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and secondary structures, parking, storage, loading and other paved areas shall not exceed eighty (80) percent of the total lot area.

****
G. AREA REGULATIONS:
****

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or secondary buildings on the same lot shall be not less than twenty (20) feet.

****
I. HEIGHT:
****

2. No secondary structure shall be erected or altered to a height exceeding fifteen (15) feet.

****
N. PLANNED PROFESSIONAL OFFICE CENTER DESIGN REQUIREMENTS: Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements
****

4. BUILDING SEPARATION REQUIREMENTS OF PLANNED PROFESSIONAL OFFICE CENTERS: The minimum distance between principal or secondary buildings on the same lot required by Section 25.G.6 may be modified if deemed necessary by City Council to accommodate for secondary structures."

****

Section 23. That Subsections (B), (F)(4), and (I)(b) of Section 28 of the Zoning Ordinance – "CBD", Central Business District Regulations, is hereby amended as follows:
****
B. SECONDARY USES:

The following uses shall be permitted as secondary uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:
****

F. DENSITY REQUIREMENTS:

****

4. MAXIMUM BUILDING COVERAGE - The combined area occupied by all main and secondary buildings and structures may cover one hundred (100) percent of the total lot area.

****

I. HEIGHT:

b. No secondary structure shall be erected or altered to a height exceeding thirty (30) feet."

****

Section 24. That Subsections (B), (E)(3), and (I)(2) of Section 28A of the Zoning Ordinance – "HGT", Historic Grapevine Township District, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses in a HGT Historic Grapevine Township District provided that none shall be a source of income to the owner or user of the principal structure.

****

E. PLAN REQUIREMENTS: No application for a building permit for construction or alteration of a principal or secondary building or exterior alteration to a principal or secondary building shall be approved unless:

****

3. A Site Plan meeting the requirements of Section 47 has been approved. Such Site Plan shall be approved by the Historic Preservation Commission. The Commission may require additional criteria to ensure the historic integrity of the area. A floor plan indicating the maximum occupancy shall be required in conjunction with the site plan. Building permit requests for alteration to a principal or secondary structure with no addition to the structure, requirements of Section 47.E.1.b.3. (14), (16) - (19) and (21) - (23) shall not be required.

****

I. HEIGHT:

2. No secondary structure shall be erected or altered to a height exceeding fifteen (15) feet.

****

Section 25. That Subsections (B), (F)(4), (G)(6), (I)(2), (K)(1), and (N)(4) of Section 29 of the Zoning Ordinance – "HCO", Hotel and Corporate Office District, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:

****

F. DENSITY REQUIREMENTS:

****

4. MAXIMUM BUILDING COVERAGE - The combined area occupied by all main and secondary structures shall not exceed forty (40%) percent of the total lot area. In the event planned development contains structured parking, the maximum coverage may be increased to fifty (50%) percent of the total lot area provided the minimum open space requirement is increased to forty (40%) percent.

****

G. AREA REGULATIONS:

****

6. DISTANCE BETWEEN BUILDINGS - The minimum distance between principal or secondary buildings on adjacent lots shall be not less than twenty (20) feet or one-half (1/2) the average height of the two (2) adjacent buildings, whichever is greater.

****

I. HEIGHT:

****

2. No secondary structure shall be erected or altered to a height exceeding twenty (20) feet except for two story parking garages.

****

K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Section 56 of this Ordinance. No off-street parking area shall be located closer than fifty (50) feet to any residential district nor ten (10) feet to any adjacent property line.

1. For hotels in excess of five hundred (500) rooms with restaurants, clubs and conference facilities in excess of 100,000 square feet, any required or additional off-street parking may be provided on another lot or parcel of land. Said off-site parking must be a secondary use to a permitted principal use within the zoning district that contains the off-site parking. A site plan and a Conditional Use Permit meeting all of the requirements of Section 48 shall be required.

****

N. PLANNED COMMERCIAL CENTER DESIGN REQUIREMENTS: Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements:

****

4. BUILDING SEPARATION REQUIREMENTS OF PLANNED COMMERCIAL CENTERS: The minimum distance between principal or secondary buildings on the same lot required by Section 29.G.6 may be modified if deemed necessary by City Council to accommodate for secondary structures."

****

Section 26. That Subsections (B) and (M) of Section 30 of the Zoning Ordinance – "RA", Recreation/Amusement District, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses:
****
M. DESIGN REQUIREMENTS:

The following design requirements shall apply to all the permitted, secondary and conditional uses:
****

Section 27. That Subsections (B)(4), (D)(1), and (P)(4) of Section 31 of the Zoning Ordinance – "LI", Light Industrial District, is hereby amended as follows:
****
B. SECONDARY USES:

The following uses shall be permitted as secondary uses. No secondary uses shall be allowed within the front yard:
****

4. Other uses, including retail sales and structures which are customarily secondary, clearly incidental and subordinate to the permitted and conditional uses; provided, however, that no residential facilities shall be permitted except for watchmen or caretakers whose employment requires residence on the premises.

****
D. LIMITATION OF USES:

The following uses shall not be permitted within this District:

1. Dwelling units (including motels and hotels) except as provided under secondary uses; hospitals or clinics (except clinics in connection with industrial activity); nursing homes and similar uses; yards or lots for scrap or salvage operations or for processing, storage, display or sale of any scrap, salvage, or secondhand building materials and automotive vehicle parts.

****
P. PLANNED INDUSTRIAL CENTER DESIGN REQUIREMENTS: Each lot or parcel of land created within a Planned Industrial Center shall comply with the following requirements:
****

4. BUILDING SEPARATION REQUIREMENTS OF PLANNED INDUSTRIAL CENTERS: The minimum distance between principal or secondary buildings on the same lot required by Section 31.G.6 may be modified if deemed necessary by City Council to accommodate for secondary structures. The platting of property lines shall not place any existing building in violation of the building code of the City of Grapevine. Perpetual building separation easements may be approved by the Building Official to achieve equivalency to the requirements of the code."

****

Section 28. That Subsections (B)(6) and (M) of Section 32 of the Zoning Ordinance

– "BP", Business Park District, is hereby amended as follows:

****

B. SECONDARY USES: The following uses shall be permitted as secondary uses:

****

6. Retail sales, day care centers and personal services which are customarily secondary and clearly incidental and subordinate to office buildings.

****

M. DESIGN REQUIREMENTS: The following design requirements shall apply to all permitted, secondary and conditional uses.

****

Section 29. That Subsections (E)(3), (5), and (7), of Section 34 of the Zoning Ordinance – "PRD-6", Planned Residential Low Density District, is hereby amended as follows:

****

E. PLANNED DEVELOPMENT OPTION. Upon approval of a Master Development Plan in accordance with Section 46 of this Ordinance and in compliance with the following development standards, the City Council may authorize an applicant to utilize the planned development option within the PRD-6 District.

****

3. SECONDARY USES: Any secondary use permitted within the R-7.5 District for single family dwellings and any secondary use permitted within the RMF-2 District or duplexes, quadplexes, townhouses or apartments shall be permitted as secondary uses to single and multiple-family principal uses, respectively, provided that no such secondary use shall be a source of income to the owner or occupant of the principal use.

****

5. OPEN SPACE: Open space, recreation areas and landscaping are deemed to be an essential component of any approved planned development within the PRD-6 District and shall be provided in accordance with the following standards:

a. MINIMUM OPEN SPACE AREA: Not less than forty percent (40%) of the total gross area of the planned development shall be devoted to open space, including private yards or individual lots. Open space shall not include areas covered by dwelling units, secondary buildings, parking areas, driveways, and internal streets, or any part of an individual lot on which a building, or part thereof, could lawfully be erected.

****

7. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and secondary buildings and structures shall not exceed forty-five (45) percent of the total site area.

****

Section 30. That Subsections (E)(3), (5)(a), and (7) of Section 35 of the Zoning Ordinance – "PRD-12", Planned Residential Low Density District, is hereby amended as follows:

****

E. PLANNED DEVELOPMENT OPTION: Upon approval of a Master Development Plan in accordance with Section 46 of this Ordinance and in compliance with the following development standards, the City Council may authorize an applicant to utilize the Planned Development Option within the PRD-12 District.

****

3. SECONDARY USES: Any secondary use permitted within the R-3.5, R-3.75, R-TH, RMF-1, and RMF-2 Districts shall be permitted as secondary uses to a principal use provided that no such secondary use shall be a source of income to the owner or occupant of the principal use.

****

5. OPEN SPACE: Open space, recreation areas and landscaping are deemed to be an essential component of any approved planned development within the PRD-12 District and shall be provided in accordance with the following standards:

a. MINIMUM OPEN SPACE AREA: Not less than forty (40) percent of the total gross area of the planned development shall be devoted to open space including private yards on individual lots. Open space shall not include areas covered by dwelling units, secondary buildings, parking areas, driveways, and internal streets, or any part of an individual lot on which a building, or part thereof, could lawfully be erected.

****

7. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and secondary buildings and structures shall not exceed thirty-five (35) percent of the total site area."

****

Section 31. That Subsections (3) and (4) of Section 36 of the Zoning Ordinance – "PCD", Planned Commerce Development District, is hereby amended as follows:

****

3. SECONDARY USES: Any secondary use permitted within the HCO, PO, and CC Districts shall be permitted as secondary uses to a principal use provided that no such secondary use shall be a source of income to the owner or occupant of the principal use.

4. LOT, AREA AND DENSITY REGULATIONS:

****

(d) MINIMUM OPEN SPACE LOTS: All lots created within a PCD District shall maintain a minimum open space area equal to thirty (30) percent of the total lot area. No building structure, secondary use, parking or loading area or storage areas shall be included in the calculation of the minimum open space area. Landscaping of these areas shall be in accordance with Section 53 of this Ordinance.

****

(i) PERIMETER BUFFER YARD: Each PCD District shall maintain a buffer yard around the entire perimeter of the property. The perimeter buffer yard shall be at least one hundred (100) feet in width as measured from the property line. As an alternative on any side the one hundred (100) foot wide perimeter buffer yard may be reduced to sixty (60) feet in width provided a three-foot high berm is within the

sixty (60) foot wide buffer yard around the entire perimeter of the property and the berm is landscaped with grass, trees, shrubbery and similar landscaped elements that are sufficient to protect adjacent views.

No buildings, secondary buildings, parking and loading areas, storage areas or other principal users shall be permitted within the perimeter buffer yards. However, perimeter buffer yards may contain parks, waterways, storm water detention and retention areas, lakes, nature trails, picnic areas and natural areas. Railroad right-of-way and road rights-of-way for the purpose of ingress and egress to the PCD District may cross perimeter buffer yards provided such roads and rights of way minimize the amount of buffer yard devoted to such use. The width of a side or rear buffer yard may be reduced by the Planning and Zoning Commission under the following circumstances: the affected buffer yard is adjacent to and abuts a freeway or limited access highway with a right-of-way of at least two hundred (200) feet in width; the affected buffer yard is adjacent to and abuts an electric transmission or other utility right-of-way at least one hundred fifty (150) feet in width; or, the affected buffer yard is adjacent to and abuts an existing or zoned non residential area and further provided that the uses in the adjoining areas are of a compatible nature."

****

Section 32. That Subsections (E)(3) and (4) of Section 37 of the Zoning Ordinance – "PID", Planned Industrial Development District, is hereby amended as follows:

****

E. PLANNED DEVELOPMENT OPTION: Upon approval of a Master Development Plan in accordance with Section 46 of this Ordinance and in compliance with the following development standards, the City Council may authorize an applicant to utilize the Planned Development Option within the PID District.

****

3. SECONDARY USES: Any secondary use permitted within the LI, HCO, PO and CC Districts shall be permitted as secondary uses to a principal use provided that no such secondary use shall be a source of income to the owner or occupant of the principal use.

****

4. LOT, AREA AND DENSITY REGULATIONS:

****

(e) MINIMUM OPEN SPACE LOTS: All lots created within a PID District shall maintain a minimum open space area equal to thirty (30) percent of the total lot area. No building structure, secondary use, parking or loading area or storage areas shall be included in the calculation of the minimum open space area. Landscaping of these areas shall be in accordance with Section 53 of this Ordinance.

****

(j) PERIMETER BUFFER YARDS: Each PID District shall maintain a buffer yard around the entire perimeter of the property. The perimeter buffer yard shall be at least one hundred (100) feet in width as measured from the property line. As an alternative on any side, the one hundred (100) foot wide perimeter buffer yard may be reduced to sixty (60) feet in width provided a three-foot high berm is within the

sixty (60) foot wide buffer yard around the entire perimeter of the property and the berm is landscaped with grass, trees, shrubbery and similar landscaped elements that are sufficient to protect adjacent views.

No buildings, secondary buildings, parking and loading areas, storage areas of other principal users shall be permitted within the perimeter buffer yards. However, perimeter buffer yards may contain parks, waterways, stormwater detention and retention areas, lakes, nature trails, picnic areas and natural areas. Railroad rights-of-way and road rights-of-way for the purpose of ingress and egress to the PID District may cross perimeter buffer yards provided such roads and rights-of-way minimize the amount of buffer yard devoted to such use. The width of a side or rear buffer yard may be reduced by the Planning and Zoning Commission under the following circumstances: the affected buffer yard is adjacent to and abuts a freeway or limited access highway with a right-of-way of at least two hundred (200) feet in width; the affected buffer yard is adjacent to and abuts an electric transmission or other utility right-of-way at least one hundred fifty (150) feet in width; or, the affected buffer yard is adjacent to and abuts an existing or zoned industrial area and further provided that the uses in the adjoining industrial areas are of a compatible nature.

****

Section 33. That Subsection (B) of Section 38 of the Zoning Ordinance – "GU", Governmental Use District, is hereby amended as follows:

****

B. SECONDARY USES:

The following uses shall be permitted as secondary uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:

1. Uses and structures which are customarily secondary and are clearly incidental and subordinate to the permitted uses and structures.

****

Section 34. That Subsection (A) of Section 39 of the Zoning Ordinance – "PD", Planned Development Overlay, is hereby amended as follows:

****

A. Establishment of "H" zoning designation as a historic landmark subdistrict. Any zoning district designation appearing on the Zoning District Map may be followed by the suffix "H" indicating a Historic Landmark subdistrict. Such subdistrict may include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value which merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people. The "H" designation shall apply to those premises, lots or tracts designated through procedures set forth herein. Additional principal and secondary uses may be permitted in any specific "H" subdistrict and shall be enumerated in the ordinance establishing such historic landmark subdistrict, provided such uses are included in the zoning application. Such suffix shall not affect the legal use of the property and the basic underlying zoning of the property except as provided in the ordinance establishing the subdistrict.

****

Section 35. That the General Guidelines, and Subsections (B) and (D) of Section 41 of the Zoning Ordinance – "PD", Planned Development Overlay, is hereby amended as follows:

****

GENERAL GUIDELINES: All uses—permitted, secondary, and conditional relative to a request for the creation of a "PD" Planned Development Overlay shall be initially established by the underlying zoning district. In situations where there is a need to deviate from the established guidelines in the underlying zoning district relative to permitted, secondary or conditional uses and/or general development criteria i.e. density requirements, area requirements etc., the applicant shall present to the Planning and Zoning Commission and the City Council the special circumstances that inhibit the development of property strictly utilizing the standards designated in the underlying zoning district and the criteria that will differ from that established in the underlying zoning district.

****

B. SECONDARY USES:

1. All secondary uses established in the underlying zoning district. When varying from the uses within the underlying zoning district the applicant shall provide an amended list of secondary uses and the conditions necessary for the change in standards from the underlying zoning district.

****

D. LIMITATION OF USES: Uses prohibited shall be those uses specifically prohibited within the underlying zoning district. The following uses are expressly prohibited within a "PD" Planned Development Overlay and cannot be established as a permitted, conditional, or secondary use under any circumstances:

****

Section 36. That Subsections (C)(1), (2), (3) and (6), (D), and (F)(6) of Section 42 of the Zoning Ordinance – Supplementary District Regulations, is hereby amended as follows:

****

C. SECONDARY BUILDINGS:

1. A secondary building not exceeding one story in height may occupy not more than sixty (60) percent of a minimum required rear yard.

2. A secondary building exceeding one story or more in height may occupy not more than forty (40) percent of a minimum required rear yard.

3. A secondary building attached to the main building shall be made structurally a part and have a common wall with the main building and shall comply in all respects with the requirements of this Ordinance applicable to the main building. Unless so attached, a secondary building in a residential district shall be located on the rear one-half of the lot and at least ten (10) feet from any dwelling or building existing or under construction on the same lot or any adjacent lot. In all residential

districts, a building or structure attached to the principal building or structure by only a breezeway having a maximum width of six (6) feet shall be considered as being a detached secondary building or structure. No building shall be located nearer than three (3) feet to any side or rear lot line. In the case of a corner lot, no secondary building shall be located within any side yard required on the street side. A garage, detached from the main building, may be located no nearer than six (6) feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure.

****

6. Accessory Dwelling Units

a. General

A. Must be located on the same lot as the primary (detached) dwelling unit.
B. One (1) accessory dwelling unit is allowed per lot.
C. Modular and/or manufactured housing units fabricated off-site are prohibited for use as an accessory dwelling unit.
D. Limited to one (1) bedroom.
E. Utility services must be on the same meter as the primary dwelling unit.
F. The accessory dwelling unit cannot be leased, rented, or sublet separate and apart from the primary dwelling unit.

b. Dimensional Requirements

A. Maximum Building Height – one story, 16 feet.
B. Maximum Building Area – 750 square feet.
C. Minimum Separation from Primary Dwelling Unit – 10 feet.
D. Must be located in the rear yard of the lot, behind the primary dwelling unit.
E. Setbacks:
1. Internal lots - Setback a minimum of 15 feet from the side property line and 25 feet from the rear property line.
2. Corner lots – Setback a minimum of 15 feet from the side property line on the street-facing side and 25 feet from the rear property line.
3. Reverse Frontage lots – Set back a minimum of 40 feet from the front property line, 40 feet from the side property line on the street-facing side, 15 feet from the side property line adjacent to the interior property line, and 25 feet from the rear property line.

c. Architecture and Design Standards

A. Accessory dwelling units must be:
1. Constructed of the same or similar exterior building materials and finishes as the primary dwelling unit;
2. Architecturally designed to be compatible with the primary dwelling unit and feature the same or similar roof pitch; floorplate height; types and placement of doors windows and other openings; other exterior finishes; material colors; and
3. Attached to an engineered permanent foundation per the adopted International Building Code, state law, and set on the ground.

d. Access and Parking

A. Driveway access and off-street parking must be shared with the primary dwelling unit and may not be comprised of multiple detached driveways.

B. Provide one (1) parking space behind the front building line of the primary structure in addition to the minimum parking requirements for single-family residences in Section 56, Off-Street Parking.

****

D. CORNER LOTS: On corner lots, the side yard on the street side shall be the same as required for the front, except on corner lots adjacent to a segment of a side street upon which no property fronts, said segment being defined as that portion of a street between one street intersection and the next, the minimum side yard shall be fifteen (15) feet. This regulation shall not be so interpreted as to reduce the buildable width of a corner lot of twenty-eight (28) feet, nor to prohibit the erection of a secondary building on such lot where the regulation cannot be reasonably complied with.

****

F. REQUIRED YARDS:

****

6. When the owner of two (2) or more platted lots which side yards abut each other and front yards front upon the same street wishes to construct a principal use structure across the interior side yard lot lines, he shall make application with the Department of Building Inspection for a building permit and in the application he shall state which lots are involved, provide information which shows any easement, drainage swell, or other natural or man-made obstruction on or along the side yard lot line which is to be covered by the structure and no building permit shall be issued until the impediment has been removed. When the owner has shown no impediments exist as to construction of a principal use structure or secondary use structure over an interior side yard lot line, the side yard setback requirements in all single-family zoning districts shall be waived and a building permit may be issued for construction of a principal use structure over an interior lot line. In no event shall the exterior side yard setback requirements be violated and no more than one principal structure plus those secondary uses set forth in the above residential zoning districts shall ever be constructed upon two (2) or more lots which have been combined pursuant to this section. Should any excess portion of a combined lot be conveyed to another owner, no structure shall be constructed thereon nor shall it be added to another lot until it has been replatted to combine it with another lot or lots as permitted by the Section 212, Texas Local Government Code.

****

Section 37. That Subsection (H) of Section 43 of the Zoning Ordinance – Nonconforming Uses and Structures, is hereby amended as follows:

****

H. SPECIAL REGULATIONS FOR PUBLIC AND DENOMINATIONAL SCHOOLS: All public schools, denominational schools having a curriculum equivalent to public elementary or secondary schools, and all secondary buildings and structures normally associated therewith, including stadiums and field houses, which are built and existing on the effective date of this Ordinance, shall be considered as conforming to the provision of

this Ordinance. In the event such school building has been constructed with lesser front yards, or rear yards, or with greater coverage, of floor area ratio than herein specified, such building may be altered, remodeled, enlarged, or increased in height but no provisions herein shall be construed as to require greater yards, or lesser coverage, or floor area ratio than provided by the existing construction and building permits shall be issued if in compliance with the provisions of the building code.

****

Section 38. That Subsections (C) and (D) of Section 47 of the Zoning Ordinance – Site Plan Review, is hereby amended as follows:

****

C. DEVELOPMENT AND USES REQUIRING A SITE PLAN: Site Plan review and approval, in accordance with the provisions of this section, shall be required for the following developments and uses.

1. Any permitted secondary, or Conditional Use in the following residential districts: R-3.5, R-3.75, R-TH, R-MF.

2. Any permitted, secondary, or Conditional Use in the following commercial districts: LB, GV, CN, CC, HC, PO, HCO and RA.

3. Any permitted, secondary, or conditional use in the following industrial districts: BP and LI.

4. Any development or redevelopment within the Airport Noise Overlay Districts.

5. All permitted, secondary, and conditional uses in the Governmental Use (GU) District.

6. All development in the PRD-6, PRD-12, PCD, and PID districts except single family detached dwellings and their related secondary uses and structures. Any site plan issued in connection with a planned development district must be in conformance with the approved Master Development Plan for that district.

7. Any permitted, secondary, or conditional uses in the Historic Grapevine Township District.

D. EXEMPT DEVELOPMENT: The following activities and uses shall not require compliance with this section unless otherwise required by this Ordinance.

****

2. Construction of any permitted secondary use to a single family dwelling on an existing or planned single family lot, except for single family dwellings in the Grapevine Township District.

****

Section 39. That Subsection (B) of Section 49 of the Zoning Ordinance – Special Use Permits, is hereby amended as follows:

****

B. AUTHORIZED SPECIAL USES:

1. Communication Uses:

****

c. Antenna support structures utilized for the purpose of transmission, retransmission, and/or reception of electromagnetic, radio, television, or microwave signal such as a tower, mast, monopole, tripod, box frame, or other structures in any residential, commercial or industrial district. One secondary equipment building is allowed per antenna support structure.

d. Microwave reflectors/antennas and receivers and antenna support structures in any district. One secondary equipment building is allowed per antenna support structure.

e. A commercial antenna may be attached to an existing utility structure, electrical transmission/distribution tower, or elevated water storage tank exceeding 75 feet in height, provided that the antenna does not extend more than 10 feet above the height of the utility structure. One secondary equipment building is allowed per utility structure. Setbacks from residentially zoned property do not apply to antennas attached to utility structures exceeding 75 feet in height.

****

Section 40. That Subsection (5) of Section 56 of the Zoning Ordinance – Off-Street Parking Requirements, is hereby amended as follows:

****

5. PERSONAL SERVICE, RETAIL USES:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Automotive retail sales and service (except automotive parts or related sales)	1	2,000 sq. ft. of site area

****

Section 41. That Subsections (C)(9) and (E)(2), Section 60 of the Zoning Ordinance – Sign Standards, is hereby amended by revising shall read as follows:

****

C. GENERAL STANDARDS.

****

9. METAL SIGNS.

a. Signs constructed of metal and illuminated by any means requiring internal wiring or electrically wired secondary fixtures attached to a metal sign shall maintain a free clearance to grade of at least nine (9) feet. Secondary lighting fixtures attached to a nonmetal frame sign shall maintain a clearance of at least nine (9) feet to ground.

****

E. EXEMPTION.

****

2. The following signs are exempt from the zoning permit requirement of Section 60.A., but shall comply with all of the other regulations imposed by this section:

(a) Nameplate signs not exceeding two (2) square feet in gross surface area secondary to a single-family or two-family dwelling.

(b) Nameplate signs not exceeding fifteen (15) square feet in gross surface area secondary to a multiple-family dwelling.

****

Section 42. 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) for each offense and a separate offense shall be deemed committed each day during or on which an offense occurs or continues.

Section 43. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 44. If any section, subsection, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 45. 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 undesirable conditions for the 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 passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of November, 2023.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____

Matthew C.G. Boyle
City Attorney

CC ITEM #10, 48
PZ ITEM #14, 30

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

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE NOVEMBER 21, 2023

SUBJECT: FINAL PLAT APPLICATION BR
LOTS 1 AND 2, BLOCK 1, COMPARIN AND GAY ADDITION
(BEING A REPLAT OF LOT 4, BLOCK 37, ORIGINAL TOWN OF GRAPEVINE)

PLAT APPLICATION FILING DATE.....November 14, 2023

APPLICANT .....Neal Cooper, Tin Barn, LLC

REASON FOR APPLICATION ..... Final platting two (2) lots

PROPERTY LOCATION .....404 and 408 East Texas Street

ACREAGE..... 0.565

ZONING ..... Existing: R-7.5 Single Family Residential District

NUMBER OF LOTS 2

PREVIOUS PLATTING 1913

CONCEPT PLAN .....BZA23-16 and BZA23-17

SITE PLAN.....No

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

CC ITEM #10, 48
PZ ITEM #14, 30

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1 & 2, BLOCK 1, COMPARIN & GAY ADDITION
(BEING A REPLAT OF LOT 4, BLOCK 37, ORIGINAL TOWN OF GRAPEVINE)

I. GENERAL:

- The applicant, Neal Cooper, Tin Barn, LLC is replatting 0.565 acres into two (2) residential lots. Property is located at 404 and 408 East Texas Street.

II. STREET SYSTEM:

- The development has access to East Texas Street.
- Abutting roads: ☐ is on the City Thoroughfare Plan:

  ☒ are not on the City Thoroughfare Plan: Texas Street
- Sidewalk: ☒ Builder required to build sidewalk along frontage of lots

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

☒ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains east into Dooley Street storm system.
- 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: Lots 1 & 2, Comparin & Gay Addition

☐ 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: Lots 1 & 2, Comparin & Gay 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: BZA23-16; 404 East Texas Street & BZA23-17; 408 East Texas Street

- ☐ 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.

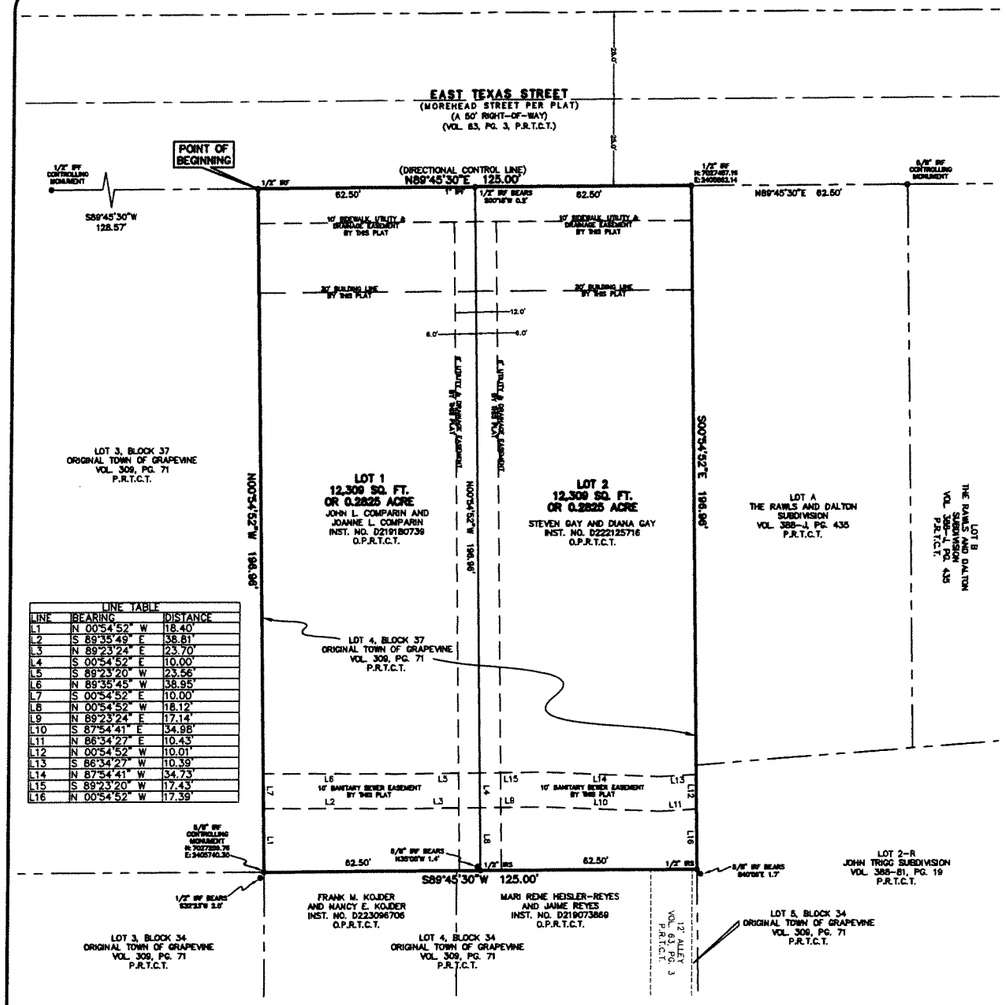
☐ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

☒ 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 & 2, Block 1, Comparin and Gay Addition"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°54'52" W	18.40'
L2	S 89°35'49" E	38.81'
L3	N 89°23'24" E	23.70'
L4	S 00°54'52" E	10.00'
L5	S 89°23'20" W	23.56'
L6	N 89°35'45" W	38.95'
L7	S 00°54'52" E	10.00'
L8	N 00°54'52" W	18.12'
L9	N 89°23'24" E	17.14'
L10	S 87°54'41" E	34.98'
L11	N 86°34'27" E	10.43'
L12	N 00°54'52" W	10.01'
L13	S 86°34'27" W	10.39'
L14	N 87°54'41" W	34.73'
L15	S 89°23'20" W	17.43'
L16	N 00°54'52" W	17.39'

LINETYPE TABLE

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- BUILDING LINE
- STREET CENTERLINE

GRAPHIC SCALE

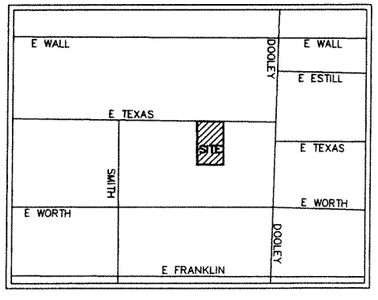
20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

NORTH

VICINITY MAP
NOT TO SCALE



NOTES:
1. IRF – Iron Rod Found
2. IPF – Iron Pipe Found
3. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
4. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from AllTerra Central's Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
5. The purpose of the plat is to create 2 lots from 1 platted lot.
6. Total Platted Area = 24,618 SQ. FT. OR 0.565 AC.
   –Right of Way Dedication = 0 SQ. FT. OR 0 AC.
   –Easement Dedication = 6,884 SQ. FT. OR 0.158 AC.
   –Net Platted Area = 24,618 SQ. FT. OR 0.565 AC.
7. Coordinates shown hereon are grid coordinates, and can be converted to ground coordinates by applying a combined scale factor of 1.0001514.
8. BZA23-16; 404 East Texas Street–Subsection 15.G.4, Minimum Property Width of Section 15, 'R-7.5'; Single-Family Residential District. The applicant is requesting a variance to allow the existing residential structure to remain as developed with a lot width of 62.50 feet as shown on the plat plan. Approved on November 7th, 2023.
9. BZA23-17; 408 East Texas Street–Subsection 15.G.4, Minimum Property Width of Section 15, 'R-7.5'; Single-Family Residential District. The applicant is requesting a variance to allow the existing residential structure to remain as developed with a lot width of 62.50 feet as shown on the plat plan. Approve on November 7th, 2023.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/09 Community Panel No. 48439C0105K subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, STEVEN GAY, DIANA GAY, JOHN L. COMPARIN, & JOANNE L. COMPARIN, are the owners of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on 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, Owners do hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, and and all claims for damages of any kind to persons or property that Owners may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

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

It is agreed that this Release shall be binding upon said owners and their heirs and assigns, and successors in interest of 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 Tarrant County, Texas.

STEVEN GAY, OWNER LOT 2

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Steven Gay, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires _____

EXECUTED at Tarrant County, Texas.

DIANA GAY, OWNER OF LOT 2

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Diana Gay, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires _____

EXECUTED at Tarrant County, Texas.

JOHN L. COMPARIN, OWNER OF LOT 1

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared John L. Comparin, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires _____

EXECUTED at Tarrant County, Texas.

JOANNE L. COMPARIN, OWNER OF LOT 1

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Joanne L. Comparin, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires _____

PLANNING & ZONING COMMISSION:

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____

City Secretary: _____

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT STEVEN GAY, DIANA GAY, JOHN L. COMPARIN, & JOANNE L. COMPARIN, do hereby adopt this plat as **COMPARIN & GAY ADDITION**, an addition to the City of Grapevine, Tarrant County, Texas, and do 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 of 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 growth which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easement 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 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.

EXECUTED at Tarrant County, Texas.

STEVEN GAY, OWNER LOT 2

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Steven Gay, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires _____

EXECUTED at Tarrant County, Texas.

DIANA GAY, OWNER OF LOT 2

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Diana Gay, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires _____

EXECUTED at Tarrant County, Texas.

JOHN L. COMPARIN, OWNER OF LOT 1

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared John L. Comparin, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires _____

EXECUTED at Tarrant County, Texas.

JOANNE L. COMPARIN, OWNER OF LOT 1

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Joanne L. Comparin, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires _____

OWNER'S CERTIFICATE

BEING all that certain 0.565 acre tract of land situated in the William Dooley Survey, Abstract No. 422, City of Grapevine, Tarrant County, Texas, and being all of Lot 4, Block 37, 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 John L. Comparin and Joanne L. Comparin, by Warranty Deed recorded in Instrument Number D219180739, Official Public Records, Tarrant County, Texas, and being all that certain tract of land conveyed to Steven Gay and Diana Gay, by General Warranty Deed recorded in Instrument Number D222125716, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 4, Block 37 same being the northeast corner of Lot 3, said Block 37, Original Town of Grapevine, same being in the south right-of-way line of E. Texas Street (Morehead Street per Volume 63, Page 3, Plat Records, Tarrant County, Texas) (a 50 foot right-of-way);

THENCE North 89 deg. 45 min. 30 sec. East, along the common line of said Lot 4, Block 37 and said E. Texas Street, a distance of 125.00 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 4, same being the northwest corner of Lot A, The Rawls and Dalton Subdivision, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-J, Page 435, Deed Records, Tarrant County, Texas;

THENCE South 00 deg. 54 min. 52 sec. East, along the common line of said Lot 4, Block 37 and said Lot A, passing the southwest corner of said Lot A, same being the northwest corner of Lot 2-R, John Trigg Subdivision, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-81, Page 19, Plat Records, Tarrant County, Texas, and continuing along the common line of said Lot 4, Block 37 and said Lot 2-R, a total distance of 196.96 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set for the southeast corner of said Lot 4, Block 37, same being in the north line of Lot 5, Block 34, aforesaid Original Town of Grapevine, from which a 5/8 inch iron rod found bears South 40 deg. 06 min., 1.7 feet;

THENCE South 89 deg. 45 min. 30 sec. West, along the common line of said Lot 4, Block 37 and said Lot 5, passing the northwest corner of said Lot 5, same being the northeast corner of a 12 foot alley, said Original Town of Grapevine, and continuing along the common line of said Lot 4 and said 12 foot alley, passing the northwest corner of said 12 foot alley, same being the northeast corner of Lot 4, said Block 34, Original Town of Grapevine, and continuing along the common line of said Lot 4, Block 37, and said Lot 4, Block 34, a total distance of 125.00 feet to a 5/8 inch iron rod found for the southwest corner of said Lot 4, Block 37, same being the northwest corner of said Lot 4, Block 34, same being in the northeast corner of Lot 3, said Block 34, Original Town of Grapevine, same being the southeast corner of aforesaid Lot 3, Block 37, from which a 1/2 inch iron rod found bears South 32 deg. 23 min. West, 2.0 feet;

THENCE North 00 deg. 54 min. 52 sec. West, along the common line of said Lot 4, Block 37 and said Lot 3, Block 37, a distance of 198.96 feet to the POINT OF BEGINNING and containing 24,618 square feet or 0.565 acre of computed land, more or less.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Timothy R. Mankin, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY–NOT TO BE RECORDED

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared TIMOTHY R. MANKIN, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires _____

RECEIVED
NOV 15 2023
BY _____

FINAL PLAT
LOTS 1 & 2, BLOCK 1
COMPARIN & GAY ADDITION
(BEING ALL OF LOT 4, BLOCK 37, ORIGINAL TOWN OF GRAPEVINE, RECORDED IN VOLUME 309, PAGE 71)
BEING IN THE WILLIAM DOOLEY SURVEY, ABSTRACT NO. 422, IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
NET ACREAGE=0.565
2 LOTS
ZONING: R-7.5 SINGLE FAMILY DISTRICT
AUGUST 2023

THIS PLAT FILED ON _____ INSTRUMENT #D_____

OWNER LOT 2:
STEVEN GAY
DIANA GAY
408 E TEXAS STREET
GRAPEVINE, TEXAS 76051

OWNER LOT 1:
JOHN L. COMPARIN
JOANNE L. COMPARIN
404 E TEXAS STREET
GRAPEVINE, TEXAS 76051

JOB NO.:	23-0616
DATE:	7/17/2023
FIELD DATE:	7/3/2023
SCALE:	1" = 20'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
tmankin@peisersurveying.com
FIRM No. 100999-00
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1

ITEM #13

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: AMENDMENTS TO CHAPTER 7 OF THE GRAPEVINE CODE OF ORDINANCES

RECOMMENDATION: Consider an ordinance to amend the Grapevine Code of Ordinances, Chapter 7 with adoption and amendments to the 2021 International Building Code, Residential Code, Mechanical Code, Plumbing Code, Fuel Gas Code, as well as the 2020 National Electric Code, adopting by reference the 2018 International Swimming Pool and Spa Code as adopted by the State of Texas and the City of Grapevine Regional Amendments and take any other action necessary.

FUNDING SOURCE:

BACKGROUND: The City of Grapevine is currently under the 2006 International Codes (building, residential, mechanical, plumbing and fuel gas) and the 2005 National Electric Code, with amendments to each of these codes. The State of Texas has adopted the 2018 International Swimming Pool and Spa Code; therefore, the proposed ordinance adopts this code as well.

This package went before the Building Board of Appeals last year at their November 14, 2022 meeting, and was unanimously recommended for approval.

On August 14, 2023 the Building Board of Appeals re-adjourned relative to these amendments to hear recommendations including changes to the 2021 International Building Code and the 2020 National Electric Code (NFPA 70) relative to Electric Vehicle Charging Stations and was unanimously recommended for approval.

The City Council also heard a presentation on this subject at their November 7, 2023 meeting.

Staff recommends approval.

2021 International Family of Codes

Adoption and Amendments

TABLE OF CONTENTS

Section One ..... BBA Memo

Section Two ..... Code Synopsis

Section Three .....Works Cited

Section Four ..... Amendments

MEMORANDUM **BUILDING SERVICES**

MEMO TO: BUILDING BOARD OF APPEALS

FROM: LAWRENCE GRAY, BUILDING OFFICIAL

SUBJECT: BUILDING BOARD OF APPEALS CASE **#BBA 23-01**

PROPOSED AMENDMENTS TO IBC AND NFPA 70 REGARDING EV CHARGERS

MEETING DATE: August 14, 2023

RECOMMENDATION:

Recommendation: Staff recommends the Building Board of Appeals consider amending the recommendation to City Council for the adoption of the 2021 International Building Code to include amendments to the 2021 International Building Code (IBC), National Fire Protection Association (NFPA) and the 2020 National Electric Code (NFPA 70) regarding electric vehicle charging stations.

INTENT:

The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

BACKGROUND INFORMATION:

Background Information: On November 14, 2022, the Building Board of Appeals approved to forward a recommendation to City Council for the adoption of Chapter 7 of the Grapevine Code of Ordinances, Buildings and Construction, relating to the adoption of the 2021 International Building Code, 2020 National Electric Code, 2021 International Residential Code, 2021 International Mechanical Code, 2021 International Plumbing Code, 2021 International Fuel Gas Code, adopting by reference the 2018 Swimming Pool and Spa Code adopted by the State of Texas, and the City of Grapevine Regional Amendments.

SYNOPSIS OF REVISED 2021 ICC CODES ADOPTION

1. Text is added/deleted/modified or relocated as deemed necessary by the International Code Council. The revisions go through an arduous process of review through the code hearings by code professionals across the nation. The code committees are typically comprised of Master Code Professionals, Fire Chiefs and Fire Marshals from across the United States. It is a three-year process for each of the International Codes as well as NFPA 70 – National Electrical Code we are addressing to propose tonight.

2. As stated, the codes are revised on an ongoing three-year updating cycle. The 2021 revisions come as a highly welcomed update, as the 17-year-old edition of the adopted 2006 International Codes could no longer completely account for advancements in technology, materials and methods, and processes and web use for the City of Grapevine.

3. Most changes are textual in nature, or are due to new technologies that have been developed over the course of the previous 15 years. A good example to consider for the revisions is taking a look at the cellular phone of 2006 and comparing with the cellular phone of 2021. There are vast differences in the technologies used from that era until today.

4. In addition, during the last 17 years, the State of Texas is taking a more active role in code adoption such as the 2012 International Building and Residential Codes for site-built construction, the 2015 International Building Code for industrialized housing, the 2012 International Plumbing Code, 2018 International Energy Conservation Code and the 2018 International Swimming Pool and Spa Code.

5. The Building Board of Appeals, as established by the Grapevine City Code of Ordinances, shall be the board to hear and decide any changes to administration and interpretation of Codes in accordance with Sec. 7-42. - Board of appeals.

a. Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been:

1. incorrectly interpreted,

2. the provisions of this code do not fully apply or,

3. an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code, nor make interpretations on the administrative provisions of this code.

ARTICLE I. - IN GENERAL

Sec. 7-1. - Building code — Adopted.

The 2021 International Building Code: Is proposed for adoption; and the Building Official recommends the city amendments as follows:

- Section 101.1 Name of jurisdiction changed to “City of Grapevine, TX”

- Section 101.4 Referenced codes:

Text change to provide approval per manufacturer's listing.

- Section 101.4.6 Energy:

Defers to the International Energy Conservation Code adopted by the State of Texas.

- Section 101.4.7 Existing Buildings:

Text change to remove references to standards not adopted.

- Section 101.4.8 Electrical code:

Adds a reference to the Electric Code adopted by the city.

- Section 103.1 Creation of enforcement agency:

Text to insert "Building Services" as the department name.

- Section 104.2.1 Damaged buildings in flood hazard areas:

Section deleted in its entirety due to existing ordinance.

- Section 104.10.1 Flood Hazard Areas:

Section deleted in its entirety due to existing ordinance.

Note: Sections 104.2.1, 104.10.1, 110.3.12.1, 1612, and 3114 are all inter-connected related to flood hazard areas, and amendments or deletions should be considered as a whole.

- Section 105.2 Work exempt from permit and fee:

Revises items #1 and #11 which require a permit but are exempt from fees.

- Section 109 Fees:

Building valuation data chart and permit fees updated:

- Section 109.7 Reinspection fee added:

Specifies that if a reinspection fee is assessed, no other inspections will be performed until fee is paid. Section renumbered.

- Section 202 Definitions:

Amend definitions "Ambulatory Care Facilities", "Assisted Living Facilities", "Repair Garage", "Special Inspector", and "High-Rise Building".

Definitions added and text changes to correspond with the 2021 International Fire Code and reflect the NCTCOG local amendments.

- Section 304.1: Added Police and Fire stations to the list of occupancies.

- Section 307.1.1: Text Change to the Exception.

- Section 403.1 Applicability:

Text added for clarity and to correspond with the 2021 International Fire Code.

- Section 403.3 Automatic sprinkler system:

Deleted exception to provide adequate sprinkler protection.

- Section 403.3.2 Water supply to required fire pumps:

Text change to align with IFC amendments.

- Section 404.10 Exit stairways in an atrium:

Text change to distinguish types of exit stairways.

- Section 406.2.7.1 Prohibited locations:

Text added to prohibit electric vehicle charging stations in certain locations for firefighter and building safety.

- Section 406.3.3.1 Carport separation:

Text change only regarding simplifying the fire separation distance and eliminates the need to obtain opening information on existing buildings when adding carports in existing apartment complexes.

- Section 423.5.1 Required occupant capacity:

Text change to give AHJ authority to reduce required occupancy of storm shelters in certain situations for the school district.

- Section 503.1 General:

Text change to clarify required separation between dissimilar construction types.

- Table 506.2 Allowable Area Factor:

Text change to footnotes only.

- Section 506.3.1 Minimum percentage of perimeter:

Text change to align with amendment to IFC 503.1.1.

- Section 708.4.2 Fireblocks and draftstops in combustible construction:

Text change to exception 1 for increased building safety.

- Section 718.3 Draftstopping in floors:

Text change to the exception to remain consistent with 708.4.2.

- 718.4 Draftstopping in attics:

Text change to the exception to remain consistent with 708.4.2.

- Section 901.6.1 & 901.6.1.1:

Text added that increases the reliability of the fire protection system.

- Section 903.1.1 Alternative protection:

Text change to correspond with NCTCOG local amendments.

- Section 903.2 Where required:

Text change to correspond with NCTCOG local amendments.

- Section 903.2.1.1 Group A-1:

Text change to align with IFC amendments.

- Section 903.2.1.3 Group A-3:

Text change to align with IFC amendments.

- Section 903.2.1.4 Group A-4:

Text change to align with IFC amendments.

- Section 903.2.3 Group E:

Text change to align with IFC amendments.

- Section 903.2.4 Group F-1:

Text change to align with IFC amendments.

- Section 903.2.4.2 Group F-1 distilled spirits:

Text change to allow for storage of small quantities.

- Section 903.2.7 Group M:

Text change to align with IFC amendments.

- Section 903.2.8. Group R:

Text change to align with IFC amendments.

- Section 903.2.9.1 Group S-1 Repair garages:

Text change to align with IFC amendments.

- Section 903.2.9.3 Group S-1 distilled spirits:

Text change to allow for storage of small quantities.

- Section 903.2.9.4 Exception deleted:

To align with amendments to IFC.

- Section 903.2.9.5 Self-storage facility:

Text change to align with amendments to IFC.

- Section 903.2.10 Group S-2 parking garages:

Text change to align with IFC amendments.

- Section 903.2.11.3 Building 35 feet or more in height:

Text change to align with IFC Amendments.

- Section 903.2.11.7 High-Piled combustible storage:

Section added to align with IFC amendments.

- Section 903.2.11.8 Spray Booths and Spray Rooms:

Section added to align with IFC amendments.

- Section 903.2.11.9 Buildings over 6,000 square feet:

Section added to align with IFC amendments.

. • Section 903.3.1.1.1 Exempt locations:

Text changed to text change to align with IFC amendments.

- Section 903.3.1.2. NFPA 13R sprinkler systems:

Text changed to maintain 13R sprinkler applications.

- Section 903.3.1.2.2 Corridors and balconies in the means of egress:

Text changed to maintain 13R sprinkler applications.

- Section 903.3.1.2.3 Attics:

Text changed to maintain 13R sprinkler applications.

- Section 903.3.1.3 NFPA 13D Sprinkler systems:

Text changed specifying for R-1 and R-2 buildings and garages.

- Section 903.3.1.4 Water Supplies:

Section added to provide for freeze protection.

- Section 903.3.5 Water supplies:

Text change to specify a minimum of 10 PSI safety factor.

- Section 903.4 Sprinkler system supervision and alarms:

Text added to be consistent with 2021 IFC Section 905.9

- Section 903.4.2 Alarms:

Text added to align with IFC amendments.

- Section 905.2 Installation standard:

Standard modified for better visibility by first responders.

- Section 905.3.9 Buildings exceeding 10,000 square feet:

Section added to align with IFC amendments

- Section 905.4 Location of Class 1 standpipe hose connections:

Text change to align with IFC amendments.

- Section 905.8 Dry standpipes:

Text added to define manual dry standpipe supervision requirements.

- Section 905.9 Valve supervision:

Text added to avoid significant water losses during an event.

- Section 906.1 Where required, Subsection 1:

Exception #3 deleted for firefighter and occupant safety.

- Section 907.1.4 Design standards:

Section added to correspond with the International Fire Code.

- Section 907.2.1 Group A:

Text changed to align with IFC amendments.

- Section 907.2.3 Group E occupancy:

Text added for fire alarm system.

- Section 907.2.10 Group S occupancy:

Text added for fire alarm system.

- Section 907.2.13 High-rise buildings:

Text change only to address accessory uses associated with bleachers, grandstands and stadiums.

- Section 907.2.23 Energy storage systems:

Exception added for R-3 occupancies.

- Section 907.4.2.1 Type:

Added section for manual alarm device.

- Section 907.6.1.1 Wiring Installation:

Text added for wiring for fire and alarm systems.

- Section 907.6.3 Initiating device identification:

All exceptions are deleted.

- Section 907.6.6 Monitoring:

Sentence added to align with IFC amendments.

- Section 910.2 Smoke and heat removal:

Text change for make-up air and adding an exception to align with IFC.

- Section 910.2.3 Group H:

Text amendment to align with IFC.

- Section 910.4.3.1 Makeup air:

Text added to be consistent with section 910.2.

- Section 913.2.1.1 Fire Pump Room Access:

Text amended by adding Section 913.2.1.1 and exception. This requirement allows fire fighters safer access to the fire pump room.

- Section 1809.5.1 Frost protection at required exits: {Section deleted}

- Section 2702.5 Designated Critical Operations Areas (DCOA):

Section added to provide information for designers regarding requirements in the electric code.

- Section 2901.1 Scope:

Text added to give the Building Official discretion.

- Section 2902.1 Minimum number of fixtures:

Text to allow flexibility for specific occupancies in design.

- Table 2902.1 – Add footnote (g):

Text to allow flexibility for specific occupancies in design.

- Section 2902.1.4 Additional fixtures for food preparation facilities:

Section added to coordinate with Health Department regulations.

- Section 3002.1 Hostway enclosure protection:

Exceptions added to provide specific language regarding atriums and parking garage hoistways.

- Section 3005.4 Machine rooms:

Text to exceptions to add specific language regarding atriums and shunt trip requirements.

- Section 3005.5: Subsection 3005.5.1 Fire protection…:

Added section to increase firefighter and public safety in reference to elevator requirements.

- Section 3005.7 Storage:

Added text to require signage to keep machine rooms clear of combustibles.

- Section 3006.2 Hoistway opening protection:

Added text consistent with high-rise amendments.

- Sections 3007.3 and 3008.3 Water protection:

Added text to limit water from entering a hoistway enclosure.

ARTICLE III. - ELECTRICAL CODE

The NFPA 2020 National Electrical Code: Is proposed for adoption; and the Building Official recommends the city amendments as follows:

- Article 100:

Text added the following to Definitions; “Engineering Supervision”

- Article 110.2:

Text changed to add clarity and provide more positive options for enforcement and approval of unlisted equipment.

- Article 410.118:

Text added for clarity and provide more positive options for enforcement and approval.

- Article 500.8(A)(3):

Carry over from previous amendment with change to better define the qualifications for an engineering judgment.

- Article 505.7(A);

Carry over from previous amendment with change to better define the qualifications for an engineering judgment.

- Article 625.40.1;

Article added to require Knox Power Box for a remote disconnect to align with IFC amendments and Fire Department policy regarding electric vehicle charging stations.

- Article 695.6(A)(1):

Text added for clarity and provide more positive options for enforcement and approval. All Fire Pump rooms are not Fire Rated as on all 4 sides.

- Article 710.15(A)

Unless amended, standby systems would not be required to meet any load demanded by their standby definitions.

ARTICLE V. - RESIDENTIAL CODE

The 2021 International Residential Code: Is proposed for adoption; and the Building Official recommends the city amendments as follows:

- Section R101.1 [Name of Jurisdiction]: Change to “City of Grapevine, TX”

- Section R102.4 Referenced Codes and Standards:

Identifies the listing of appliances or equipment, the conditions of the listing and the manufacturer’s installation instructions as substantially meeting the requirements of the code.

- Section R103 and R103.1:

Text added as a reminder to be sure ordinance reads the same as designated by the city.

- Section R104.10.1 Flood Hazard areas:

Flood hazard ordinances are administered by other departments within the city.

- Section R105.2 Work exempt from permits:

Adjusts items for compliance with zoning ordinance.

- Sections R105.3.1.1 and R106.1.4: {deleted in their entirety}

Floodplain provisions are administered by other departments within the city.

- Section R108 Schedule of permit fees:

Text added to correspond to the International Building Code fee schedules.

- Section R110:

Text deleted in its entirety

- Section R202 Definitions:

Definitions for 'Townhouse', 'Conditioned space', and 'Appliance, Unvented' added.

- Table R301.2

Text added to comply with climatic zones for this region and other design requirements.

- Section R302.1 Delete Exceptions 3 & 4:

These exceptions are incompatible with Zoning Ordinance.

- Section R302.3 text added:

Clarifies separation requirements for two-family dwellings.

- Section R302.2.6, exception #6 deleted:

To provide consistency with separation requirements.

- Section R302.5.1 Opening protection:

Removes requirement for door closers on garage door.

- Section R302.7, Under-stair protection:

To provide consistency with current separation requirements.

- Section R313 deleted and replaced:

Text change to differ to the provisions of the IFC.

- Section R322 Section deleted:

Floodplain hazard ordinances are administered by other departments.

- Section R327.1 Swimming pools and spas and hot tubs:

Text added specifying the adoption of International Swimming Pool and Spa Code as adopted by the State of Texas.

- Section R329 Generators:

Text added referencing zoning ordinance and allow for emergency use only.

- Section R401.2 Foundation requirements:

Text added clarifying requirements for engineered designs.

- Section R602.6.1 Drilling or notching of top plate:

Text amended to clarify repair requirements.

- Section R602.6.1 Drilling or notching of top plate:

Text amended to clarify repair requirements.

- Figure R602.6.1 Figure deleted and a new figure inserted:

Figure provides clarification for the change to section R602.6.1.

- Section R703.8.4.1.2 Size and spacing:

Text added to specify wall tie placement.

- Section R902.1 Roof covering materials:

Text amended to add an exception to requirements for small accessory structures.

- Chapter 11: {deleted in its entirety}:

Reference the IECC for energy code provisions currently adopted by the State of Texas.

- Section M1305.1.2 Appliances in attics:

Text added specifying additional options for attic access.

- Section M1411.3 Condensate disposal:

Text change for regional uniformity.

- Section M2005.2 Prohibited locations:

Text change to correspond with the IFGC.

- Section G2408.3 Private Garages: {deleted in its entirety}

Section does not reflect standard practice in North Texas.

- Section G2415.2 CSST:

Text added to require labeling of medium pressure lines.

- Section G2415.12 Minimum burial depth:

Text change to provide additional protection for buried piping.

- Section G2415.12.1 {subsection deleted}:

Text change to provide additional protection for buried piping.

- Section G2417.1 General:

Text change to be consistent with IPC requirements.

- Section G2417.4 Test pressure measurement:

Text added identifying the specifics of testing the fuel gas system.

- Section G2417.4.1 Test pressure:

Text added to allow for lesser pressures and require more accurate gauges.

- Section G2417.4.2 Test duration:

Text added for regional uniformity.

- Section G2420.1 Gas shut-off valves:

Text added for shut-off valves in CSST gas piping applications.

- Section G2420.5.1 Appliance shut-off valves:

Text added to clarify requirements for fireplaces.

- Section G2421.1 Pressure regulators:

Text added to require adequate access for regulators

- Section G2422.1.2.3 Prohibited locations:

Exceptions 1 and 4 deleted to comply with accepted regional practice.

- Section G2445 Unvented room heaters:

Text added to prohibit such appliances.

- Section G2448.1.1 Installation requirements:

Text amended to clarify installation requirements and access.

- Section P2603; subsection P2603.3 Protection against corrosion:

Text amended to allow for other materials.

- Section P2603.5.1 Sewer depth:

Establishes minimum burial depth.

- Section P2604 PVC piping installation:

Clarifies requirements for trenching and bedding.

- Section P2804.6.1 Discharge piping:

Ensures T&P discharge is piped to an approved location with approved methods.

- Section P2902.5.3 Lawn irrigation systems:

Text amendment to allow for standard practice in backflow protection.

- Section P2904 Dwelling unit fire sprinkler systems:

Text amendment to defer to the fire code adopted.

- Section P3003.9 Solvent cementing:

Maintains the requirement for verifiable purple primer to be used.

- Section P3111 Combination waste and vent systems: {section deleted}

To prohibit a combination waste and vent system in residential construction.

- Section P3112.2 Vent connection:

Text change to clarify island fixture venting.

- Chapters 34-43 are deleted and chapter 34 is replaced.

Chapter 34 Electrical requirements differs to the electric code adopted by the city.

ARTICLE VI. - MECHANICAL CODE

The 2021 International Mechanical Code: Is proposed for adoption; and the Building Official recommends the city amendments as follows:

- Section 101.1 [Name of Jurisdiction]: Change to “City of Grapevine, TX”

- Section 102.8 Referenced codes and standards:

Text added to allow the conditions of listing and the manufacturers’ installation instructions of the manufacturer to apply.

- Section 202 Definitions:

Definitions added for Appliance, Unvented, and Conditioned space.

- Section 306.3 Appliances in Attics:

Text added specifying additional options for attic access.

- Section 306.5:

To assure access to roof appliances and provide options to not extend exterior ladders to grade.

- Section 306.5.1:

To assure safe access to roof appliances

- Section 501.3

Provide a reasonable alternative in areas where a large volume of outside air is present.

ARTICLE VIII. - PLUMBING CODE

The 2021 International Plumbing Code: Is proposed for adoption; and the Building Official recommends the city amendments as follows:

- Section 101.1 [Name of Jurisdiction]: Change to “City of Grapevine, TX”

- Section 102.8 Referenced code and standards:

Text added to allow the conditions of listing and the manufacturers’ installation instructions of the manufacturer to apply.

- Section 202 Definitions:

Text added to distinguish the difference between conditioned and unconditioned spaces for the purpose of appliances in attic spaces and outside the building thermal envelope.

- Section 301.6.1 Access required:

Section added to require access for certain types of joints and connections.

- Section 305.4.1 Sewer depth:

Text change to establish minimum depth requirement.

- Section 306.2.4 Plastic sewer and DWV piping installation:

Text change to provide clarity on bedding requirements.

- Table 403.1 – Add footnote (g):

Text to allow flexibility for specific occupancies in design.

- Section 413.4 Required floor drain locations:

Text added to make more compatible with local health code practices.

- Section 502.3 Water heaters installed in attics:

Text changed to prohibit installations in unconditioned attic spaces.

- Section 504.6 Requirements for discharge piping:

Text change to clarify requirements for T&P discharge piping.

- Section 605.9 Prohibited joints and connections:

Text added to require brazed joints in copper piping underground beneath buildings.

- Section 608.17.5 Connections to lawn irrigation systems:

Text added to clarify regional practices and to comply with other State laws.

- Section 703.6 Combined Sanitary and Storm{deleted}:

Text deleted in its entirety due prohibition in this region.

- Section 704.5 Single stack fittings:

Text added to allow owners, installers, inspectors, and design professionals to ready identify product markers to determine they meet all required standards.

- Section 712.4.3.1 Dual pump system:

Text added to address dual pump systems and to provide reference for storm drainage systems.

- Section 713.1 Design of Drainage system:

Text modified due to code was too restrictive and did not align with regional practices.

- Section 903.1.1 Roof extension, unprotected:

Text added to provide regional guideline on standard installation method for this area and address reference number correction.

- Section 1106.1 General:

Text change to require a 6" per hour rainfall rate in storm drain design.

- Section 1109.1 General:

Text change to prohibit combined sanitary and storm sewer systems.

- Section 1301.1 General:

Text change to require compliance with state laws and regulations.

- Section 1401.1 General:

Text change to require county approval and compliance with state laws and regulations.

ARTICLE IX. - INTERNATIONAL FUEL GAS CODE

The 2021 International Fuel Gas Code: Is proposed for adoption; and the Building Official recommends the city amendments as follows:

- Section 101.1 [Name of Jurisdiction]: Change to "City of Grapevine, TX"

- Section 102.8:

Text added to allow the conditions of listing and the manufacturers' installation instructions of the manufacturer to apply.

- Section 202 Definitions:

"Appliance, unvented" and "Conditioned space" changed/added for clarity.

- Section 306.5 Equipment and appliances on elevated roofs or structures:

Text added to assure safe access to roof appliances. Consistent with IMC amendments.

- Section 306.5.1 Sloped roofs:

Text added to define and regulate catwalks where utilized.

- Section 401.5 Identification:

Text added protect homeowners and plumbers.

- Section 404.12 Minimum burial depth:

Text added to provide burial depth that is common in this region and to coordinate with the plumbing code amendment.

- Section 404.12.1 Individual outdoor appliances{deleted}:

Deleted in its entirety due to not common in this region.

- Section 406.4 Test pressure measurement:

Text added to require the use of more accurate diaphragm gauges for better accuracy.

- Section 406.4.1 Test pressure:

Text added to provide for lesser pressures to coordinate with the use of more accurate diaphragm gauges.

- Section 409.1.4 Valves in CSST installations:

Section added to provide proper security to CSST valves.

- Section 411.1.3.3 Prohibited locations and penetrations:

Deleted exceptions 1 and 4 for increased occupant safety.

- Section 621 Unvented room heaters:

Text added to prohibit such appliances for occupant safety.

11. ARTICLE XI SWIMMING POOLS

- Section 7-207 Definitions:

Text added to further define swimming pool, spa, hot tub, and public swimming pool regulations adopted by the State of Texas.

- Section 7-208 Adoption of State regulations:

Text added to adopt the International Swimming Pool and Spa Code as adopted by the State of Texas.

- Section 7-209 Public swimming pools:

Text added to clarify the regulation of public pools and spas.

- Section 7-210 Permit fees; Contractor registration:

Establishes fee schedule and contractor registration requirements for pools and spas both public and private.

- Section 7-211 – 7-220, Reserved.

Works Cited

INTERNATIONAL CODE COUNCIL, 2021 International Family of Codes. 2021th ed., Western Regional Office, 3060 Saturn Street, Suite 100, Brea, California 92821.

https://www.nctcog.org/ envir/regional-building-codes "Recommended Amendments to the 2021 International Family of Codes", North Central Texas Council of Governments, WWW.nctcog.org/nctcg/media/Environment-and-Development/Documents/Codes/2021

Regional Building Codes

Regional Codes Coordinating Committee — Building & Residential Advisory Board

Electrical Advisory Board — Energy and Green Advisory Board

Fire Advisory Board — Plumbing & Mechanical Advisory Board

Since 1967, the North Central Texas Council of Governments (NCTCOG) has actively promoted the standardization of model construction codes in an effort to simplify the construction process, advance the safety of building systems, promote common code interpretation, facilitate the mobility of contractors, and reduce training and construction costs.

Regional Codes Coordinating Committee (RCCC) and its five Advisory Boards comprised of local public and private code professionals continually review the latest editions of the model construction codes and recommend uniform amendments for the North Central Texas region.

The RCCC and its five code advisory boards encourage the adoption of NCTCOG recommended model codes and regional amendments to reduce the variation of local construction codes in the region. By encouraging cities to adopt standardized codes and regional amendments, NCTCOG has helped North Central Texas municipalities reduce the cost of training codes personnel. These efforts have also made it easier for contractors, builders, and developers to do work from city to city throughout the region, thereby reducing overall construction costs.

The RCCC reviews the International Codes and the National Electrical Code when new editions are released, but not when supplements are released. Most recently, the committees completed their review of the 2021 International Codes and the 2020 National Electrical Code.

ORDINANCE NO. 2023-081

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING CHAPTER 7 OF THE GRAPEVINE CODE OF ORDINANCES, BUILDINGS AND CONSTRUCTION, RELATING TO THE ADOPTION OF THE 2021 INTERNATIONAL BUILDING CODE AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ADOPTION OF THE 2020 NATIONAL ELECTRICAL CODE AS PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, ADOPTION OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ADOPTION OF THE 2021 INTERNATIONAL MECHANICAL CODE AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ADOPTION OF THE 2021 INTERNATIONAL PLUMBING CODE AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ADOPTION OF THE 2021 INTERNATIONAL FUEL GAS CODE AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ADOPTION BY REFERENCE THE SWIMMING POOL AND SPA CODE AS ADOPTED AND AMENDED BY THE STATE OF TEXAS; PROVIDING AMENDMENTS TO SAME; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY, NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine has previously adopted model codes for building, plumbing, electrical, mechanical, and fuel gas issued through Chapter 7 of the Code of Ordinance; and

WHEREAS, the International Code Council has promulgated updated model codes, and recommends same for adoption by municipalities; and

WHEREAS, the City wishes to update its model codes, including appropriate amendments thereto; and

WHEREAS, the State of Texas has adopted a swimming pool and spa code to be enforced by municipalities; 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 has determined that the passage 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 hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That Chapter 7, Buildings and Construction, Article I, Sections 7-1 through 7-3 are hereby deleted and replaced with the following:

ARTICLE I. - IN GENERAL

Sec 7-1. – BUILDING CODE

The City of Grapevine hereby adopts the 2021 edition of the International Code Family consisting of the International Building Code, NFPA 2020 National Electric Code, International Residential Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, and International Swimming Pool and Spa Code as adopted by the State of Texas with regional amendments as published by the International Code Council, Inc., save and except such portions as are deleted or amended by this ordinance, and the same are hereby adopted and incorporated as if fully set out in length herein. One copy of the 2021 edition of the International Code Family and the NFPA 2020 National Electrical Code shall be on file with the city secretary. From the date on which this ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Grapevine and its extraterritorial jurisdiction.

Sec 7-2. - Same—Conflict with other regulations.

When any portion of this code conflicts with state law or any other code or ordinance adopted by the city, the most restrictive requirements shall apply.

Sec 7-3. - Same—Amendments.

Section 101.1 Title; change [NAME OF JURISDICTION} to read "City of Grapevine, TX"

Section 101.4; change to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be

considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted. Where the enforcement of a provision of this code would violate the conditions of the listing of appliances or equipment, the conditions of the listing and the manufacturer's installation instructions shall apply.

Section 101.4.6; change to read as follows:

101.4.6 Energy. The provisions of the International Energy Conservation Code as adopted by the State of Texas shall apply to all matters {remainder of text unchanged}.

Section 101.4.7; change to read as follows:

101.4.7 Existing buildings. All matters regarding the repair, alteration, change of occupancy, addition to and relocation of existing buildings shall be governed by the existing building provisions adopted by the City and Zoning Ordinance.

Section 101.4.8; add the following:

101.4.8 Electrical. The provisions of the Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Sections 103 and 103.1; amend to insert the Department Name:

103.1 Creation of enforcement agency. The Grapevine Building Services Department is hereby created and the official in charge thereof shall be known as the Building Official.

Section 104.2.1 Section deleted.

Section 104.10.1; Flood hazard areas. Section deleted.

Note: Sections 104.2.1, 104.10.1, 110.3.12.1, 1612, and 3114 are all inter-connected related to flood hazard areas, and amendments or deletions should be considered as a whole.

Section 105.2 Work exempt from permit; under sub-title entitled "Building" add text to items 1, 6, and 11 and delete item 2 as follows:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m2) require permits but are exempt from fees. Such structures

must comply with all provisions of the Zoning Ordinance relative to the zoning district.

2. {Deleted}

3.-5. {Remain Unchanged}

6. Sidewalks and driveways not more than 30 inches above grade, and not over any basement or story below; however, commercial drives, fire lanes and parking areas require permits.

7.-10. {Remain Unchanged}

11. Swings and other playground equipment accessory to detached one-and two-family dwellings; however, such structures must comply with all provisions of the Zoning Ordinance relative to height and setbacks.

12.-13. {Remain Unchanged}

- **Section 109 Fees, is hereby amended as follows:**

EXHIBIT "A"
TABLE NO. 1-A
BUILDING PERMIT FEES

See attached Exhibit “A”, Table NO. 1-A

TABLE NO. 1-A
BUILDING PERMIT FEES

PERMIT FEES OR ALL BUILDING PERMITS EXCEPT FOR RESIDENTIAL DWELLNGS

TOTAL VALUATION	FEE
$1.00 to $500.00	$50.00
$501.00 to $2,000.00	$50.00 for the first $500.00 plus $4.00 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25.000.00	$75.00 for the first $2,000.00 plus $16.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$500.00 for the first $25,000.00 plus $13.50 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$750.00 for the first $50,000.00 plus $8.25 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$1,250.00 for the first $100,000.00 plus $6.25 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$4,000.00 for the first $500,000.00 plus $5.50 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$7,500.00 for the first $1,000,000.00 plus $5.00 for each additional $1,000.00, or fraction thereof

BUILDING PERMIT FEES FOR RESIDENTIAL DWELLINGS

	NEW CONSTRUCTION	ADDITIONS	ALTERATIONS
R3 RESIDENTIAL DWELLINGS (Detached one and two family dwellings, townhomes not more than 3-stores in height with a separate means of egress)	$ .55 / Square Foot TOTAL AREA UNDER ROOF	$ 1.00 / Square Foot TOTAL AREA of ADDITION	$ 1.00 / Square Foot of ALTERATION AREA
R2 RESIDENTIAL DWELLINGS	$ .30 / Square Foot TOTAL AREA UNDER ROOF	$ 1.00 / Square Foot TOTAL AREA of ADDITION	$ 1.00 / Square Foot of ALTERATION AREA

(Apartments, condominiums, three and four family dwellings, etc)			
SIMPLE ALTERATION PERMITS **Projects in which square footage does not apply as determined by the Building Official. (Window replacement, foundation repair, siding replacement, etc)**	**FLAT FEE $150.00**		
UNENCLOSED PATIO COVER			

OTHER INSPECTIONS AND FEES:

1. Certificate of Occupancy.....$ 50.00
2. Inspections outside of normal business hours.....$50.00 per hour* (minimum charge- two hours)
3. Reinspection fees assessed under provisions of Section 108.5.....$50.00
4. Inspections for which no fee is specifically indicated....$50.00 per hour* (minimum charge- one-half hour)
5. Additional plan review required by changes, additions or revisions to plans.....$50.00 per hour*
6. For use of outside consultants for plan checking and inspections, or both.....actual costs**
7. Foundation only permits or any partial permit.....10% of building permit fee in addition to building permit fee
8. Plan review fee (not applicable to Group R-3 private residences).....65% of building permit fee in addition to building permit fee
9. Building permit fees for the Grapevine- Colleyville Independent School District.....25% of the fees established in Table No. 1-A- *Building Permit Fees*
10. Project valuation to be determined by the regional construction valuation table, adopted by the city, or the contract valuation whichever is greater.

Permit valuations shall include all work required for a completed project, including profit, but need not include the value or cost of the land. Other methods for determining

the project valuations for unique or unusual projects may be approved by the Building Official.

11. Public Works Antenna or Equipment Installation Charge on City Owned Water Towers Only.....$350.00

*Or the total hourly cost of the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

LOT DRAINAGE FEES

Single Family & Duplex	$150.00
Swimming Pools	$150.00
All remaining classifications	
Full Acre Cost	$350.00 Per Acre
Portion Other than Full Acre	$350.00 x Percentage of Full

EXHIBIT "B"
BUILDING VALUATION DATA

The following table, based on the table published in *Building Valuation Data ICCSAFE.org*, shall be used to determine construction costs per square foot. Adjustments may be determined to be necessary by the Building Official for unusual projects.

The unit costs are intended to comply with the description of "valuation" in Section 109.3 of the 2021 *International Building Code* and thus include architectural, structural, electrical, plumbing and mechanical work. The unit costs also include the contractor's profit, which should not be omitted.

If there are differences between the value of the project calculated using this table, and the contract valuation, the greater number shall be used.

This table shall also be used to calculate plan review fees.

Exhibit "B" BUILDING VALUATION TABLE (cost per square foot)

Group (2021 International Building Code)		Type of Construction								
		I A	I B	II A	II B	IIIA	IIIB	I V	VA	VB
A-1	Assembly, theaters, with stage	250.39	241.91	235.63	226.10	212.32	206.18	218.83	197.45	190.33
	assembly, theaters, without stage	229.42	220.94	214.66	205.12	191.35	185.21	197.86	176.48	169.35
A-2	Assembly, nightclubs	196.13	190.29	185.62	178.02	167.82	163.20	171.70	151.89	146.71
A-2	Assembly, restaurants, bars, banquet halls	195.13	189.29	183.62	177.02	165.82	162.20	170.70	149.89	145.71
A-3	Assembly, churches	232.04	223.57	217.29	207.75	194.34	189.19	200.49	179.48	172.35
A-3	Assembly, general, community halls, libraries, museums	194.17	185.69	178.41	169.87	155.09	149.96	162.61	140.23	134.10
A-4	Assembly, arenas	228.42	219.94	212.66	204.12	189.35	184.21	196.86	174.48	168.35
B	Business	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
E	Educational	212.03	204.70	198.82	190.25	177.27	168.29	183.70	155.00	150.26
F-1	Factory and industrial, moderate hazard	119.53	113.92	107.38	103.45	92.64	88.38	99.02	76.33	71.73

F-2	Factory and industrial, low hazard	118.53	112.92	107.38	102.45	92.64	87.38	98.02	76.33	70.73
H-1	High Hazard, explosives	111.77	106.15	100.62	95.69	86.11	80.85	91.62	69.81	N.P.
H2, 3,4	High Hazard	111.77	106.15	100.62	95.69	86.11	80.85	91.62	69.81	64.20
H-5	HPM	202.30	194.92	188.44	179.18	163.55	157.42	172.13	143.89	137.46
I-1	Institutional I-1, supervised environment	199.81	192.96	186.97	179.69	164.91	160.39	179.84	148.44	143.75
I-2	Institutional I-2, hospitals	338.94	331.56	325.08	315.82	299.46	N.P.	308.77	279.79	N.P.
I-2	Institutional I-2 nursing homes	235.48	228.11	221.62	212.37	197.49	N.P.	205.32	177.82	N.P.
I-3	Institutional I-3, restrained	230.03	222.65	216.17	206.91	192.77	185.64	199.86	173.11	164.99
I-4	Institutional I-4, day care facilities	199.81	93.85	91.32	87.62	80.39	80.34	84.96	73.88	70.96
M	Mercantile	146.21	140.37	134.70	128.11	117.54	113.93	121.78	101.61	97.44
~~R-1~~	~~Residential, hotels~~	~~201.71~~	~~194.86~~	~~188.87~~	~~181.59~~	~~166.56~~	~~162.04~~	~~181.74~~	~~150.09~~	~~145.40~~
~~R-2~~	~~Residential, multiple family~~	~~168.94~~	~~162.09~~	~~156.10~~	~~148.82~~	~~135.04~~	~~130.52~~	~~148.97~~	~~118.57~~	~~113.88~~
~~R-3~~	~~Residential, one- and two-family~~	~~73.10~~	~~73.10~~	~~73.10~~	~~73.10~~	~~73.10~~	~~73.10~~	~~73.10~~	~~73.10~~	~~73.10~~
~~R-4~~	~~Residential, care/assisted living facilities~~	~~199.81~~	~~192.96~~	~~186.97~~	~~179.69~~	~~164.91~~	~~160.39~~	~~179.84~~	~~148.44~~	~~143.75~~
S-1	Storage, moderate hazard	110.77	105.15	98.62	94.69	84.11	79.85	90.26	67.81	63.20
S-2	Storage, low hazard	109.77	104.15	98.62	93.69	84.11	78.85	89.26	67.81	63.20
U	Utility, miscellaneous	85.53	80.63	75.42	72.03	64.67	60.42	68.74	51.52	48.79

Add 0.5 percent to total cost for each story over three and deduct 20 percent for shell only buildings.

This table is based on the August 2020 Building Valuation Data published by the International Code Council.

Section 109; add Section 109.7 to read as follows:

109.7 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;
3. City approved plans are not on the job site available to the inspector;
4. The building is locked or work otherwise not available for inspection when called;
5. The job site is red-tagged twice for the same item;
6. The original red tag has been removed from the job site.
7. Failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

SECTION 202; amend definition of AMBULATORY CARE FACILITIES as follows:

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

Section 202; add definition of ASSISTED LIVING FACILITIES to read as follows:

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services where the occupants are capable of responding to an emergency situation without physical assistance from staff.

Section 202; amend definition of REPAIR GARAGE as follows:

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

Section 202; amend definition of SPECIAL INSPECTOR to read as follows:

SPECIAL INSPECTOR. A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge and the Building Official as having the competence necessary to inspect a particular type of construction requiring special inspection.

Section 202; amend definition of HIGH-RISE BUILDING to read as follows:

Option B
Section 202; amend definition to read as follows:

HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (16, 764 mm) above the lowest level of fire department vehicle access.

Section 304.1; add the following to the list of occupancies:

Fire stations
Police stations with detention facilities for 5 or less

Section 307.1.1; add the following sentence to item 4:

4. Cleaning establishments… {Text unchanged} …with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.

Section 403.1, Exception 3; change to read as follows:

3. The open-air portion of a building [remainder unchanged]

Section 403.3, Automatic Sprinkler System. Delete exception;

Section 403.3.2; change to read as follows:

[F] 403.3.2 Water supply to required fire pumps. In buildings that are more than 120 feet in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

Section 404.10; change to read as follows:

Section 404.10 Exit Stairways in an atrium. Where an atrium contains an interior exit access stairway all the following shall be met:

[Remainder Unchanged]

Section 406.2.7.1; section added as follows:

406.2.7.1 Prohibited locations. Electric vehicle charging stations are expressly prohibited indoors and within or on any public or private parking garage.

Exceptions:

1. Group R-3 buildings and their accessory structures on the same lot.
2. Where approved by the Building Official and fire code official.

Section 406.3.3.1 Carport separation; add sentence to read as follows:

A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

Section 423.5.1; change to read as follows:

423.5.1 Required occupant capacity. The required occupant capacity of the storm shelter shall include all of the buildings on the site and shall be the total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.

Exceptions:

1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on the site, the storm shelter shall at a minimum accommodate the required occupant capacity for the new building.
2. Where approved by the Building Official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the site.
3. Where approved by the Building Official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by occupant load calculation, shall be permitted to be used in the determination of the required design occupant capacity for the storm shelter.

Section 503.1.; add sentence to read as follows:

503.1. General. [Existing Text to remain], add the following text:

Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height, and stories, for the lesser type of construction or be separated by fire walls, except as allowed in Section 510.

Table 506.2; delete footnote (i) from table:

i. {Delete.}

Section 506.3.1; add sentence to read as follows:

506.3.1 Minimum percentage of perimeter. [Existing Text remains], add the following text:

In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot-wide pathway meeting fire department access from the street or approved fire lane shall be provided.

Section 708.4.2; change sentence to read as follows:

708.4.2 Fireblocks and draftstops in combustible construction. [Body of text unchanged]

Exceptions:

1. Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the fire partition and the underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draftstopping.
2. [Unchanged]

Section 718.3; change sentence to read as follows:

718.3 Draftstopping in floors. [Body of text unchanged]

Exception: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. and provided that in combustible construction, sprinkler protection is provided in the concealed floor space.

Section 718.4; change sentence to read as follows:

718.4 Draftstopping in attics. [Body of text unchanged]

Exception: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the attic space.

Section 901.6.1; add Section 901.6.1.1 to read as follows:

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.

2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the fire code official) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.

3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.

4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the fire code official.

5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.

6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (fire code official) shall be followed.

7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.

8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected nighttime freezing conditions.

9. Contact the fire code official for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

Section 903.1.1; change to read as follows:

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard, or as approved by the fire code official.

Section 903.2; add paragraph to read as follows and delete the exception for telecommunications buildings:

Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

Sections 903.2.1.1, 903.2.1.3, and 903.2.1.4; change to read as follows:

903.2.1.1 Group A-1. {text unchanged}.....where one of the following conditions exists:

1. The building area exceeds 6,000 square feet.
2. {text unchanged}
3. {text unchanged}
4. {text unchanged}

903.2.1.3 Group A-3. {text unchanged}.....where one of the following conditions exists:

1. The building area exceeds 6,000 square feet.
2. The building area has an occupant load of 300 or more.

3. {text unchanged}

903.2.1.4 Group A-4. {text unchanged}.....where one of the following conditions exists:

1. The building area exceeds 6,000 square feet.
2. {text unchanged}
3. {text unchanged}

Section 903.2.3; change to read as follows:

903.2.3 Group E. {text unchanged}.....where one of the following conditions exists:

1. The building area exceeds 6,000 square feet.
2. {text unchanged}
3. {text unchanged}

Section 903.2.4; change to read as follows:

903.2.4 Group F-1. {text unchanged}.....where one of the following conditions exists:

1. The building area exceeds 6,000 square feet.
2. {text unchanged}
3. {deleted}

Section 903.2.4.2; change to read as follows:

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 building used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>16% alcohol) in the fire area at any one time.

Section 903.2.7; change to read as follows:

903.2.7 Group M. {text unchanged}.....where one of the following conditions exists:

1. The building area exceeds 6,000 square feet.
2. {text unchanged}
3. {deleted}

Section 903.2.8; change to read as follows:

903.2.8. Group R. {text unchanged}....With a Group R fire area.

Exception: Group R-3 buildings less than 6,000 square feet in area. For the purpose of this provision, fire walls shall not define separate buildings.

Section 903.2.9.1; change to read as follows:

Section 903.2.9.1 Group S-1 repair garages. {text unchanged}…as shown:

1. Buildings 6,000 square feet or greater in area containing a repair garage.
2. {deleted}
3. {text unchanged}
4. {text unchanged}

Section 903.2.9.3; change to read as follows:

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 building used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>16% alcohol) in the fire area at any one time.

Section 903.2.9.4; change to read as follows:

Section 903.2.9.4 Group S-1 upholstered furniture and mattresses. An automatic sprinkler system shall be provided throughout a Group S-1 building where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet.

Section 903.2.9.5; section added as follows:

903.2.9.5 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

Section 903.2.10; change to read as follows:

Section 903.2.10 Group S-2 parking garages. {text unchanged}…where any of the following conditions exists:

1. Where the building area containing an enclosed parking garage in accordance with Section 406.6 is 6,000 square feet or greater.
2. Where the enclosed parking garage in accordance with Section 406.6 is located beneath other groups.
   Exception: Enclosed parking garages located beneath R-3 occupancies
3. Where the building area of an open parking garage in accordance with Section 406.5 is 6,000 square feet or greater and does not meet the requirements of Section 903.2.11.9.

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories, other than penthouses in compliance with Section 1510 of the International Building Code, located 35 feet or more above the lowest level of fire department vehicle access, measured to the finished floor.

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 of the International Fire Code to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages in compliance with section 406.5 where all of the following conditions apply:

a. The structure is freestanding.
b. The structure does not contain any mixed uses, accessory uses, storage rooms, electrical rooms, elevators or spaces used or occupied for anything other than motor vehicle parking.
c. The structure does not exceed three stories.
d. An approved fire apparatus access road is provided around the entire structure.

Section 903.3.1.1.1; change to read as follows:

903.3.1.1.1 Exempt Locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such .{text unchanged}… because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling

or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. {Delete.}
5. Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
6. {Delete.}

Section 903.3.1.2; change to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. The floor level of the highest story is 35 feet (9144 10668 mm) or less above the lowest level of fire department vehicle access.
3. The floor level of the lowest story is 35 feet (9144 10668 mm) or less below the lowest level of fire department vehicle access.

{No change to remainder of section.}

Section 903.3.1.2.2; change to read as follows:

903.3.1.2.2 Corridors and balconies in the means of egress. Sprinkler protection shall be provided in all corridors and for all balconies. {Delete the rest of this section.}

Section 903.3.1.2.3; delete section and replace as follows:

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in a non-sprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:

4.1. Provide automatic sprinkler system protection.
4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
4.3. Construct the attic using noncombustible materials.

4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
4.5. Fill the attic with noncombustible insulation.

Section 903.3.1.3; change to read as follows:

903.3.1.3 NFPA 13D Sprinkler Systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

Section 903.3.1.4; add to read as follows:

[F] 903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry pipe, pre-action, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

Section 903.3.5; add a second paragraph to read as follows:

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every water-based fire protection system shall be designed with a 10-psi safety factor. Reference Section 507.4 for additional design requirements.

Section 903.4; add a second paragraph after the exceptions to read as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 903.4.2; add second paragraph to read as follows:

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75-candela strobe rating, installed as close as practicable to the fire department connection.

Section 905.2; change to read as follows:

905.2 Installation Standard. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

Section 905.3; add Section 905.3.9 and exception to read as follows:

905.3.9 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

Exceptions:

1. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.
2. R-2 occupancies of four stories or less in height having no interior corridors.

Section 905.4; change Items 1, 3, and 5, and add Item 7 to read as follows:

1. In every required exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.
   Exception: {No change.}
2. {No change.}

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

   Exception: Where floor areas adjacent to an exit passageway are reachable from an interior exit stairway hose connection by a {remainder of text unchanged}
4. {No change.}
5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located to serve the roof or at the highest landing of an exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

Section 905.8; change to read as follows:

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

Section 905.9; add a second paragraph after the exceptions to read as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 906.1(1); delete Exception #3:

Section 907.1; add Section 907.1.4 to read as follows:

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

Section 907.2.1; change to read as follows:

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A

occupancies having an occupant load of 300 or more persons, or where the occupant load is more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {No change.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

Section 907.2.3; change to read as follows:

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. {No change.}

1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.) {No change to remainder of exceptions.}

Section 907.2.10; change to read as follows:

907.2.10 Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies for interior corridors and interior common areas. Visible notification appliances are not required within storage units.
Exception: {No change.}

Section 907.2.13, Exception 3; change to read as follows:

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

Section 907.2.23, add exception as follows:

Exception: Buildings containing an R-3 occupancy shall comply with applicable provisions of the IRC and are exempt from this section.

Section 907.4.2; add Section 907.4.2.7 to read as follows:

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

Section 907.6.1; add Section 907.6.1.1 to read as follows:

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

Section 907.6.3; delete all four Exceptions.

Section 907.6.6; add sentence at end of paragraph to read as follows:

907.6.6 Monitoring. {bulk of text unchanged}….in accordance with NFPA 72. See 907.6.3 for the required information transmitted to the supervising station.

Section 910.2; change Exception 2 and 3 to read as follows:

910.2 Where required. Smoke and heat vents or a mechanical smoke removal system shall be installed as required by Sections 910.2.1, 910.2.2, and 910.2.3.

2. Only manual smoke and heat removal shall not be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.

3. Only manual smoke and heat removal shall not be required in areas of buildings equipped with control mode special application sprinklers with a response time index of 50(m*S)1/2 or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

Section 910.2.3; add subsection to read as follows:

910.2.3 Group H. Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m2) in single floor area.

   Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

   Exception: Buildings of noncombustible construction containing only noncombustible materials.

Section 910.4.3.1; change to read as follows:

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be manual or automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m2 per 0.4719 m3/s) of smoke exhaust.

Section 913.2.1; add Section 913.2.1.1 and exception to read as follows:

913.2.1.1 Fire Pump Room Access. When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by IFC Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that

required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by IFC Section 506.1.

Section 1809.5.1 Frost Protection at required exits: Section deleted

Section 2702.5; added to read as follows:

Section 2702.5 Designated Critical Operations Areas (DCOA): In areas within a facility or site requiring continuous operation for the purpose of public safety, emergency management, national security or business continuity, the power systems shall comply with NFPA 70 Article 708.

Section 2901.1; add a sentence to read as follows:

[P] 2901.1 Scope. {existing text to remain} The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies.

Section 2902.1; add a second paragraph to read as follows:

2902.1 Minimum number of fixtures. {bulk of text unchanged}....shall be determined by this code. In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

Table 2902.1; add footnote g to read as follows:

g. Drinking fountains are not required in Group M occupancies with an occupant load of 50 or less, Group B occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

Add Section 2902.1.4 to read as follows:

2902.1.4 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

2902.1.4.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.4.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of

mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the Tarrant County Health Department.

Section 3002.1 Hoistway Enclosure Protection required. Add exceptions as follows:

Exceptions:

1. Elevators completely located within atriums shall not require hoistway enclosure protection.
2. Elevators in open or enclosed parking garages that serve only the parking garage, shall not require hoistway enclosure protection.

Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces; Delete exceptions and add two new exceptions to as follows:

Exceptions:

1. Elevator machine rooms, control rooms, machinery spaces, and control spaces completely located within atriums shall not require enclosure protection.

2. Elevator machine rooms, control rooms, machinery spaces, and control spaces in open or enclosed parking garages that serve only the parking garage, shall not require enclosure protection.

Section 3005.5: Add a new subsection to Section 3005.5.1 as follows:

3005.5.1 Fire Protection in Machine rooms, control rooms, machinery spaces, and control spaces.

3005.5.1.1 Automatic sprinkler system. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3005.5.1.1.1.

3005.5.1.1.1 Prohibited locations. Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways.

3005.5.1.1.2 Sprinkler system monitoring. The sprinkler system shall have a sprinkler control valve supervisory switch and water-flow initiating device provided for each floor that is monitored by the building's fire alarm system.

3005.5.1.2 Water protection. An approved method to prevent water from infiltrating into the hoistway enclosure from the operation of the automatic sprinkler system outside the elevator lobby shall be provided.

3005.5.1.3 Omission of Shunt trip. Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

Section 3005.7; add Section 3005.7 as follows:

3005.7 Storage. Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above listed locations stating: "ELEVATOR MACHINERY - NO STORAGE ALLOWED".

Section 3006.2, Hoistway opening protection required; Revise text as follows:

5. The building is a high rise and the elevator hoistway is more than 55 feet (16 764 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway."

Section 3007.3 and Section 3008.3: Revise text by deleting "enclosed" as follows:

3007.3 Water Protection. Water from the operation of an automatic sprinkler system outside the lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

3008.3 Water Protection. Water from the operation of an automatic sprinkler system outside the lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

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ARTICLE III. - ELECTRICAL CODE

****

DIVISION 4. -INSTALLATION, EQUIPMENT AND MATERIALS STANDARDS

****

Sec 7-91. National Electric Code adopted; penalty.

(a) There is hereby adopted by the city, for the purpose of prescribing regulations, governing conditions hazardous to life and property, that a certain 2020 Edition of the National Electric Code, {remainder of section unchanged}

****

Sec. 7-97. Amendments to the National Electric Code.

[The following are amendments to the 2020 Edition of the National Electric Code]

Article 100; add the following to definitions:

Engineering Supervision. Supervision by a Qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations.

Article 110.2; change the following to read as follows:

110.2 Approval. The conductors and equipment required or permitted by this Code shall be acceptable only if approved. Approval of equipment may be evident by listing and labeling of equipment by a Nationally Recognized Testing Lab (NRTL) with a certification mark of that laboratory or a qualified third party inspection agency or a field evaluation by a Field Evaluation Body accredited by either the International Code Council, International Accreditation Service AC354, or ANSI National Accreditation Board programs and approved by the AHJ.

Exception: Unlisted equipment that is relocated to another location within a jurisdiction or is field modified is subject to the approval by the AHJ. This approval may be by a field evaluation by a NRTL, a qualified third-party inspection agency, or a field evaluation by a Field Evaluation Body accredited by either the ICC IAS AC354 or ANAB programs and approved by the AHJ.

Informational Note No. 1: See 90.7, Examination of Equipment for Safety, and 110.3, Examination, Identification, Installation, and Use of Equipment. See definitions of Approved, Identified, Labeled, and Listed.

Informational Note No. 2: Manufacturer's self-certification of equipment may not necessarily comply with U.S. product safety standards as certified by an NRTL.

Informational Note No. 3: National Fire Protection Association (NFPA) 790 and 791 provide an example of an approved method for qualifying a third-party inspection agency.

Article 410.118; Change the following to read as follows:

410.118 Access to other boxes. Luminaires recessed in the ceilings, floors, or walls shall not be used to access outlet, pull, or junction boxes or conduit bodies, unless the box or conduit body is an integral part of the listed luminaire.

Exception: removable luminaires with a minimum measurement of 22 in. X 22 in. shall be permitted to be used as access to outlet, pull, junction boxes or conduit bodies.

Article 500.8 (A) (3); change to read as follows:

500.8 Equipment.
Articles 500 through 504 require equipment construction and installation that ensure safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to installation and maintenance.

Informational Note No. 2: Since there is no consistent relationship between explosion properties and ignition temperature, the two are independent requirements.

Informational Note No. 3: Low ambient conditions require special consideration. Explosion proof or dust-ignition proof equipment may not be suitable for use at temperatures lower than -25°C (-13°F) unless they are identified for low-temperature service. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified as Class I, Division 1 at normal ambient temperature.

(A) Suitability. Suitability of identified equipment shall be determined by one of the following:

(1) Equipment listing or labeling;
(2) Evidence of equipment evaluation from a qualified testing laboratory or inspection agency concerned with product evaluation; or,
(3) Evidence acceptable to the authority having jurisdiction such as a manufacturer's self-evaluation or an engineering judgment signed and sealed by a qualified licensed Professional Engineer in the State of Texas.

Informational Note: Additional documentation for equipment may include certificates demonstrating compliance with applicable equipment standards, indicating special conditions of use, and other pertinent information.

Article 505.7 (A); changed to read as follows:

505.7 Special Precaution. Article 505 requires equipment construction and installation that ensures safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to the installation and maintenance of electrical equipment in hazardous (classified) locations.

Informational Note No. 2: Low ambient conditions require special consideration. Electrical equipment depending on the protection techniques described by 505.8(A) may not be suitable for use at temperatures lower than -20°C (-4°F) unless they are identified for use at lower temperatures. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

(A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed by a qualified Registered licensed Professional Engineer in the State of Texas.

Article 625.40.1; Add to read as follows:

625.40.1 Knox Remote Power Box Required. All electric vehicle charging system locations shall have a Knox Remote Power Box (KRPB) to allow the Fire Department to remotely operate a shunt trip breaker to safely disconnect power to the charging station(s) compliant with all of the following:

(1) The KRPB shall be located within 50 feet of, but not less than 30 feet from Charging station(s).
(2) The location of the KRPB shall be at a point that allows the operator to be in-line-of-sight to the incident.
(3) The KRPB shall be protected from physical damage including but not limited to motor vehicle impact.
(4) The height of the KRPB shall be no less than 42" but not more than 48" measured vertically from grade.
(5) A sign shall be placed adjacent to or on the structure supporting the KRPB stating "FIRE DEPARTMENT USE ONLY" with minimum 2" lettering.

Exception: Group R-3 buildings and their accessory structures on the same lot.

Article 695.6(A)(1); Change the following to read as follows:

695.6 (A) Supply Conductors.

(1) Services and On-Site Power Production Facilities.
Service conductors and conductors supplied by on-site power production facilities shall be physically routed outside a building(s) and shall be installed as service-entrance conductors in accordance with 230.6, 230.9, and Parts III and IV of Article 230. Where supply conductors cannot be physically routed outside of buildings, the conductors shall be permitted to be routed through the building(s) where installed in accordance with 230.6(1) or (2).

Article 710.15 A; Change the following to read as follows:

710.15 General

710.15(A) Supply Output.
Power supply to premises wiring systems fed by stand-alone or isolated microgrid power sources shall have adequate capacity to meet the calculated load in accordance with Article 220.

****

ARTICLE V. - RESIDENTIAL CODE

Sec. 7-140 – Adoption.

There is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, that a certain code known as the International Residential Code, particularly the 2021 Edition thereof, {remainder of section unchanged}

****

Sec. 7-142. - Amendments

Section R101.1; [NAME OF JURISDICTION] changed to "City of Grapevine, TX"

Section R102.4; change to read as follows:

R102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. When amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted. Where the enforcement of a provision of this code would violate the conditions of the listing of appliances or equipment, the conditions of the listing and the manufacturer's installation instructions shall apply.

Section R103 and R103.1 amend to insert the Department Name:

R103.1 Creation of enforcement agency. The Building Services Department is hereby created and the official in charge thereof shall be known as the Building Official.

Section R104.10.1 Flood Hazard areas; delete this section.

Section R105.2 Work exempt from permit; under sub-title entitled "Building" add text to items 1,5, and 8 and delete item 2 as follows:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m2) require permits but are exempt from fees. Such structures must comply with all provisions of the Zoning Ordinance.
2. {Deleted}
3.-4. {Remain Unchanged}
5. Sidewalks and driveways; however, all applicable provisions of the Zoning Ordinance must be met relative to required materials, maximum coverage, and required landscape areas.
7. {Remain Unchanged}
8. Swings and other playground equipment accessory to detached one- and two-family dwellings; however, such structures must comply with all applicable provisions of the Zoning Ordinance.
9.-10. {Remain Unchanged}

[Remainder of section unchanged]

Section R105.3.1.1& R106.1.4; delete these sections.

Section R108 Fees, is hereby deleted and replaced with the following:

Section R108 Schedule of Permit Fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Table 1A, Building Permit Fees attached hereto as Exhibit "A" and Table 108A Mechanical, Electrical and Plumbing Permit Fees attached hereto as Exhibit "C" and incorporated herein by reference.

TABLE NO. 1-A

BUILDING PERMIT FEES

PERMIT FEES OR ALL BUILDING PERMITS EXCEPT FOR RESIDENTIAL DWELLNGS

TOTAL VALUATION	FEE
$1.00 to $500.00	$50.00
$501.00 to $2,000.00	$50.00 for the first $500.00 plus $4.00 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25.000.00	$75.00 for the first $2,000.00 plus $16.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$500.00 for the first $25,000.00 plus $13.50 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$750.00 for the first $50,000.00 plus $8.25 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$1,250.00 for the first $100,000.00 plus $6.25 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$4,000.00 for the first $500,000.00 plus $5.50 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$7,500.00 for the first $1,000,000.00 plus $5.00 for each additional $1,000.00, or fraction thereof

BUILDING PERMIT FEES FOR RESIDENTIAL DWELLINGS

	NEW CONSTRUCTION	ADDITIONS	ALTERATIONS
R3 RESIDENTIAL DWELLINGS (Detached one and two family dwellings, townhomes not more than 3-stores in height with a separate means of egress)	$ .55 / Square Foot TOTAL AREA UNDER ROOF	$ 1.00 / Square Foot TOTAL AREA of ADDITION	$ 1.00 / Square Foot of ALTERATION AREA
R2 RESIDENTIAL DWELLINGS	$ .30 / Square Foot TOTAL AREA UNDER ROOF	$ 1.00 / Square Foot TOTAL AREA of ADDITION	$ 1.00 / Square Foot of ALTERATION AREA

(Apartments, condominiums, three and four family dwellings, etc)			
SIMPLE ALTERATION PERMITS **Projects in which square footage does not apply as determined by the Building Official. (Window replacement, foundation repair, siding replacement, etc)**	**FLAT FEE $150.00**		
UNENCLOSED PATIO COVER			

OTHER INSPECTIONS AND FEES:

1. Certificate of Occupancy.....$ 50.00
2. Inspections outside of normal business hours.....$50.00 per hour* (minimum charge- two hours)
3. Reinspection fees assessed under provisions of Section 108.5.....$50.00
4. Inspections for which no fee is specifically indicated....$50.00 per hour* (minimum charge- one-half hour)
5. Additional plan review required by changes, additions or revisions to plans.....$50.00 per hour*
6. For use of outside consultants for plan checking and inspections, or both.....actual costs**
7. Foundation only permits or any partial permit.....10% of building permit fee in addition to building permit fee
8. Plan review fee (not applicable to Group R-3 private residences).....65% of building permit fee in addition to building permit fee
9. Building permit fees for the Grapevine- Colleyville Independent School District.....25% of the fees established in Table No. 1-A- *Building Permit Fees*
10. Project valuation to be determined by the regional construction valuation table, adopted by the city, or the contract valuation whichever is greater.

Permit valuations shall include all work required for a completed project, including profit, but need not include the value or cost of the land. Other methods for determining

the project valuations for unique or unusual projects may be approved by the Building Official.

11. Public Works Antenna or Equipment Installation Charge on City Owned Water Towers Only.....$350.00

*Or the total hourly cost of the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

LOT DRAINAGE FEES

Single Family & Duplex	$150.00
Swimming Pools	$150.00
All remaining classifications	
Full Acre Cost	$350.00 Per Acre
Portion Other than Full Acre	$350.00 x Percentage of Full

EXHIBIT "C"

CITY OF GRAPEVINE
MECHANICAL, ELECTRICAL, PLUMBING AND FUEL GAS
PERMIT FEES

TYPE OF OCCUPANCY	BUILDING AREA (SQ FT)	PERMIT FEES	AMOUNT DUE
		EACH TRADE	
I. R-3 SINGLE FAMILY, DUPLEX TOWNHOUSE, NEW CONSTRUCTION & ADDITIONS (PER UNIT) TOTAL SQ.FOOT UNDER ROOF _____	1 - 749 750 – 1,199 1,200 - 1,500 1,501 - 1,750 1,751 - 2,000 2,001 - 2,250 2,251 - 3,000 3,001 - 3,500 3,501 - 4,000 4,001 +	$ 33.25 $ 49.88 $ 63.18 $ 76.48 $ 83.13 $ 89.78 $ 96.43 $ 103.08 $ 109.73 $ 120.37	$_____
		EACH TRADE	
II. A, E, I, R-1 HOTELS, APARTMENTS, DRINKING/DINING, EDUCATIONAL, ASSEMBLY, INSTITUTIONAL	1 - 500 501 – 100,000 100,001 – 500,000 500,001 +	$ 37.00 $ 17.50+.035 $ 3,500.00+.03 $15,000.00+.02 } PER SQUARE FOOT	$_____
		EACH TRADE	
III. B, F, H, M, S, U OFFICE, RETAIL, WHOLESALE, GARAGES, FACTORIES, WORKSHOPS, SERVICE STATIONS, WAREHOUSE	1 - 500 501 - 50,000 50,001- 100,000 100,001+	$ 37.00 $ 32.00+ .01 $ 182.00+ .007 $ 582.00+ .003 } PER SQUARE FOOT	$_____
	CONTRACT VALUATION OF WORK	EACH TRADE	
IV. ANY OCCUPANCY GROUP, ALTERATIONS, FINISH-OUTS, SHELL COMPLETIONS CONTRACT VALUATION OF WORK: $_____	0- 500 501- 1,500 1,501- 3,000 3,001- 5,000 5,001- 50,000 50,001- 100,000 100,001- 500,000 500,000+	**$ 37.00** **$ 45.00** **$ 57.00** **$ 72.00** **$ 27.00+ .009** **$ 127.00+ .007** **$ 327.00+ .005** **$ 1,327.00+ .003** } **PER DOLLAR VALUATION**	$_____
		EACH TRADE	
V. MISCELLANEOUS IRRIGATION SYSTEMS MOBILE HOME SERVICE TEMPORARY POLE SERVICE SWIMMING POOLS SIGN ELECTRIC		$ 37.00 $ 37.00 $ 37.00 $ 37.00 $ 37.00	$_____

OTHER INSPECTIONS AND FEES

- INSPECTIONS OUTSIDE NORMAL BUSINESS HOURS (2HR MINIMUM).....$42.00/HOUR*
- REINSPECTION FEES..... $42.00
- PERMITS FOR WHICH NO FEE IS SPECIFICALLY INDICATED..... $37.00
- INSPECTIONS FOR WHICH NO FEE IS SPECIFICALLY INDICATED (1/2 HOUR MINIMUM).....$42.00/HOUR
- ADDITIONAL PLAN REVIEW REQUIRED BY CHANGES, ADDITIONS, OR REVISIONS TO APPROVED PLANS.....$42.00/HOUR
- BUILDING PERMIT FEES FOR THE GRAPEVINE-COLLEYVILLE INDEPENDENT SCHOOL DISTRICT SHALL BE 25% OF THE FEES ESTABLISHED IN THIS TABLE
- FOR USE OF OUTSIDE CONSULTANTS FOR PLAN CHECKING AND INSPECTIONS, OR BOTH.....ACTUAL COSTS**

*OR THE TOTAL HOURLY COST TO THE JURISDICTION WHICHEVER IS GREATER.
**ACTUAL COSTS INCLUDE ADMINISTRATIVE AND OVERHEAD COSTS.

Except for residential dwellings, all other building permits shall be determined by the building valuation data table attached hereto as Exhibit "B", Building Valuation Data or the contract valuation wherever is greater.

Section R110 (R110.1 through R110.5); delete the section.

Section R202; change definition of "Townhouse Unit" to read as follows:

TOWNHOUSE UNIT. A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides.

Section R202; add definition of "Conditioned space" and "Appliance, Unvented" to read as follows:

CONDITIONED SPACE. Conditioned Space. An area, room, or space that is enclosed within the building thermal envelope and is directly or indirectly heated or cooled. Spaces are indirectly heated or cooled where they communicate through openings with conditioned spaces, where they are separated from condition spaces by uninsulated walls, floor or ceilings, or where they contain insulated ducts, piping or other sources of heating or cooling. Additionally, the attic space shall be provided with active or passive heating systems capable of maintaining an indoor temperature of not less than 55 degrees F at a point 3 feet above the floor.

APPLIANCE, UNVENTED. An appliance designed or installed in such a manner that the products of combustion are not conveyed by a vent or chimney directly to the outside atmosphere. Such appliances are hereby prohibited by this code.

Table R301.2; replace table as follows as follows:

Delete remainder of table Manual J Design Criteria and footnotes “n” and “o”

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[e]	ICE BARRIER	FLOOD HAZARDS[g]	AIR FREEZING	MEAN ANNUAL TEMP[j]
	SPEED[d] (MPH)	Topographic Effects[k]	Special Wind Region[L]	Windborne Debris Zone[m]		Weathering[a]	Frost Line Depth[b]	Termite[c]					
5 lb/ft	115 (3 sec-gust) / 76 fastest mile	No	No	No	A	Moderate	6”	Very Heavy	22^0 F	No	Local Code	150	64.9^0 F

Section R302.1; Delete exceptions 3 and 4

Exceptions 1, 2, and 5 remain unchanged

Section R302.3; add text as follows:

Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

Section R302.2.6; delete exception #6:

Exceptions 1-5 remain unchanged.

Section R302.5.1; change to read as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8

inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

Section R302.7; change to read as follows:

R302.7 Under-stair protection. Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 5/8" Type X gypsum board.

Section R313 Automatic Fire Sprinkler Systems is deleted and replaced with the following:

R313 Automatic Fire Sprinkler Systems

R313.1 Automatic Fire Sprinkler Systems. Automatic fire sprinkler systems shall be regulated by the Fire Code as adopted by the city.

Section R322 Flood Resistant Construction; deleted section.

Section 327.1 is amended as follows:

Section 327.1 General. The design and construction of pools and spas shall comply with the International Swimming Pool and Spa Code as adopted and amended by the State of Texas.

Section 329 is amended as follows:

329.1 General. Stationary generators shall be listed and labeled in accordance with UL 2200 and shall comply with this section and the Electric Code and ordinance adopted by the city. The connection to the premise wiring system shall be by an approved method using listed materials. Generators installed for continuous use in non-emergency conditions are prohibited.

Section R401.2; amended by adding a new sentence following the existing paragraph to read as follows:

Section R401.2. Requirements. {existing text unchanged}....with accepted engineering practice. For all dwelling units, any foundation or any size addition to an existing foundation regulated by this code shall be designed, signed and sealed by a Professional Engineer registered in the State of Texas.

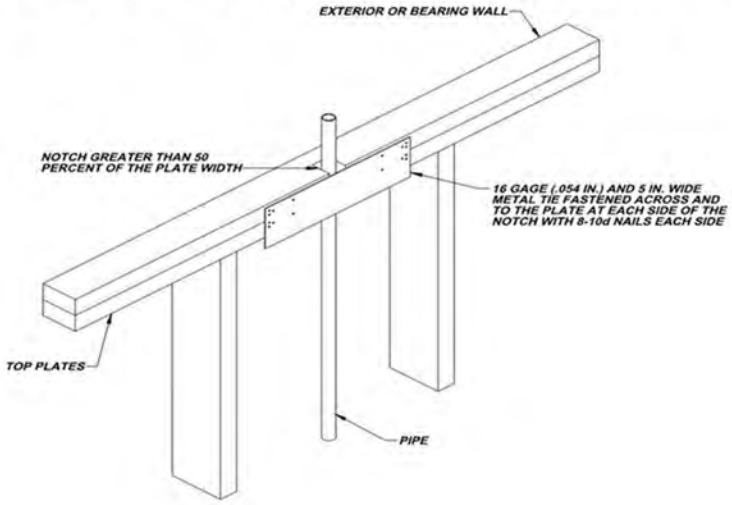
Exception: Buildings accessory to an R-3 occupancy not used as dwellings.

Section R602.6.1; amend the following:

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1-½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. {remainder unchanged}

(Amendment to 2015 IRC carried forward to 2018 IRC.)

Figure R602.6.1; delete the figure and insert the following figure:



(Amendment to 2018 IRC carried forward to 2021 IRC also provides additional assurance of maintaining the integrity of the framing by spreading the nailing pattern.)

Add section R703.8.4.1.2 Veneer Ties for Wall Studs; to read as follows:

R703.8.4.1.2 Veneer Ties for Wall Studs. In stud framed exterior walls, all ties may be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or

2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

Section R902.1; amend and add exception No. 5 to read as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed. {remainder unchanged}

Exceptions:
1. {text unchanged}
2. {text unchanged}
3. {text unchanged}
4. {text unchanged}

5. Non-classified roof coverings shall be permitted on one-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.

Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the IECC for energy code provisions as adopted by the State of Texas.

Section M1305.1.2; change to read as follows:

M1305.1.2 Appliances in attics. Attics containing appliances shall be provided . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull-down stair with a minimum 300 lb. (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions: [remaining text unchanged]

Section M2005.2; change to read as follows:

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the International Energy Conservation Code and equipped with an approved self-closing device. Installation of direct-vent water heaters within an enclosure is not required. Water heaters shall not be installed in unconditioned attic spaces unless listed for installation outdoors.

Section G2415.2 CSST; add a second paragraph to read as follows:

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING: 1/2 to 5 psi gas pressure - Do Not Remove"

Section G2415.12 and G2415.12.1; change to read as follows:

G2415.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (457 mm) below grade.

G2415.12.1 Individual Outdoor Appliances; Deleted in its entirety.

Section G2417.1; change to read as follows:

G2417.1 General. Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the building official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

Section G2417.4; change to read as follows:

G2417.4 Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made.

Section G2417.4.1; change to read as follows:

G2417.4.1 Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the code official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and

one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

Section G2417.4.2; change to read as follows:

G2417.4.2 Test duration. The test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than fifteen (15) minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than thirty (30) minutes.

Section G2420.1; add Section G2420.1.4 to read as follows:

G2420.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

Section G2420.5.1; change to read as follows:

G2420.5.1 Located within the same room. The shutoff valve…{bulk of paragraph unchanged}… in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

Section G2421.1; add text and Exception to read as follows:

G2421.1 Pressure regulators. A line pressure regulator shall be … {bulk of paragraph unchanged}… approved for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

Exception: A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

Section G2422.1.2.3 Prohibited locations and penetrations; delete Exception 1 and Exception 4:

Section G2445 Unvented Room Heaters is deleted and replaced with the following:

G2445 Unvented Room Heaters.

G2445.1 General. Unvented room heaters, and any other unvented heating appliance or fireplace are strictly prohibited by this code where installed indoors regardless of manufacturers listing.

Section G2448.1.1; change to read as follows:

G2448.1.1 Installation requirements. The requirements for water heaters relative to access, sizing, relief valves, drain pans and scald protection shall be in accordance with this code. Water heaters shall not be installed in unconditioned attic spaces unless listed for installation outdoors.

Section P2603; add to read as follows:

P2603.3 Protection against corrosion. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

Section P2603.5.1 Sewer Depth; change to read as follows:

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (mm) below finished grade at the point

of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Section P2604; add to read as follows:

P2604.2.1 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

Section P2804.6.1; change to read as follows:

P2804.6.1 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. {unchanged}

2. {unchanged}

3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap. Flexible connectors are prohibited.

4. {unchanged}

5. Discharge to an approved location or to the outdoors.

{remainder unchanged}

Section P2902.5.3; change to read as follows:

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

Section P2904; delete in entirety and replace with the following:

Section P2904 Dwelling Unit Fire Sprinkler Systems
P2904.1 General. The design and installation of residential automatic fire sprinklers shall conform to the fire code adopted by the city and be *approved* by the fire code official.

Section P2906.22; add Section as follows:

P2096.22 Prohibited joints and connections. The following types of joints and connections shall be prohibited:

1. Cement or concrete joints.

2. Joints made with fittings not approved for the specific installation.

3. Solvent-cement joints between different types of plastic pipe.

4. {unchanged}

5. Joints in copper or copper-alloy pipe or tubing where underground beneath buildings shall only be made using wrought copper or copper-alloy fittings with brazed joints.

Section P3003.9; change to read as follows:

P3003.9.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

Section P3111Combination waste and vent systems; delete this section in its entirety.

Section P3112.2 Vent Connection; delete and replace with the following:

P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts

of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

Chapters 34-43 are deleted in their entirety and replaced with the following:

Chapter 34 Electrical Requirements
Section 3401 General

Section 3401.1 Electrical installations shall comply with all applicable provisions of the Electric Code and ordinance adopted by the city.

EXHIBITS A-L {these exhibits are hereby deleted in their entirety}

ARTICLE VI. - MECHANICAL CODE

Sec. 7-150. Code Adopted.

There is hereby adopted by the City of Grapevine, Texas, for the purpose of providing minimum standards to safeguard life, limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilation, cooling, refrigeration systems, incinerators, and other miscellaneous heat-producing appliances, the 2021 International Mechanical Code [remainder of section unchanged}

Section 7-151. – Amendments.

Section 101.1 [Name of Jurisdiction] changed to "City of Grapevine, TX"

Section 102.8; change to read as follows:

102.8 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70

shall mean the Electrical Code as adopted. Where the enforcement of a provision of this code would violate the conditions of the listing of appliances or equipment, the conditions of the listing and the manufacturer's installation instructions shall apply.

Section 202; add definition of "Conditioned space" and "Appliance, Unvented" to read as follows:

CONDITIONED SPACE. An area, room, or space that is enclosed within the building thermal envelope and is directly or indirectly heated or cooled. Spaces are indirectly heated or cooled where they communicate through openings with conditioned spaces, where they are separated from condition spaces by uninsulated walls, floor or ceilings, or where they contain insulated ducts, piping or other sources of heating or cooling. Additionally, the attic space shall be provided with active or passive heating systems capable of maintaining an indoor temperature of not less than 55 degrees F at a point 3 feet above the floor.

APPLIANCE, UNVENTED. An appliance designed or installed in such a manner that the products of combustion are not conveyed by a vent or chimney directly to the outside atmosphere. Such appliances are hereby prohibited by this code.

Section 306.3; change to read as follows:

306.3 Appliances in attics. Attics containing appliances shall be provided {bulk of paragraph unchanged} side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull-down stair with a minimum 300 lb. (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions: [remaining text unchanged]

Section 306.5; change to read as follows:

306.5 Equipment and Appliances on Roofs or Elevated Structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the

equipment and appliances' level service space. Such access shall . . . {bulk of section to read the same} . . . on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). ... {remainder of text unchanged}.

Section 306.5.1; change to read as follows:

306.5.1 Sloped Roofs. Where appliances, equipment, fans or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the International Building Code…{remainder of text unchanged}.

Section 501.3; add an exception to read as follows:

501.3 Exhaust Discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking recirculating systems.
3. Where installed in accordance with the manufacturer's instructions and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.

4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

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ARTICLE VIII. PLUMBING CODE

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Sec. 7-171. Plumbing code adopted

(a) There is hereby adopted by the City of Grapevine, Texas, the 2021 International Plumbing Code {remainder of section unchanged}

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Sec. 7-177. Amendements.

[The plumbing code adopted herein is amended as follows:]

Section 101.1[Name of Jurisdiction] changed to "City of Grapevine, TX"

Section 102.8; change to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where the differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the Electrical Code as adopted. Where the enforcement of a provision of this code would violate the conditions of the listing of appliances or equipment, the conditions of the listing and the manufacturer's installation instructions shall apply.

Section 202; add definition of "Conditioned space" to read as follows:

Conditioned Space. An area, room, or space that is enclosed within the building thermal envelope and is directly or indirectly heated or cooled. Spaces are indirectly heated or cooled where they communicate through openings with conditioned spaces, where they are separated from condition spaces by uninsulated walls, floor or ceilings, or where they contain insulated ducts, piping or other sources of heating or cooling. Additionally, the attic space shall be provided with active or passive heating systems capable of maintaining an indoor temperature of not less than 55 degrees F at a point 3 feet above the floor.

Section 301.6.1; add section to read as follows:

301.6.1 Access required. All mechanical, flare, compression, and push-fit joints shall be provided with *access* or installed in an *approved* location.

Section 305.4.1; change to read as follows:

305.4.1 Sewer depth. Building sewers shall be installed not less than 12 inches (304 mm) below grade.

Section 306.2.4; added to read as follows:

306.2.4 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

Table 403.1; add footnote "g" to read as follows:

g. Drinking fountains are not required in Group M occupancies with an occupant load of 50 or less, Group B occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

Section 413.4; change to read as follows:

413.4 Required location for floor drains; Floor drains shall be installed in the following areas:

1. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.

2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks.

3. Public restrooms.

Section 502.3; change to read as follows:

502.3 Water heaters installed in attics. [Bulk of section unchanged]……to allow removal of the water heater. Water heaters shall not be installed in unconditioned attic spaces unless listed for installation outdoors.

Section 504.6.; change to read as follows:

504.6 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. {unchanged}

2. {unchanged}

3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap. Flexible connectors are prohibited.

4. {unchanged}

5. Discharge to an approved location or to the outdoors.

{remainder unchanged}

Section 605.9; add item 5. to read as follows:

605.9 Prohibited joints and connections. The following types of joints and connections shall be prohibited:

1. {unchanged}

2. {unchanged}

3. {unchanged}

4. {unchanged}

5. Joints in copper or copper-alloy pipe or tubing where underground beneath buildings shall only be made using wrought copper or copper-alloy fittings with brazed joints.

Section 608.17.5; change to read as follows:

608.17.5 Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principal backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principal backflow preventer.

Section 703.6; Delete this section in its entirety.

Section 704.5; added to read as follows:

704.5 Single stack fittings. Single stack fittings with internal baffle, PVC schedule 40 or cast-iron single stack shall be designed by a registered engineer and comply to a national recognized standard.

Section 712.4.3; add Section 712.4.3.1 to read as follows:

712.4.3.1 Dual Pump System. All sumps shall be automatically discharged and, when in any "public use" occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

Section 713, 713.1; change to read as follows:

ENGINEERED DRAINAGE DESIGN

713.1 Design of drainage system. The sizing, design and layout of the drainage system shall be designed by a registered engineer using approved design methods.

Section 903.1.1; change to read as follows:

903.1.1 Roof extension unprotected. Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof.

Section 1106.1; change to read as follows:

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers and any horizontal branches of such drains or sewers shall be based on a rainfall intensity of six (6) inches per hour.

Section 1109; change to read as follows:

1109.1 General. Combined sanitary and storm water sewer systems are expressly prohibited by this code.

Section 1301.1; Change to read as follows:

Section 1301.1 General. The provisions of Chapter 13 shall govern the materials, design, construction and installation and installation of *approved* systems for the collection, storage, treatment and distribution of nonpotable water. For *approved* nonpotable rainwater systems, the provisions of CSA B805/ICC805 shall be an alternative for regulating the materials, design, construction and installation of

systems for rainwater collection, storage, treatment and distribution of nonpotable water. These systems shall only be installed where *approved* by the Building Official, in accordance with Texas Commission of Environmental Quality standards and in compliance with state laws, rules and ordinances applicable in the City of Grapevine.

Section 1401.1; Change to read as follows:

Section 1401.1 Scope. The provisions of this chapter shall govern the materials, design, construction and installation and installation of *approved* subsurface graywater soil absorption (SGSA) systems connected to nonpotable water from on-site water reuse systems. SGSA systems shall only be installed where *approved* by the county of record and the Building Official. Systems shall be designed in accordance with Texas Commission of Environmental Quality standards and in compliance with state law.

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ARTICLE IX. - INTERNATIONAL FUEL GAS CODE

****

Sec. 7-181 Fuel Gas Code adopted

(a) There is hereby adopted by the City of Grapevine, Texas, the 2021 International Fuel Gas Code {remainder of section unchanged}

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Sec. 7-185 Amendments.

[The fuel gas code adopted herein is amended as follows:]

Section 101.1[Name of Jurisdiction] changed to "City of Grapevine, TX"

Section 102.8; change to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the National Electrical Code shall mean the Electrical Code as adopted. Where the enforcement of a provision of this code would violate the conditions of the listing

of appliances or equipment, the conditions of the listing and the manufacturer's installation instructions shall apply.

Section 202; revise definition of "Appliance, Unvented" to read as follows:

APPLIANCE, UNVENTED. An appliance designed or installed in such a manner that the products of combustion are not conveyed by a vent or chimney directly to the outside atmosphere. Such appliances are hereby prohibited by this code.

Section 202; add definition of "Conditioned space" to read as follows:

Conditioned Space. An area, room, or space that is enclosed within the building thermal envelope and is directly or indirectly heated or cooled. Spaces are indirectly heated or cooled where they communicate through openings with conditioned spaces, where they are separated from condition spaces by uninsulated walls, floor or ceilings, or where they contain insulated ducts, piping or other sources of heating or cooling. Additionally, the conditioned attic space within the building thermal envelope shall be provided with active or passive heating systems capable of maintaining an indoor temperature of not less than 55 degrees F at a point 3 feet above the floor.

Section 306.5; change to read as follows:

[M] 306.5 Equipment and Appliances on Roofs or Elevated Structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' level service space. Such access shall . . . {bulk of section to read the same} . . . on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). ... {remainder of text unchanged}

Section 306.5.1; change to read as follows:

[M] 306.5.1 Sloped roofs. Where appliances, equipment, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30

inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the International Building Code.

Section 401.5; add a second paragraph to read as follows:

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING: 1/2 to 5 psi gas pressure - Do Not Remove"

Section 404.12; change to read as follows:

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches below grade.

404.12.1 Delete in its entirety.

Section 406.4; change to read as follows:

406.4 Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure. Spring type gauges do not meet the requirement of a calibrated gauge.

Section 406.4.1; change to read as follows:

406.4.1 Test pressure. The test pressure to be used shall be no less than 3 psi (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 15 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 50 psi. For welded piping, and

for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

Section 409.1; add Section 409.1.4 to read as follows:

409.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

Section 411.1.3.3: Prohibited locations and penetrations; delete Exception 1 and Exception 4:

Section 621 Unvented Room Heaters: is deleted and replaced with the following:

621 Unvented Room Heaters.

G2445.1 General. Unvented room heaters, and any other unvented heating appliance or fireplace are strictly prohibited by this code where installed indoors regardless of manufacturers listing.

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ARTICLE XI. - SWIMMING POOLS

Sec 7-207. Definitions.

For the purpose of this article, "swimming pool" shall mean all permanent structures or excavations which contain or may contain a body of water over 24 inches in depth, which is used for recreation bathing or swimming purposes.

Private Swimming Pool, Spa, or Hot Tub: A swimming pool, spa, or hot tub located on the premises of a single-family or duplex residence, under the control of the owner or tenant, the use of which is limited to members of the household and invited guests.

Public Swimming Pool, Spa, or Hot Tub: Any swimming pool, spa, or hot tub not classified as a public swimming pool, spa, or hot tub.

Sec 7-208. Adoption of State Regulations

The City of Grapevine hereby adopts by reference the most current International Swimming Pool and Spa Code as adopted by the State of Texas.

Sec 7-209. Public Swimming Pools; Regulation

The regulation of public swimming pools, spas, and hot tubs shall be as defined in Chapter 12 of this code.

Section 7-210. Permit Fees; Contractor Registration

Permit fees for swimming pools shall be as required for building permits as described elsewhere in this code. Plumbing and electrical permit fees shall be required in addition to the building permit fee. Contractors shall be registered and regulated as general contractors as described elsewhere in this code.

Section 7-211-7-220, Reserved.

Section 9. 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) for each offense and a separate offense shall be deemed committed each day during or on which an offense occurs or continues.

Section 10. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 11. If any section, subsection, sentence, clause or phase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 12. That the effective date of this rate adjustment will be January 1, 2024.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of November, 2023.

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APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

ITEM #14

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: NOMINATION TO TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS

RECOMMENDATION: Consider a resolution casting votes on behalf of the City for the Tarrant Appraisal District Board of Directors.

FUNDING SOURCE:

BACKGROUND: Every two years, each taxing entity in Tarrant County has the opportunity to cast votes for the five voting members of the Tarrant Appraisal District (TAD) Board of Directors, proportionate to their share of the taxes imposed. There are 5 voting members of the Board and they serve 2 year terms. The current Board members are Tony Pompa (Chair), Rich DeOtte (Secretary), J.R. Martinez, Vince Puente and Jungus Jordan.

Grapevine has 28 votes to cast this year and they may be divided as the Council sees fit.

Attached are the Board applicant resumes.

RESOLUTION NO. 2023-021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING THE CASTING OF THE CITY OF GRAPEVINE'S ALLOCATED VOTES FOR APPOINTMENT ON THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Property Tax Code of the State of Texas requires that central tax districts be established in each County of the State; and

WHEREAS, the five member governing board of the district is elected by the participating government subdivisions located within the County; and

WHEREAS, the terms of service for the five Directors of the Tarrant Appraisal District will expire December 31, 2023; and

WHEREAS nominations have been received from the voting taxing entities for candidates to fill the five positions for a two-year term beginning on January 1, 2024; and

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

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 of Grapevine, Tarrant County, Texas does hereby cast all of its ____ votes for _____ to serve on the governing board of the appraisal district of Tarrant County.

Section 3. That it is thereby found and certified that _____ is a resident of the tax appraisal district and has been a resident for at least two years.

Section 4. That the City Secretary is hereby directed to forward a certified copy of this resolution to the Tarrant County Appraisal District.

Section 5. That this resolution shall take effect from and after the date of its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of November, 2023.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

FORT WORTH®

Alan Blaylock
4801 Cargill Circle, Fort Worth, TX 76244
Personal - Cell: 817-727-3720, Email: ajblaylock@gmail.com
City - Cell: 817-233-2940, Email: Alan.Blaylock@fortworthtexas.gov

City of Fort Worth Councilmember Alan Blaylock is a dedicated community leader who has significantly contributed to his hometown, Fort Worth, Texas. In his short time as council member, he has achieved significant victories that have positively impacted the lives of families and businesses in the area. With an unwavering commitment to serving the public, Alan has personally addressed constituent concerns and continues to be a staunch advocate for the needs and well-being of those he serves.

A strong advocate for public safety, Alan has taken decisive actions to strengthen the Police and Fire departments. Alan voted to fund new positions and provide essential training to ensure the community's safety. Under his leadership, the number of unfilled public safety positions significantly decreased, contributing to a safer environment for residents. The Fort Worth Police Officers Association and the Fort Worth Professional Firefighters Association recognize Alan and endorse his initiatives.

Recognizing the burden of property taxes on Fort Worth taxpayers, Alan emerged as the leading proponent of responsible fiscal policies. As a council member, he has supported the "no new revenue rate," a crucial measure to prevent taxes from rising with appraisal values. His commitment to preserving and improving neighborhoods and infrastructure was evident in his efforts to revise Transportation Impact Fees, secure the establishment of the first H-E-B Grocery in Fort Worth, and pass the Short-Term Rental Ordinance to safeguard the community's residential areas. Alan continues to play an active role in Zoning. He diligently strives to maintain harmony between development projects and neighborhood interests.

Homelessness and city management are equally critical areas of focus for Alan. He secured substantial funding to enhance the city's capabilities and staff in addressing homelessness and its associated challenges, including panhandling. His efforts to implement measures, such as "no panhandling" signs, the Shopping Cart Ordinance, and the purchase of street sweepers, reflect his commitment to maintaining a clean and safe city.

Before being elected into office, Alan served as Senior Product Manager at Nokia for several years, previously holding Lead Software Developer and Project Manager positions at Owen Oil Tools.

As a family man deeply connected to Fort Worth, Alan's love for the city is evident in his actions and decisions as a city council member. He prioritizes delivering tangible results rather than engaging in political grandstanding. His business insight enables him to cut wasteful spending and identify efficiencies, ensuring taxpayer money is utilized effectively without compromising essential city services. Alan is committed to improving the quality of life for his constituents, focusing on infrastructure and roads, public safety, and lowering taxes.

Alan and his wife, Mindy, are proud parents of two daughters and active supporters of The Children's Miracle Network and The Leukemia & Lymphoma Society.

Alan has a record of community service, participating in the following:

- Heritage Homeowners Association Board
- Crime Control and Prevention District Advisory Committee
- Public Improvement District Advisory Committee
- Arts Council of Fort Worth Advisory Committee
- Eagle Ridge Elementary Parent Teacher Board (PTA)
- Foundation of a Regional Youth Swim Team

Currently, he holds positions on several vital committees and boards within the City of Fort Worth:

- CFW – Audit: Chair
- CFW – Mobility: Infrastructure & Transportation: Member
- RTC – Regional Transportation Council: Member
- CFW – Research & Innovation Local Government Corp.: Board of Directors
- CFW – Fort Worth Local Development Corporation: Board of Directors, Vice President
- CFW – Central City Local Government Corporation: Board of Trustees
- CFW – Lone Star Local Government Corporation: Board of Directors, Vice President
- CFW – Fort Worth Housing Finance Corporation: Board of Directors, Director
- CFW – Crime Control & Prevention Board: Board of Directors

Furthermore, Alan is actively involved in several Tax Increment Financing Districts (TIFs) and continues to lead Public Improvement Districts (PIDs), holding the following positions:

- TIF 2 (The Speedway): Chair
- TIF 10 (Lonestar): Vice Chair
- PID 7 (Heritage): Currently, ex officio member (Advisory Board President) serving in the role in overseeing and supporting the functions of the PID for the benefit of the community.

As a fiscally responsible and community-oriented leader, Councilmember Blaylock leads oversight responsibilities for financial matters, while remaining dedicated to ensuring Fort Worth's improvement and its residents' overall well-being.

ITEM #14

RICHARD W. DEOTTE, P.E., CFM

420 Johnson Road; Suite 303
Keller, Texas 76248
Office: 817-337-8899 ~ Cell: 817-946-6088
richdeotte@deotte.com



EDUCATION:

- Texas A&M University, 1985; Bachelor of Science in Civil Engineering

LICENSES:

- Registered Professional Engineer, Texas No. 74232
- Nationally Accredited Certified Floodplain Manager #1586-09N

"As I have in all my public service, I will seek to provide Fairness, Transparency, Service and Quality as a Director on the Board of the Tarrant Appraisal District."

Personal

- Native Texan having lived in Tarrant County for 27 years and in Southlake for the last 14 years.
- Married for 34 years to Yvette.
- Three Children
- 1985 graduate of Texas A&M

Professional

- A Civil Engineer and land development consultant for 34 years.
- Majority owner in DeOtte, Inc. from 2000 to present, a civil engineering and development consulting firm in Keller, Texas serving governmental and private clients on a range of diverse projects but especially providing cost effective and innovative solutions to large scale drainage and erosion control projects, municipal infrastructure and exceptional residential developments in northeast Tarrant county.
- Expert consultant and expert witness on engineering related court cases over the last 20 years.
- Developed familiarity with TAD's operations and services and how those affect land development and infrastructure re-development.

Volunteer

- Served two years as the chairman of the Tarrant County Sheriff's Department Civil Service Commission. Initiated and led a much needed major re-write of the civil service rules which passed and were implemented.
- A regular public speaker on various issues including training on engineering ethics focusing on the aspect of personal happiness and how to achieve responsible professional standards.
- Served as an adult leader in Boy Scouts as Den Leader, Assistant Scout Master and as Scout Master.
- Taught physics for a year on a voluntary basis.
- Ham radio operator, Technician License, KG5FYB.
- Active in church throughout adult life chairing building committees, teaching Sunday school, preaching, leading worship, serving as a deacon, and chairing a deacon board.

I have a professional record solving technically complicated problems with large groups of people with diverse interests and engaging and assisting parties to work together to resolve issues. Throughout my personal, professional and volunteer life, my proficiency in bringing people together to find common ground to collaborate to find the right solution has been crucial.

Gary M. Losada

Southlake, Texas
214-405-1416
glosada@sbcglobal.net

EXPERIENCE:

- Testified before Texas Senate Property Tax Reform Committee Hearing April 27, 2016
- Tarrant County Appraisal Review Board
- President of Office Liquidation Center and Aztec Glass
- Served on Blue Chip Review Committees for Arlington Independent School District
- Director of Human Resources, LTV Kentron International
- Assistant to Superintendent, Santa Rosa City Schools, Santa Rosa, California
- Assistant to City Manager Palo Alto, California

EDUCATION:

- M.A. Degree Education /Organization Administration, Stanford University 1974
- B.A. Degree Sociology/ Business Minor, University of San Francisco 1973

Residences:

- Southlake, Tx 2013 – Present
- Arlington, Tx 1990 – 2013

Tarrant Appraisal District – Board of Directors **2020-2021**
Governing body for Central Appraisal District

Tarrant Co. Appraisal Review Board **2009 - 2015**
Served as hearings committee chair all six years. Responsible for conducting hearings between Tarrant Appraisal District and taxpayers. Included residential, commercial and personal property taxes. Opined on various exemptions and valuations of real estate.

President – GMPL Corporation
Purchased raw land for development. Presented various planned developments to city government/council and planning and zoning.

President – Office Liquidation Center/Aztec Glass Company
Purchased and sold new and used office furniture. Purchased and distributed wholesale glass imported from Mexico to florists and grocery chains.

Director of Administration – Dallas Area Rapid Transit
Hired in second year of operation in order to organize and establish various departments such as human resources, purchasing, data processing, building and office management as well as policy development.

Director of Human Resources – LTV Kentron International/Oil States Ind.
Chief Labor negotiator, responsible for corporate wide staffing and training.

Assistant to Superintendent – Santa Rosa City Schools, Santa Rosa, California
Responsible for pupil transportation, data processing, Board policy implementation and labor relations.

Assistant to City Manager – Palo Alto, California
Responsible for budget preparation, policy implementation public relations, special assignments by City Manager.

ITEM #14

CURRICULUM VITAE

JERALD MILLER

P.O. Box 164
Fort Worth, 76102

Education

1992-1994 New School For Social Research New York, NY

Jazz Performance Major

- Studied full music, music business and Liberal arts curriculum.

1990-1992 University of New Orleans New Orleans, LA

Jazz Performance Major

- Studied music under Harold Batiste, and Ellis Marsalis, and the basic liberal arts curriculum.

Teaching/ Consultancy Experience

- **2004 International Association of Jazz Educators (IAJE) New Media Panel**
- **2005 – 2007 Consultant for Dr. Billy Taylor, Artistic Director - Kennedy Center**
- **2007 – 2010 Consultant for various entertainment companies on launching New Media Initiatives**

  2008 International Association of Jazz Educators (IAJE) New Media Panel
- **2008 – 2010 Consultant, Jazz at Lincoln Center**
- **2009 Jazzweek Radio Panel – Digital Initiatives Panel**
- **2010 Conducted New Media Workshop at the New School For Social Research for group of 20-25 students**
- **2012 Digital Music Conference Panel Creator & Moderator (How To Develop Jazz, Classical, and Non-Popular Music for Digital Distribution in the 21st Century)**
- **2012 Chamber Music of America Panelist – Digital Initiatives (US)**
- **2012 Future of Music Coalition – Featured Speaker (US)**
- **2013 MIDEM featured Speaker in Classical Music Village (France)**
- **2013 APAP (International Arts Presenters)- Featured Speaker (US)**
- **2013 Digital Music Forum – Featured Speaker (US)**
- **2014 MIDEM featured Speaker in Jazz, Classical World (France)**
- **2014 JazzAhead featured Speaker (Germany)**
- **2014 Digital Entertainment World featured Speaker (US)**
- **2015 DEW featured panelist (US)**
- **2015 JazzAhead Keynote Speaker (Germany)**

- **2016 Jazz Education Network (JEN) Featured Speaker (US)**
- **2016 Chamber Music America (CMA) Featured Speaker (US)**
- **2016 2014 JazzAhead featured Speaker (Germany)**
- **2017 JazzAhead Keynote Speaker (Germany)**
- **2018 CD Baby DIY Music Conference – Speaker (US)**
- **2018 JazzAhead Keynote Speaker (Germany)**
- **2019 DEW featured panelist (US)**
- **2020 DEW Guest Speaker series (Streamed Worldwide)**
- **2021 JazzAhead Independent Artists' Workshop Leader & Speaker (Germany)**
- **2022 JazzAhead Independent Artists' Breakout Session Leader (Germany)**
- **2023 Arlington Music Industry Conference Keynote Speaker**

Professional Recognition & Affiliations

- **1997, 1998 Nominee A&R of the Year by Gavin (Jazz)**
- **National Academy of Recording Arts & Sciences - Voting Member.**
- **2000 Nominee Independent Promoter of the Year by Gavin (Jazz)**
- **2008 Certificate of Recognition National Academy of Recording Arts & Sciences (NARAS) for Education**

Employment

September 2019 – Present **Brooklyn Sci-Fi Film Festival (P/T)** Brooklyn, NY

Managing Producer

- Responsible for overall creation and development of a one-week on-line Science Fiction Film Festival with international submissions from a variety of age groups and categories culmination in an awards ceremony in Brooklyn, NY

December 2018 – Present **National Black Symphony** New York, NY

Executive Director/Executive Producer/Artistic Director

- Responsible for overall Artistic Planning, Artistic Administration, Artist & Orchestra Relations, Board Relations, Finance, Marketing & Promotions, Concert Production, External Relations & Development, Orchestra Operations.

March 2019 – December 2020 **Ori-Gen Music Festival** New York, NY

Managing Producer/Curatorial Board Member

- Responsible for Conceiving, Developing, and managing all activities for international multi-day pan-Latino music festival to launch in 2021 in partnership with the Afro Latin Jazz Alliance and Latin Academy of the Recording Arts & Sciences.

February 2019 – June 2019 **Japanese Jazz Festival** New York, NY

Consulting Producer

- Responsible for strategic planning, marketing, and negotiation strategies for multi-day international jazz festival featuring Japanese artists living in the U.S. in partnership with the Japanese consulate and Japanese ambassador.

2016 – February 2020 **Ellis Marsalis International Jazz Piano Competition** West Virginia

Executive Director/Creator/Executive Producer/Artistic Director

- Developed a strategic partnership between Marshall University in Huntington, West Virginia and NEA Jazz Masters Ellis & Jason Marsalis for a "first of kind" international jazz piano competition with over $200,000 in cash and prizes to launch in 2018.
- Responsible for creating, developing, and implementing strategies to strengthen and increase audience growth, earned income, and creating subscribers to programs while exceeding goals.
- Develop and foster relationships between potential patrons and sponsors for the triennial international jazz piano competition with a budget of over $300,000; responsible for identifying governmental and private grant opportunities and managing the application & reporting processes, as well as stewardship and securing individual and corporate donors.
- Fostered and created partnerships between large scale arts organizations and local community organizations, including but not limited to special events for children and senior citizens.
- Provided consultation and development guidance to state university in support of development of fundraising goals.
- Conceive, develop, implement operational plan & marketing plan for (2) day international jazz piano competition.
- Hire and manage festival staff across (4) states and supervise day-to-day operations, and for all board relations.
- Responsible for developing and maintaining labor relations between various labor partners while leading various efforts including but not limited to contract management, grievance processes, and negotiation process.
- Responsible for financial oversight including creation of budgets, financial reports, auditing, cash flow, accounts payable and receivable, collection and input of data into financial systems, generation of reports, and oversight of all financial controls and procedures for costs, revenues, incomers and inventories.
- Responsible for oversight. Management, and compliance with licenses and agreements with local city and state licensing agencies and governmental and music organizations.
- Curation of art and photo exhibits for month long presentations in public exhibitions.

2016 – December 2020 **Huntington International Jazz Festival** West Virginia

Executive Director/Creator/Executive Producer/Artistic Director

- Developed strategic partnership with the City of Huntington, West Virginia, Marshall University, and NEA Jazz Masters Ellis & Jason Marsalis for the creation of the first International Jazz Festival in the state of West Virginia.
- Responsible for creating, developing, and implementing strategies to strengthen and increase audience growth, earned income, and creating subscribers to programs while exceeding goals .
- Execute the community interests and developed varied community activities to engage a wide variety of interests with educational and entertainment activities in a fiscally responsible manner and successful manner while highlighting the unique offerings of the festival and distinguishing it from other neighboring events.

- Vigorously represented the festival to the region and state's artistic, political, business, university, and social communities; develop and maintain active community based constituencies in support of the festival.
- Balance a highly complex set of duties and relationships that blends aggressive entrepreneurship, artistic leadership, community relations and strong financial management.
- Conceive and develop artistic & educational programming while overseeing the planning, , negotiating, and managing of an ambitious schedule of events that attracts a broad level of public interest and support while working to assure programming that is necessary to financially support the costs of operating the festival.
- Lead and motivate a staff of individuals who are responsible for the day-to-day operations of the festival including fundraising, marketing, programming, education. Facility operations, finance, ticketing, community relations, legal and short and long range planning.
- Provide support to the Advisory Committee and Board of the organization in the fulfillment of their duties including but not limited to scheduling meetings; setting agendas; preparing and presenting reports; developing infrastructure and reporting systems; and fostering and ensuring effective communications between divisions of the organization.
- Conceive, developed, and implemented marketing and communications strategies including developing system for inter-partnership communications; d relationships and partnerships with a wide variety of community organizations and higher lev; developing materials for partnership development, marketing, and publicity use; creating and overseeing social media and web strategy; conceiving, developing, and implementing digital & traditional media campaigns across traditional and non-traditional print, digital, radio, and television outlets both domestically and internationally.
- Conceive, development, and implement operational budget fo over $500,000 per year for the annual festival and related events; booking and programming of the festival in a manner that appealed to broad coalition of the community.
- Responsible for financial oversight including creation of budgets, financial reports, auditing, cash flow, accounts payable and receivable, collection and input of data into financial systems, generation of reports, and oversight of all financial controls and procedures for costs, revenues, incomers and inventories.
- Responsible for oversight. Management, and compliance with licenses and agreements with local city and state licensing agencies and governmental and music organizations.

2010-Present **Nu Jazz Agency** New York, NY

Managing Director

- Provided marketing, management and business support to numerous Grammy nominated and award-winning artists across a wide range of genres including Classical and Jazz for both U.S based and International performing arts organizations.
- Provided support in creating, developing, and implementing strategies to strengthen and increase audience growth, earned income, and to retain subscribers to arts programs while exceeding goals.
- Provided assistance in developing patronage and fostering relationships between potential patrons and arts organizations senior staff.
- Fostered and created partnerships between large scale arts organizations and local community organizations, including but not limited to special events for children and senior citizens.
- Provided consultation and development guidance and support of business initiatives to Classical and Jazz large scale arts presenters on the development of assets for commercial exploitation.
- Developed reputation as leading international expert on the development and exploitation of digital assets for commercial distribution in the genres of Classical music and Jazz music as recognized by Chamber Music America, APAP, MIDEM, and the Digital Music Forum.
- Worked with various Boards of arts organization to harness their strengths to achieve goals set forth by senior executives and to further achieve success in their missions.

- Responsible for programming of concerts, negotiating terms, drafting contracts, arranging artist services, planning travel, and acting as artist services liaison for series of international and domestic musical festivals and international and domestic venues and supervising support staffs.

2008-Present **Nu Jazz Entertainment** New York, NY

President/CEO

- Created the first worldwide virtual jazz label that owned 100% of its assets in both audio and video digital formats for all recordings.
- Launched the first jazz label to secure full digital distribution via major label network, without seed money from a major.
- Pioneered and solidified position of Nu Jazz Records/Nu Jazz Video as first jazz record label to release every recording on iTunes with bonus video content.
- Solidified the position of Nu Jazz Records as an industry leader by having every jazz released featured on the genre homepage of iTunes, and enabling Nu Jazz Records to become the first jazz record label to have an album featured on the iTunes Jazz genre homepage for (6) six months.
- Developed with iTunes the first jazz recording in the new iTunes format, **Ellis Marsalis – *An Open Letter To Thelonious (Platinum Edition),* with 2011 NEA Jazz Master, Ellis Marsalis.** This album created a completely interactive jazz product merging, for the first time - audio, video, photographic, and literary content into a unique product for commercial release.
- Launched the first jazz record label which allowed their artists to sell recordings at concerts via unique branded "Pre-Paid" digital download cards. Enabling artists, for the first time, to sell digital assets in audio, video, and photographic formats at the gigs via a medium that did not require physical product.
- Created partnerships with Amazon, Rhapsody, eMusic, Napster, and over 340 digital download services world-wide to successfully promote Nu Jazz releases.

1996-2010 **V.I.E.W. Video/Arkadia Records** New York, NY

Senior Vice President

Marketing/New Media

- Planed, executed, and product managed multi-phase marketing campaigns for line of Video/Audio products including creating early setup and artist development campaigns for new artist. & major jazz, classical, and contemporary recording artists including Dr. Billy Taylor, Benny Golson, David Liebman, Joanne Brackeen, Herbie Hancock, Dizzy Gillespie, Lara Downes, and countless others.
- Managed co-op budgets and set up advertising budgets.
- Crafted and implemented new marketing initiatives to increase digital revenue across all digital distribution outlets and storefronts.
- Managed all marketing headquarters and field staff including but not limited to marketing & promotions consultants hired on individual project basis including their budgeting and promotion.
- Created alternative cost efficient retail & consumer advertising and promotions for both traditional retail and online environments.
- Cultivated new relationships and maintain existing relationships with prospective and existing marketing partners, including lifestyle marketing companies and in-store play services
- Conceived, developed, and created internal artist DVD production and work closely with production and video departments.
- Researched and updated internal song database with, among other things, historical performance data and product usage.
- Conceived, developed, and implemented marketing promotional materials and mailings for traditional retail accounts, online retail accounts, and all media.
- Developed relationship with print partners to develop sheet music and personality folios and create, develop, and produce other merchandising initiatives.

- Generated copy for sales sheets, P.O.P. materials, album blurbs and liaison with creative services on marketing materials.
- Created both branding and direct marketing campaign, campaign maintenance, developed and implemented multi-industry strategic sales plan, established and maintained relationships with key customer contacts, regularly monitored field activity and field sales activity, monitored return activity for titles and develop strategies to minimize returns.
- Worked with 3rd Party partners to leverage artists and content for positioning on their sites.
- Worked with Urban, Pop, Classical, Gospel, Jazz based website, blogs, publications as well as lifestyle outlets to increase artist/release awareness, increase artist database community, and increase both physical and digital sales.
- Discovered, created, and developed new business opportunities to create and work with new strategic partners.
- Analyzed and researched the marketing initiatives of our competitors, and researching the newest technological advances for new opportunities in marketing.
- Worked directly with artists and managers to encourage active participation in their website and their marketing initiatives in 3rd party sites.
- Developed and maintained advertising budgets, travel to present presentations to key retailers/wholesalers, provide input to production personnel, provide agenda items and attended sales meetings in order to provide both updates and input on sales activity, developed budgets and project timelines.
- Conducted regular weekly calls and meetings with 3rd clients, and weekly reports on marketing campaign effectiveness, along with follow up and completion on contest/giveaway initiatives.
- Secured placement in digital media and publicity outlets (Muze, Gracenote, AMG, etc) as well as digital publications & magazine (album reviews, artist reviews, artist features and tour promotions.

Sales

- Researched and created new music and video sales opportunities with focus on label/artist priorities and client/brand needs.
- Conceived, created, and developed promotional offers that include gift with purchase, mail-in, custom branded CD's & DVD's, digital downloads, MP3 players.
- Pursued and researched new sales outlets for entire roster of artists and products maintained current account base, while aggressively pursuing new business in all business/consumer sectors.
- Worked closely with all personnel to fully utilize all of the companies capabilities including CD/DVD inserts, digital media advertising, sponsorship, and special sales incentives.
- Prepared monthly sales forecast and summaries, and met sales goals.
- Solicited major and independent physical retailers, both domestic and international, on new titles and catalog titles across jazz, classical, world, art, educational, opera, dance, and pbs style documentaries for both audio and video titles.

A&R

- Sought out new songwriters, singers, groups, and publishers in an attempt to enter into exclusive contracts with label for exploitation of product by company.
- Reviewed new songs, critiqued musical selections, provided creative guidance towards the development and/or refinement of new material while working with contemporary music artists in the genres of Classical, Jazz and acoustic based music.
- Acted as a catalyst and coordinator of new recording activities including conceiving, developing, and implementing recording projects of company owned songs and music.
- Conceived, developed, and implemented new recording projects and other special projects utilizing company owned materials and back catalog to generate maximum return on company's investments
- Actively sought out and solicited musical writers, lyricists, producers, and artists for musical production and deals.

A&R Administration

- Prepared detailed artist evaluations, pre-emptive marketing outlines & plans, product status reports, and recording & marketing budget creation/reconciliation, prepared recording project cost summaries and forecasts, supervised label copy preparation, educated all company staff on the nature, goals, and status of new projects.
- Acted as liaison to Business Affairs, Creative Services, Sales, Promotions, and Publicity for contractual payments and other services to ensure unified "team effort" to fulfillment of goals.
- Developed and monitored recording budgets for recordings involving individual, group, small group, and orchestral recordings in the genres of Jazz, Classical, Pop, Rap, R&B, and Children's music and video combined with reconciliation during the recording process.
- Prepared recording project proposals and video production budgets; prepared project cost summaries, along with prepared recording project forecast for multiple genres, and making tour support payments.
- Provided support to Business Affairs department to ensure the prompt and timely payment & processing of AFM contract agreements; completion of all recording session paperwork and tax forms.
- Logged and tracked recording masters; maintain lists of session personnel, songs, song sequencing, gaining sample clearances, monitoring & logging of tour support.
- Negotiated recording artist, sideman, recording studio, engineer, producer, and mastering studio rates and ensuring timely payments for services.
- Met and conferred with Executive staff and all other departments to develop goals, brief on objectives on proposed and current projects, and educate all departments & staff on materials & projects.

Licensing

- Administered, processed, and negotiated incoming license request for use of audio & video master recordings in television, film, radio, and advertising.
- Completed song searches, and analysis for pitching to appropriate clients for usage in television, film, radio, and advertising campaigns.
- Facilitated and followed up on product/press kit requests from clients.
- Marketed Arkadia/VIEW audio and video titles to advertising agencies and corporate brands via showcases, ticket solicitations and mailings.
- Determined rights and restrictions of use for licensing initiatives via research and with consultation from business affairs.
- Acted as liaison with artist management, and studio to create special mixes for licensing activities, as well as interacted with clients, artist management and labels to ensure effective communication.
- Managed constantly shifting music and priorities between product development staff.

National Promotions

- Promoted and tracked assigned records and artists to chart and non-chart reporting stations in assigned formats with goal of securing commitments from radio programmers and music directors.
- Developed and maintained relationships with Music and program directors on national and international stations.
- Created and implemented, and assisted with planning of traditional and internet radio promotions which included: On-Air promotions, giveaway campaigns, radio contest, artist phone-in interviews, radio station appearances, radio station special performance showcases, and artist promotional tours/tour awareness support.
- Tracked and monitored budgets and expenditures of radio promotion endeavors, managed outside radio promoters, and provided input on selection of radio singles.
- Traveled to industry related trade shows to build rapport and strengthened relationships with radio personnel including program directors, music directors, and station managers.

Publicity

- Conceived, developed, and wrote press releases, biographies, and other press materials in relationship to multiple genres of artists and DVD's in Classical, Dance, Jazz, World Music, Health & Fitness, Children's Educational. Pop, and Nostalgia product.
- Solicited reviews and product/artist coverage through a wide range of national and international periodicals and digital media outlets in both trade and consumer publications.
- Scheduled and coordinated artist interviews and product reviews across muti-genre platforms in trade and consumer periodicals for print and digital media.
- Tracked and monitored budgets and expenditures of outside press endeavors, manage outside press agents/representatives, and provided input on press initiatives.

Tour Support

- Worked closely with artists, artist managers, and tour promoters to secure ticket buys for internationally touring recording artists.
- Arranged supplemental ticket buys with promoters for radio/press/retail personnel.
- Arranged for supplemental ticket buys for retail/radio contest winners in areas of artist touring at both national and international venues.
- Provided promoter information, ticket prices, and payment info to business affairs department and obtain approval for all ticket buys.
- Ensured release of tickets from promoters upon payment and those tickets are forwarded on a timely basis.
- Followed up with Regional Staff to ensure all tickets are received, properly distributed, and in sufficient quantities.
- Actively sought out and solicited musical writers, lyricists, producers, and artists for musical production and deals.
- Reconciled monthly payment statements with purchase numbers, and prepare manual payment requests when required.

1995-1998 **Refugee Project** New York, NY

Founding Board Member

- Worked with multi-grammy award-winning artist Lauryn Hill to establish, and develop non-profit organization to provide services for disadvantage youth. This non-profit was subsequently funded in part through proceeds from Ms. Hill's grammy winning album "The Miseducation of Lauryn Hill".
- Spearheaded and planned fundraising efforts grossing over $1,000,000.00 in corporate and private donations.

1995-1996 **RCA Records** New York, NY

Independent Marketing/Promotions Consultant

- Hired by black music department to develop marketing, sales, and promotional campaigns for newly signed artists.

1995 **Forty Acres & A Mule Productions** Brooklyn, NY

Producer's Assistant

- Hired by Monty Ross & Jon Kilik to act as an on shoot assistant in fulfillment of their activities as major motion picture film producers.

Additional Professional Highlights

- Production Supervisor – David Liebman, New Vista
- Producer – Billy Taylor, Music Keeps Us Young
- Producer – Billy Taylor, Ten Fingers One Voice
- Producer – Jimmy Greene, The Overcomer's Suite
- Video Director – Jimmy Greene in Concert, The Overcomer's Suite
- Video Editor – Jimmy Greene in Concert, The Overcomer's Suite

- Producer – Wessell "Warmdaddy" Anderson, Warm It Up , Warmdaddy
- Video Director – Wessell "Warmdaddy" Anderson, Warm It Up , Warmdaddy
- Video Editor – Wessell "Warmdaddy" Anderson, Warm It Up , Warmdaddy
- Executive Producer – Ellis Marsalis, An Open Letter To Thelonious (Platinum & Gold Edition)
- Producer – Ellis Marsalis, An Open Letter To Thelonious (Platinum & Gold Edition)
- Video Director – Ellis Marsalis, An Open Letter To Thelonious (Platinum & Gold Edition)
- Video Editor – Ellis Marsalis, An Open Letter To Thelonious (Platinum & Gold Edition)
- Producer – Ellis Marsalis, An 80th Birthday Celebration (180g German Vinyl) – 2 Disc set)
- Executive Producer – The Huntington International Jazz Festival presents THE WINNERS of the ELLIS MARSALIS International Jazz Piano Competition (Platinum & Gold Edition)
- Artistic Director – The Huntington International Jazz Festival
- Producer – Arturo O'Farrill, Legacies (Blue Note Records)

Referenced Articles

- Nu Jazz Records and Video to Enter High Definition Market Place, ***JazzTimes***
- Nu Jazz Entertainment issues pianist's An Open Letter to Thelonious, the first jazz LP on iTunes, ***JazzTimes***
- The Nu Jazz Virtual Label, ***Jazz Note SDP***
- Nu Labels for Nu Jazz Entertainment, ***Jazzed Magazine***
- Nu Jazz Launches New Methods of Music Distribution, ***Downbeat***
- iTunes Makes Room for Jazz albums from Nu Jazz Entertainment, ***Downbeat***
- Profesionals of the Year: Top 30 Influencers in the Performing Arts Industry, ***Musical America Worldwide***

ITEM #14

MUSICAL AMERICA MAGAZINE

Professionals of the year MA 30

The Influencers #16

For this year's Musical America Professionals of the Year, we asked our readers to nominate "key influencers." These are the folks who are making a difference in our business, either by virtue of their position, their creativity, and/or their dedication—people about whom you could say, "When they speak, we listen."



JERALD MILLER

Managing Director
Nu Jazz Agency

"Classical, jazz, and world music are perennially behind the times in everything," argues Jerald Miller, founder and managing director of Nu Jazz, a digital and traditional music marketing and distribution company for independent artists and labels. From progressive new artists like Jimmy Greene to legendary icons like Duke Ellington, Nu Jazz discovers new music and refashions classics, connecting the best of both to today's consumers using contemporary recording and distribution tools. Since its inaugural release in 2004, Nu Jazz has become the recording industry's leading digital jazz label with an impressive list of firsts, such as launching the first jazz iTunes "LP" and making all recordings available on pre-paid digital download cards.

Miller says he's helped many organizations transfer catalog material to the digital medium. But it's not been easy to move clients out of their comfort zones and into more contemporary business strategies. One example, Miller said, is that most people who want to bring their music before the public don't have Tumblr or Snapchat accounts. Nor do they make their social media posts in any language other than English.

Miller is also trying to help his clients make better use of music streaming services. He is especially excited about the global possibilities of marketing music and encourages his customers to see that "we really are a global market place." There's no reason, he argues, why a small chamber orchestra in Nevada shouldn't connect with fans in Russia, or a homegrown jazz group in Oregon can't sell albums in Turkey. —Rick Schultz

ITEM #14

PRESS Coverage

NU JAZZ MANAGEMENT

Key Regions: International; U.S.

February 11, 2015

Los Angeles Times

Independent music labels project promising industry future

By Tre'vell Anderson

Beyonce's surprise digital album got plenty of attention a year ago, as did Taylor Swift's recent decision to pull her entire discography from streaming service Spotify. Both show how the music industry is changing quickly.

And panelists at the Digital Entertainment World Expo on Wednesday believe the future of digital music is bright as more and more artists adapt to it.

"The music business is going to grow and it's going to grow rapidly," said Terry McBride, CEO of Nettwerk Music Group.

John Boyle of Insomniac Events, Jared Gutstadt of Jingle Punks and *Jerald Miller of Nu Jazz Management and Consulting* joined McBride on the panel, moderated by Jeff Pollack of Pollack Music and Media Group, as they focused on the rise of independent artists and labels.

In stark contrast to the behemoth companies of years past, major record labels no longer spend time developing a large roster of artists, Pollack said. But as social media and outlets like iTunes have developed, countless others have the resources to strike it big – and independent labels are going to be the key to independent artist success, McBride said.

Boyle agreed.

"The Internet and all these new technologies were supposed to empower the whole 'do it yourself' movement," he said. "But what it's done is disseminated that. There's now too much product out there and not really enough marketing."

Despite the ubiquity of artists trying to make it, if the artist has talent, success will come, said Miller, who used to manage Lauryn Hill during her career with rap group The Fugees.

"If you have great music, the cream always rises to the top," he said, especially with the advent of the "non genre-specific music lover."

"Now you see people crossing [genre] boundaries and buying things because it's a good song or just good music," Miller said.

Because "there's no such thing as niche," anymore, McBride said, "independent labels today have to run marathons" finding the market, even if only internationally, where their artists' music will thrive.

"Every country is different in its regulatory structure and its culture so every country is a new opportunity for artists," he said.

Conversation may be swirling about the massive shakeups in the music industry, but Miller isn't worried.

"The future just looks good for everybody who loves great music," he said. "There will people to buy everything, people to love everything."

September 2023

A. Gloria Peña

5102 Oak Gate Ct.
Arlington, TX 76016
817-501-9354

Experience:
Retired with 37 years of service, US Army Corps of Engineers, Southwestern Division, 2012.
Began as Student Aide at 16 years of age working at White Sands Missile Range, NM Training & Doctrine Command until 1983, with a 2-year federal break working at the University of Texas at El Paso's Contracts & Grants Office.
Employed with the US Army Corps of Engineers in 1983 in various programs, which include:
- Program Analyst, Military and Environmental Programs
- Program Analyst, Civil Works Program
- Budget Analyst, Resource Management
- Financial Analyst, Construction and Operations
- Program Specialist, Operations, Water Supply Business Line Manager

Education:
Northwood University, BBA, Management (Magna Cum Laude)

Community Involvement (past):
Secretary, Society of American Military Engineers (Dallas)
President, Vice President, Secretary of Arlington Independent School District Board of Trustees
Director, Texas Association of School Boards
Secretary, Mexican American School Board Association of Texas
Founding and Charter Member, Arlington Hispanic Chamber of Commerce
Charter Member, Arlington Classics Academy
Founder & President, IMAGE de Arlington
Charter Member, MPAC of Arlington
Vice President, United Hispanic Council of Tarrant County
Treasurer, Child Protective Services of Tarrant County Board
Chairman, City of Arlington Youth and Families Board
Vice President, Girls, Inc. of Arlington Board
Member, Boys & Girls Club of Arlington Board
Member, Latino Peace Officers Association
Youth Services Director, Rotary Club of Arlington
Education Chair, Community Relations Commission for the City of Arlington
Arlington Chamber of Commerce, Scholarship Sub-committee & Partners In Education Committee
President, Rotary Club of Arlington Foundation
… and many more

(current):
Rotary Club of Arlington, Webb Scholarship Sub-committee
Director, Water From The Rock
Member, St Vincent de Paul Women's Guild



Vince E. Puente, Sr.
Owner & President – Sales & Marketing
SOS Plaza • PO Box 612248 • D/FW, TX 75261-2248
(817) 255-8624 • vincepuente@sostexas.com

SOUTHWEST OFFICE SYSTEMS, INC.
Your Texas-Class Document Technology Company

Bio – September 2023

Vince Puente is a proud native and resident of Fort Worth, Texas. He is a small business owner, who understands the balance of creating value for his clients, teammates and the community. He understands the importance of making payrolls, timely payments to his vendors and a respectable bottom-line to invest in the future. More importantly he believes the Lord and family come first and foremost.

Mr. Puente received his formal education via the Fort Worth ISD and the University of Texas at Arlington. Early in his career, Mr. Puente immersed himself in education related to his skill set and industry field. It soon became apparent that this pursuit of education would be one of his ongoing, lifetime passions. As he took on additional responsibilities within ***SOS***, he pursued personal education in each area. One prime example is that of marketing and advertising. With no formal education in these areas, it is safe to say Mr. Puente has built the ***SOS*** "brand", resulting in ***SOS*** being one of the most recognizable companies in North Texas. In addition, ***SOS*** has received national recognition within its industry and the business community.

Mr. Puente is one who believes in active participation within his community. Currently he serves on five (5) boards and advisory councils. Those include the **Finance Commission of Texas** (Governor Abbott appointee), **YMCA of Metropolitan Dallas, Texas Values, Tarrant Appraisal District** (TAD) and **Congresswoman Kay Granger's** Hispanic Advisory Council. Mr. Puente has been previously named as Businessman of the Year for the Texas Association of Mexican American Chambers of Commerce, an Aflac Civic Leader, an Honoree for The Father of the Year Awards and State of Texas Small Business Champion.

When asked what accomplishments he feels represent his vision for excellence, one he will cite is ***SOS Plaza***. This is the home of his companies, Southwest Office Systems, Inc. and Puente Brothers Investments. It is a 39,000 sq. ft., Class A facility on 2.5 acres across from the American Airlines World HQ. The document technology industry considers ***SOS Plaza*** to be one of the best in the nation. But what is truly amazing is that his companies and ***SOS Plaza*** are entirely debt-free.

However, Vince is not all business. He will tell you it is his **wife, Mona, and his kids, Vincent, Jr. and Lindsay,** of which he is most proud. His family is far more important to him than any business accomplishment he could ever desire. Vince and Mona are active members of Christ Chapel Bible Church and engaged in multiple organizations that touch our community throughout Tarrant County and the Great State of Texas!

Please see the following page

Vince E. Puente, Sr. – biography continued - updated April 2023

Principal Owner of:

- Southwest Office Systems, Inc. ❑ Puente Brothers Investments, LLC ❑ Harvison / Puente ETAL

Current Areas of Service:

- Finance Commission of Texas – *Commissioner, Governor Abbott Appointee*
- Tarrant Appraisal District (TAD) – *Board of Directors*
- YMCA of Metropolitan Dallas – *Executive Board of Directors*
- Texas Values – *Board of Directors*
- Congresswoman Kay Granger - *Hispanic Advisory Council*

Prior Areas of Service:

- Dallas Regional Chamber – *Director/Executive Committee; Chair Small Business Initiative*
- Greater Irving Chamber of Commerce - *Director/Executive Committee, Chair Education Committee*
- North Dallas Chamber of Commerce – *Board of Directors*
- Big Brothers Big Sisters Lone Star – *Executive Board of Directors*
- Tarrant County Christian Prayer Breakfast - *Board of Directors, Secretary*
- Fort Worth Chamber – *Director/Executive Committee, Chair Local Business Development Committee*
- Texas Christian University – *Chancellor's Advisory Council*
- Casa Mañana Theatre – *Board of Directors*
- Camp Thurman – *Board of Directors and Immediate Past-President*
- Mercy Med-Flight – *Board of Directors*
- Congressman Joe Barton – *Hispanic Advisory Council*
- Fort Worth Hispanic Chamber of Commerce – *Board of Directors and Past Chairman*
- Greater Dallas Hispanic Chamber of Commerce – *Chair, Entrepreneur Investor Partner Committee*
- Texas Association of Mexican American Chamber of Commerce (TAMACC) – *Delegate*
- North Texas Commission – *Board of Directors*

Personal Recognition:

- Father of the Year Awards - *Honoree*
- Aflac Civic Leaders Award
- Texas Association of Mexican American Chambers of Commerce - *"Business Man of the Year"*
- Jewish Council for Public Affairs – *Israel Institute for Hispanic American Leaders*
- ESCR Bosslift –*Military Base Tours*

Company Recognition:

- Plains Capitol - *Well Managed Family Business of the Year Award*
- US Small Business Administration - *"Director's Choice" Award*
- Greater Dallas Hispanic Chamber of Commerce - *"Q & E Entrepreneur of the Year" Award* (large company)
- Fort Worth Chamber of Commerce - *"Small Business of the Year" Award* (large company)
- North Dallas Chamber of Commerce - *"Small Business of the Year" Award*
- NCTRCA – *"MBE Business of the Year" Award* (Gold Level)
- Sharp Electronics - *"Hyakuman Kai Elite" Award* – Received four (4) times
- OfficeDEALER - *"Elite Dealer" Award* – Received two (2) times
- TXU/Vistra Energy - *"Gold Star Supplier" Award*

Jake Wurman

Jacob Wurman has lived in Fort Worth since 2007, but is a native Texan. After moving to Fort Worth, Jacob and his wife, Lauren, started up their family. Jacob currently lives in the area commonly referred to as "Far North Fort Worth". Fort Worth was definitely the right choice for the family to flourish. Once the prospect of a young family became reality, Jacob took to volunteering his time and effort to improve safety for school children walking to their neighborhood schools.

Jacob served on the Saratoga HOA for seven years and was president for five years. During that time, Jacob worked with Fort Worth city staff and Tarrant County officials to improve safety for pedestrians. During his time as HOA president, the community experienced severe hardships due to unpaid assessments and poor vendor performance.

Jacob worked with the other members of the HOA Board of Directors to improve communication and establish methods to help homeowners overcome their unpaid/overdue assessments. Jacob also directly oversaw all vendors and their contracts. After two years of significant changes, the neighborhood was able to operate on a leaner budget with higher performing vendors. Jacob engaged any and all questions about the neighborhood and the HOA board on public forums to ensure transparency.

At the urging of city staff, Jacob joined the North Fort Worth Alliance, which is the largest neighborhood alliance in all of Tarrant County. After serving as NFWA Chairman of Parks and Recreation, Jacob was asked to serve as NFWA Chairman of Transportation. It was during these years that Jacob discovered his love of public service and just how much was really possible when the community comes together to achieve their goals.

Jacob was as appointed to the City of Fort Worth Zoning Commission and Alliance Airport Zoning Commission by District 7 Councilman Leonard Firestone in 2021. Following the results of the 2020 US Census, Jacob was asked by Councilman Alan Blaylock to serve as the zoning commissioner for the newly created District 10. Jacob has made it his mission to promote communication and transparency at all levels of government — from the HOAs to the school boards to city councils, our citizens deserve to know what happening with their tax dollars.

Jacob is a licensed Texas real estate agent with Compass RE, Texas LLC and has been licensed since 2011. Jacob has helped thousands of homeowners reduce their property tax values over the last 10 years.

Saratoga HOA Board

- Director at Large: 2015-2016, 2021-22
- President - 2016-2021

Northwest Independent School District

- Northwest ISD Leadership 2016
- Attendance Boundary Committee 2017-18
- Long Range Planning Committee 2018-present

City of Fort Worth

- District 7 Zoning Commissioner 2021-2023
- District 10 Zoning Commissioner 2023-present

Tarrant Appraisal District

OFFICIAL BALLOT

ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS
TARRANT APPRAISAL DISTRICT

Following are the candidates for appointment to the five (5) voting positions on the Board, listed alphabetically with the taxing unit(s) that timely submitted the nominations for each.

Please indicate your taxing unit's vote(s) by entering the number of votes to the left of your candidate(s) of choice.

VOTES FOR	Nominees
	Mr. Alan Blaylock
	Mr. Rich DeOtte
	Mr. Gary Losada
	Mr. Jerald Miller
	Ms. Gloria Pena
	Mr. Vince Puente, Sr.
	Mr. Jacob Wurman

IMPORTANT: This ballot must be returned **before December 15, 2023** to William Durham, Interim Chief Appraiser, Tarrant Appraisal District, **P. O. Box 185579, Fort Worth, Texas, 76181-0579**, by mail or by email to jwooddell@tad.org.

Please attach this ballot to the resolution passed by your taxing unit authorizing this vote.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: APPROVAL OF A RESOLUTION TO THE CITY' S ENTERPRISE ZONE PROGRAM - GAMESTOP, INC. ECONOMIC DEVELOPMENT AND TOURISM, AS A TEXAS ENTERPRISE PROJECT

RECOMMENDATION: City Council to consider approval of a resolution to nominate GameStop, Inc. to the Office of the Governor, Economic Development and Tourism as a Texas Enterprise Project.

FUNDING SOURCE: Economic development incentives in the form of sales and use tax rebates are derived from the state's portion of sales and use taxes. None of the funding source will involve the local portion of state sales tax.

BACKGROUND: The Enterprise Zone Program is a state incentive program designed to promote job retention and/or creation and capital investment. GameStop currently has a total of approximately 1,300 employees combined at its headquarters, refurbishing center and warehouse in Grapevine. At the level of investment proposed by GameStop, the state will provide an incentive of $2,500 per job for a total of 500 retained jobs with a maximum total benefit of $1.25 million in sales tax rebates from the state's portion of the sales tax over a five-year period.

This is GameStop's fifth request to be nominated as a Texas Enterprise Project. The first request was approved on August 3, 2010 to assist in upgrades to their refurbishing facility at 2200 William D. Tate Avenue. The second request was approved on November 15, 2011 and involved an upgrade of the IT system in both the refurbishment center and the headquarters at 625 Westport Parkway. The third request was approved on August 15, 2017 and involved investments in software, hardware and other infrastructure for the employee's personal computer operating systems. The fourth request approved on November 1, 2022 involved an upgrade of the IT system in both the refurbishment center and the headquarters at 625 Westport Parkway. The fourth request from November 1, 2022 was denied by the office of the Governor and the applicant would like for the City of Grapevine to reaffirm their approval of this resolution for consideration by the state.

Over the next five years, GameStop plans to invest more than $9 million in order to migrate their enterprise management software to a new platform. The investment includes more than $4 million in merchandising management software that will enhance merchandise planning and allocation, $2.5 million in cloud based financial management software, and $3.5 million in other software that will integrate all business processes. The implementation of this project will enable GameStop to improve their competitiveness in a market of ever-increasing online sales.

Staff recommends approval.

RESOLUTION NO. 2023-023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, NOMINATING GAMESTOP, INC. TO THE OFFICE OF THE GOVERNOR, ECONOMIC DEVELOPMENT AND TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK FOR DESIGNATION AS AN ENTERPRISE PROJECT ("PROJECT") UNDER THE TEXAS ENTERPRISE ZONE PROGRAM UNDER THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE ("ACT"); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on November 1, 2022, the City of Grapevine, Texas (the "City") passed Ordinance No. 2022-081 electing to participate in the Texas Enterprise Zone Program, and the local incentives available under this resolution are the same on this date as were outlined in Ordinance No. 2022-081; and

WHEREAS, the Office of the Governor Economic Development and Tourism ("OOGEDT") through the Economic Development Bank ("Bank") will consider GameStop, Inc. (the "Company") as an enterprise project pursuant to a nomination and an application made by the City; and

WHEREAS, the City Council of the City of Grapevine, Texas, desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), GameStop, Inc. has applied for a fourth time to the City for designation as an enterprise project, the first three times concerning different assets and successfully approved in the August 3, 2010 and November 15, 2011, and August 15, 2017 City Council meetings; and

WHEREAS, the City finds that GameStop, Inc. meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. GameStop, Inc. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside of an enterprise zone and at least thirty-five percent (35.0%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and

2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and

3. The designation of GameStop, Inc. as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

WHEREAS, the City finds that GameStop, Inc. meets the criteria for tax relief and other incentives adopted by the City and nominates GameStop, Inc. for enterprise project status on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability;

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 deems the adoption of this resolution to be in the best interests of the health, safety, and welfare of the public; and

WHEREAS, the City finds that it is in the best interest of the City to nominate GameStop, Inc. as an enterprise project pursuant to the Act.

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. The City finds that GameStop, Inc. is a "qualified business", as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

Section 3. The City nominates GameStop, Inc. to the State of Texas for Enterprise Project status.

Section 4. The enterprise project shall take effect on the date of designation of the enterprise project by OOGEDT and terminate 5 years after the date of designation.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of November, 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 BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: PURCHASE FOR BOAT SLIP RENTALS

RECOMMENDATION: City Council to consider approval of a sole source purchase of boat slip rentals for both Fire Department boats and a jet ski from Scott's Landing Marina at Lake Grapevine for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for an amount not to exceed $17,315.

BACKGROUND: This purchase is required so that our marine units are at the lake and on the water. This places them in a ready state for response to lake emergencies.

The purchase of the boat slip rentals will be made as a sole source purchase from Scott's Landing Marina at Lake Grapevine in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(7)(3).

Staff recommends approval.

SG/LW

ITEM #17

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: RENEWAL OF FIRST DUE SUITE SUBSCRIPTION SERVICES

RECOMMENDATION: City Council to consider the renewal for First Due pre-incident planning subscription services with Locality Media, Inc. for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for an amount not to exceed $15,948.

BACKGROUND: First Due is a pre-incident planning web-based platform. It allows Operations personnel to access critical structure and occupant data at the time of response on any device and is tied directly to our Computer Aided Dispatch. Information is provided on building systems, fire alarm panels, critical shutoffs and hazardous materials. This pre-incident data is utilized on every response the Department makes.

Locality Media, Inc. is the documented sole source support services provider for the First Due suite subscription services. 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). The contract was for an initial one-year period with optional one-year renewal options. If approved, this will be for the third available renewal.

Staff recommends approval.

SG/LW

ITEM #18

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: RENEWAL OF ANNUAL CONTRACTS FOR THE PURCHASE OF TREES AND LARGE SHRUBS

RECOMMENDATION: City Council to consider approval for the renewal of annual contracts for trees and large shrubs with Southwest Wholesale Nursery and Unique Landscaping Design & Construction for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks) and Capital Maintenance Fund (Parks) for an annual estimated amount of $355,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for trees and large shrubs on an as-needed basis. This contract also includes trees that are purchased as part of our residential Tree Sharing program.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The contract was for an initial one-year period, with four one-year renewal options available. If, approved, this will be for the third renewal available.

Based on the evaluation of the bid by the Parks and Recreation Department and Purchasing staff it was determined that a multiple award contract would be made to the lowest responsible and responsive bids meeting specifications. Awarding contracts to multiple vendors will help mitigate issues that may occur due to quality and supply fluctuation of plants and trees.

Staff recommends approval.

TS/LW

ITEM #19

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: PURCHASE OF EXERCISE EQUIPMENT FOR THE REC

RECOMMENDATION: City Council to consider approval for the purchase of exercise equipment for the REC from Team Marathon Fitness for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks Department) for a total amount not to exceed $59,239.

BACKGROUND: This project is part of the annual equipment replacement for The REC. Every year The REC replaces approximately 1/3 of its cardiovascular equipment that is out of warranty and beyond its life cycle for equipment being used in a commercial setting.

This purchase 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.

Bids were taken by the Cooperative and a contract was awarded to Team Marathon Fitness. The Parks and Recreation and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval

AT/LW

ITEM #20

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: PURCHASE OF PLASTER REPLACEMENT AT THE REC

RECOMMENDATION: City Council to consider approval for the purchase of plaster replacement for The REC pool from Sunbelt Pools for the Parks and Recreation Department.

FUNDING SOURCE: Funds for this purchase are available in the Capital Maintenance Fund (Parks) for a total amount not to exceed $297,669.

BACKGROUND: Commercial plaster pools typically have a life expectancy of five to ten years for the plaster. The plaster for The REC pool is currently nine years old and is showing significant wear. PARD is requesting to replace the plaster before the wear becomes major and possibly causes damage to other components such as the filtration system and motors. It will take approximately eight weeks to hydro-blast the existing plaster, update tile and replace plaster. All tile and plaster needs are included in the bid. The project will not be a complete redo of all tile within the pool facility. This project replaces tile that is damaged. Tile will also be added around the pool inlets to help prevent future staining on the new plaster.

Upon Council approval members of The REC will be informed about the closing of the aquatic area via social media posts, updates on the website, posters throughout the facility, updates on the monitors inside The REC, and emails to all of the members of The REC.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (Buy Board) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to Sunbelt Pools. The Parks and Recreation Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

TK/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: RENEWAL OF AN ANNUAL CONTRACT FOR MONTHLY SUBSCRIPTION FOR REGISTRATION SOFTWARE FOR PARKS AND RECREATION

RECOMMENDATION: City Council to consider the renewal of an annual contract for registration software from Amilia Enterprises, Inc. for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks Department) and the Lake Parks Fund for an estimated amount of $50,000

BACKGROUND: This purchase was made originally in August of 2019 as a response to resident feedback provided on the 2018 Parks & Recreation Master Plan. Since switching to Amilia resident complaints have gone to nearly zero and staff is even receiving compliments on the ease of usage. Online registration has also gone from under 10% to over 60%.

This procurement will be made as a sole source purchase in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (7) (A).

Staff recommends approval.

TK/LW

ITEM #22

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: PURCHASE, DELIVERY AND INSTALLATION OF NEW SYNTHETIC TURF AT TOWN SQUARE

RECOMMENDATION: City Council to consider approval of an informal request for quote for purchase, delivery and installation of new synthetic turf at Town Square from Lasso 9 Construction, LLC for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Capital Maintenance Fund for an amount not to exceed $40,600.

BACKGROUND: This purchase is for the replacement of the artificial turf at Town Square and includes material and installation.

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. Lasso 9 Construction LLC submitted the lowest quote meeting specifications.

Lasso 9 Construction, LLC $40,600.
Forever Lawn Texas $91,924.
Pro Turf No bid.

Staff recommends approval.

TM/BG

ITEM #23

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: PURCHASE OF AUDIO/VISUAL EQUIPMENT AND MANPOWER FOR CAROL OF LIGHTS

RECOMMENDATION: City Council consider ratification for the purchase of audio/visual equipment and manpower for Carol of Lights from Marc Events for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks Department) for a total amount not to exceed $24,586.

BACKGROUND: This purchase/ratification for all audio-visual equipment for the 35th Annual Carol of Lights on Monday, November 20. It includes speakers, sound engineers, and other professional equipment for the Tree Lighting Ceremony at Peace Plaza, live performances at Town Square Gazebo, fireworks, and laser shows at City Hall. Due to the undetermined total amount of equipment needed, the department will not know the total amount of services until the final invoice is received, but should not exceed the estimated amount approved.

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).

Staff recommends approval.

TM/EB

ITEM #24

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: RENEW ANNUAL BRAZOS SOFTWARE MAINTENANCE

RECOMMENDATION: City Council to consider the renewal of annual Brazos ticketing software maintenance from Tyler Technologies for the Police Department.

FUNDING SOURCE: Funds are available in the CCPD Fund for an annual estimated amount of $22,547.

BACKGROUND: This purchase is to renew the annual software maintenance for Brazos ticket software, printers, and interface maintenance for Municipal Court and Police Department's RMS systems.

This procurement of Brazos software maintenance will be made as a sole source purchase from Tyler Technologies in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (7) (A).

Staff recommends approval.

LW

ITEM #25

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: ANNUAL WATER SYSTEM FEE

RECOMMENDATION: City Council to consider approval of the payment of the Texas Commission on Environmental Quality Annual Water System Fee.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund in an estimated amount of $62,421.

BACKGROUND: The Water System Fee is an annual fee required by the Texas Commission on Environmental Quality (TCEQ) to operate our Water Treatment Plant. This fee is assessed to cover some of the costs incurred by the TCEQ in providing services to a Public Water System (PWS).

These services include: collection and analysis of drinking water samples for chemical content, reviewing system data, inspecting the public water system, reviewing plans for major improvements and providing technical assistance as needed.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: ANNUAL CONSOLIDATED WATER QUALITY FEE PAYMENT

RECOMMENDATION: City Council to consider approval of the payment of the Texas Commission on Environmental Quality Annual Consolidated Water Quality fee.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund in an estimated amount of $35,002.

BACKGROUND: The Consolidated Water Quality fee is an annual required fee from the Texas Commission on Environmental Quality (TCEQ) to discharge treated wastewater from the Wastewater Treatment Plant to Lake Grapevine.

Staff recommends approval.

ITEM #27

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: RAILROAD CROSSING BORE AT BRANSFORD ROAD IN COLLEYVILLE FOR GCISD FIBER PROJECT

RECOMMENDATION: City Council to consider approval for the award of an informal request for quote for railroad crossing bore at Bransford Road from Five Point Construction.

FUNDING SOURCE: Funds are available in the Capital Projects Fund for an amount not to exceed $17,800.

BACKGROUND: This work is associated with the Fiber project partnership consistent with the Interlocal Agreement with the Grapevine/Colleyville School District in the City of Colleyville executed in 2018.

This purchase is to install fiber optic cable and innerducts in a 200 foot, 4" steel casing under the DART Railroad at Bransford Road. Installation includes two type D ground boxes and utility makers. This installation with steel casing has to be welded and pushed under the railroad and requires more specialized type of equipment and a welding crew.

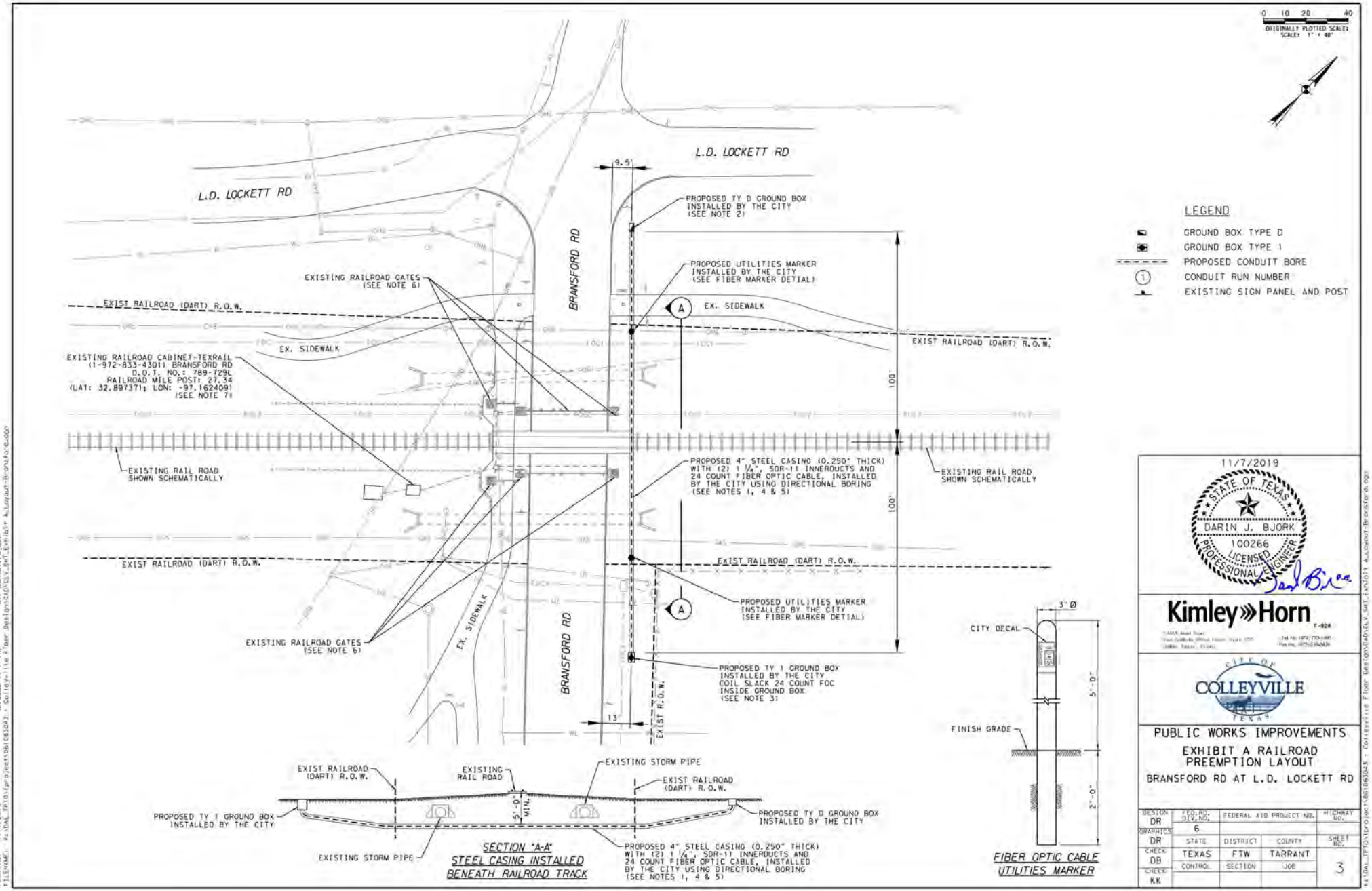
Quotes were taken in accordance with City Purchasing Policy. Formal bids and advertisements are not required for purchases under $50,000. Two contractors submitted quotations. Five Point Construction submitted the lowest responsive and responsible quote meeting specifications.

Five Point Construction $17,800
Predur Underground Construction Inc. $37,598
Dakota Utilities No Bid

Staff recommends approval.

KC/LG

ITEM #27



SECTION "A-A"
STEEL CASING INSTALLED BENEATH RAILROAD TRACK

FIBER OPTIC CABLE UTILITIES MARKER

11/7/2019
STATE OF TEXAS
DARIN J. BJORK
100266
LICENSED PROFESSIONAL ENGINEER

Kimley»Horn
F-928

CITY OF COLLEYVILLE TEXAS

PUBLIC WORKS IMPROVEMENTS
EXHIBIT A RAILROAD PREEMPTION LAYOUT
BRANSFORD RD AT L.D. LOCKETT RD

DESIGN	FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
DR	6			
DRAWN BY	STATE	DISTRICT	COUNTY	SHEET NO.
DR	TEXAS	FTW	TARRANT	
CHECK	CONTROL	SECTION	JOB	3
DB				
CHECK				
KK				

PLOTTED: 11/7/2019
FILENAME: N:\DAL_TP\Projects\061063043 - Colleyville Fiber Design\CAD\CLV_Sht_Exhibit A_Layout-N-onstreet.dgn
BY: daniel.rejsek

ITEM #28

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: ADOPTION OF REIMBURSEMENT RESOLUTION

RECOMMENDATION: City Council to adopt a reimbursement resolution giving the City the option of reimbursing itself through a future debt issuance for various capital projects and equipment.

FUNDING SOURCE: Funds will be available in the General Fund (IT Department), Capital Projects General Facilities Fund, Capital Equipment Purchase Fund, Storm Drainage Utility Fund and Enterprise Utility Fund upon approval of the resolution and receipt of funds from the sale of bonds.

BACKGROUND: As part of the Capital Project planning efforts for the City of Grapevine, the following projects have been identified as requirements to maintain, improve or repair City assets. The cost of these projects will be funded through the future issuance of bonds as total costs are determined.

* Constructing, reconstructing, improving, repairing, developing, extending and expanding streets, thoroughfares, bridges, interchanges, intersections, grade separations, sidewalks and other public ways of the City, including related streetscape improvements, public utility improvements, storm drainage facilities and improvements, signalization and other traffic controls, street lighting, and the acquisition of land

* Acquiring software and technology equipment for City purposes

* Constructing, reconstructing, improving, repairing, extending and expanding property and facilities for storm drainage and flood control purposes

* Acquiring vehicles and equipment for City departments

* Constructing, improving, and expanding the City's water and wastewater system, including the water treatment plant

* Constructing, renovating, improving and equipping City facilities, including the Municipal Service Center

The resolution is requesting $10,000,000 to be used for these projects prior to the issuance of the bonds with reimbursement expected upon receipt of the funds from the sale of bonds in late April or early May 2024.

Staff recommends approval.

RESOLUTION NO. 2023-022

A REIMBURSEMENT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, EXPRESSING INTENT TO FINANCE EXPENDITURES TO BE INCURRED; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine (the "City") is a municipal corporation and political subdivision of the State of Texas authorized to finance its activities by issuing obligations; and

WHEREAS, the City will make, or has made not more than 60 days prior to the date hereof, payments with respect to the design, engineering, acquisition, construction, reconstruction or renovation of the projects listed on "Exhibit A" attached hereto (collectively, the "Financed Project"); and

WHEREAS, in certain circumstances, federal and/or state law requires that the City express its official intent to issue obligations to reimburse itself for expenditures paid prior to the issuance of such obligations in order for such expenditures to be eligible for reimbursement from proceeds of such obligations; and

WHEREAS, Section 1.150-2(d)(2) of the Treasury Regulations sets forth limitations regarding the timing of reimbursements made from the proceeds of certain obligations; 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 deems the adoption of this resolution to be in the best interest 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. The City reasonably expects to reimburse itself for costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof and that are to be paid in connection with the design, engineering, acquisition, construction, reconstruction or renovation of the Financed Project from the proceeds of obligations to be issued subsequent to the date hereof.

Section 3. The City reasonably expects that the maximum principal amount of obligations issued to reimburse the City for the costs associated with the Financed Project will be $10,000,000.

Section 4. Unless otherwise advised by bond counsel, any reimbursement allocation will be made not later than 18 months after the later of (1) the date the original expenditure is paid or (2) the date on which the Financed Project to which the expenditure relates is placed in service or abandoned, but in no event more than three years after the original expenditure is paid.

Section 5. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of November, 2023.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

EXHIBIT A

DESCRIPTION OF FINANCED PROJECT

Purpose/Project	Amount
Constructing, reconstructing, improving, repairing, developing, extending and expanding streets, thoroughfares, bridges, interchanges, intersections, grade separations, sidewalks and other public ways of the City, including related streetscape improvements, public utility improvements, storm drainage facilities and improvements, signalization and other traffic controls, street lighting, and the acquisition of land therefor	$10,000,000
Acquiring software and technology equipment for City purposes	
Constructing, reconstructing, improving, repairing, extending and expanding property and facilities for storm drainage and flood control purposes	
Acquiring vehicles and equipment for City departments	
Constructing, improving, and expanding the City's water and wastewater system, including the water treatment plant	
Constructing, renovating, improving and equipping City facilities, including the service center	

ITEM #29

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: PURCHASE OF GEOPOLYMER STORM SEWER REHABILITATION SERVICES IN OAK CREEK DRIVE AND APPROVAL OF APPROPRIATION ORDINANCE

RECOMMENDATION: City Council to consider the approval for the purchase of geopolymer rehabilitation services of an arch storm sewer line in Oak Creek Drive from PM Construction and Rehab, LLC and an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the attached ordinance, funds will be available in the Storm Drainage Utility Fund for an amount not to exceed $410,000.

BACKGROUND: The corrugated metal arch pipe under Oak Creek Drive between Timberline Drive to Big Bear Creek, south of Rosecliff Terrace, has been deteriorating. The bottom of the invert has corroded and the pipe joints are allowing soil infiltration. This pipe, approximately 910 feet long, will be rehabilitated with a thin spray-on liner and invert rehabilitation to protect the integrity of the culvert, as well as prevent soil infiltration to protect adjacent utility structures and the roadway structure above from sinkholes.

The City proposes to rehabilitate the arch pipes and invert with a geopolymer liner installed by PM Construction and Rehab, LLC (an entity of PURIS LLC). PM Construction and Rehab will provide all labor, materials, supervision and equipment to inspect, clean, apply the geopolymer material and perform post-lining inspection.

Staff recommends awarding to PM Construction and Rehab, LLC in the amount of $356,225 and an additional 15% to cover field changes and inspection related services for a total amount not to exceed $410,000. The contractor has 90 days to complete the projects after notice to proceed.

This purchase will be made in accordance with an existing interlocal agreement with Houston-Galveston Area Council (H-GAC) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to PURIS LLC. The Public Works and Purchasing staff reviewed the contracts for departmental specification compliance and pricing and determined that the contracts would provide the best products and pricing for meeting the needs of the City.

Staff recommends approval.

ORDINANCE NO. 2023-083

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $410,000 IN THE STORM DRAINAGE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to install a geopolymer liner along an existing arch culvert in Oak Creek Drive; and

WHEREAS, funding is available in the Storm Drainage 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 $410,000 be appropriated from the Storm Drainage Fund for the installation of a geopolymer liner along the existing arch culvert in Oak Creek Drive.

Section 3. That a copy of the revised Fiscal Year 2023-2024 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 21st day of November, 2023

APPROVED:

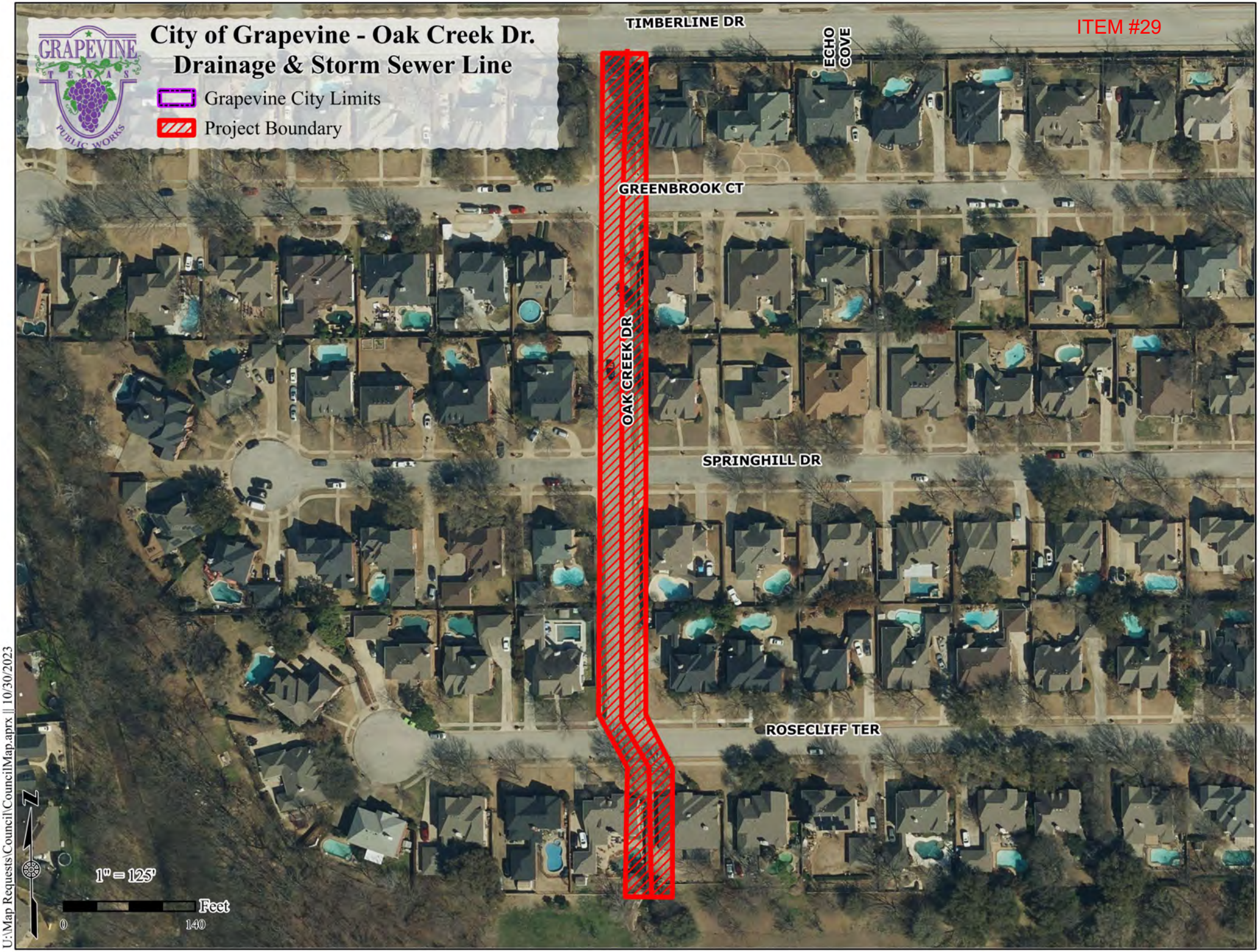
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney


City of Grapevine - Oak Creek Dr.
Drainage & Storm Sewer Line
Grapevine City Limits
Project Boundary
TIMBERLINE DR
ECHO COVE
GREENBROOK CT
OAK CREEK DR
SPRINGHILL DR
ROSECLIFF TER
1" = 125'
Feet
0
140
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ITEM #29

ITEM #30

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: PURCHASE OF GEOPOLYMER STORM SEWER REHABILITATION SERVICES IN COUNTRYSIDE ESTATES AND APPROPRIATE FUNDING

RECOMMENDATION: City Council to consider the approval for the purchase of geopolymer rehabilitation services of an arch storm sewer line in Countryside Estates from PM Construction and Rehab, LLC and an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the attached ordinance, funds will be available in the Storm Drainage Utility fund for an amount not to exceed $1,350,000.

BACKGROUND: Within the Countryside Estates subdivision, there are two large corrugated metal arch pipes that were constructed in 1986. These twin pipes run approximately 700 feet from the Rustic Drive culvert that was installed in 2014 to the city limit with Colleyville. These pipes have been experiencing corrosion to the point that soil is infiltrating into the culverts causing sinkholes on adjacent properties. In November 2022, City Council approved a pilot project to spray coat 150 feet of the western arch pipe that was experiencing the worst corrosion. This spray on lining provides a non-invasive structure solution to extend the life of the pipe and prevent further corrosion and soil infiltration issues. The trial coating has been completed and staff was pleased with the quality of the installation and results. This proposed project is to line the remaining 1,250 LF of metal arch pipe.

The City proposes to rehabilitate the remaining portion of the arch pipe with a geopolymer liner installed by PM Construction and Rehab, LLC (an entity of PURIS LLC). PM Construction and Rehab, LLC will provide all labor, materials, supervision and equipment to inspect, clean, apply the geopolymer material and perform post-lining inspection.

Staff recommends awarding a contract to PM Construction and Rehab, LLC in the amount of $1,151,320 and an additional 15% to cover field changes and inspection related services for a total amount not to exceed $1,350,000. The contractor has 90 days to complete the projects after notice to proceed.

This purchase will be made in accordance with an existing interlocal agreement with Houston-Galveston Area Council (H-GAC) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to PURIS LLC. The Public Works and Purchasing staff reviewed the contracts for departmental specification compliance and pricing and determined that the contracts would provide the best products and pricing for meeting the needs of the City.

Staff recommends approval.

ORDINANCE NO. 2023-084

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $1,350,000 IN THE STORM DRAINAGE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to install a geopolymer liner along an two existing arch culverts in the Countryside Estates subdivision; and

WHEREAS, funding is available in the Storm Drainage 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 $1,350,000 be appropriated from the Storm Drainage Fund for the installation of a geopolymer liner along two existing arch culverts in the Countryside Estates subdivision.

Section 3. That a copy of the revised FY 2023-2024 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 21st day of November, 2023

APPROVED:

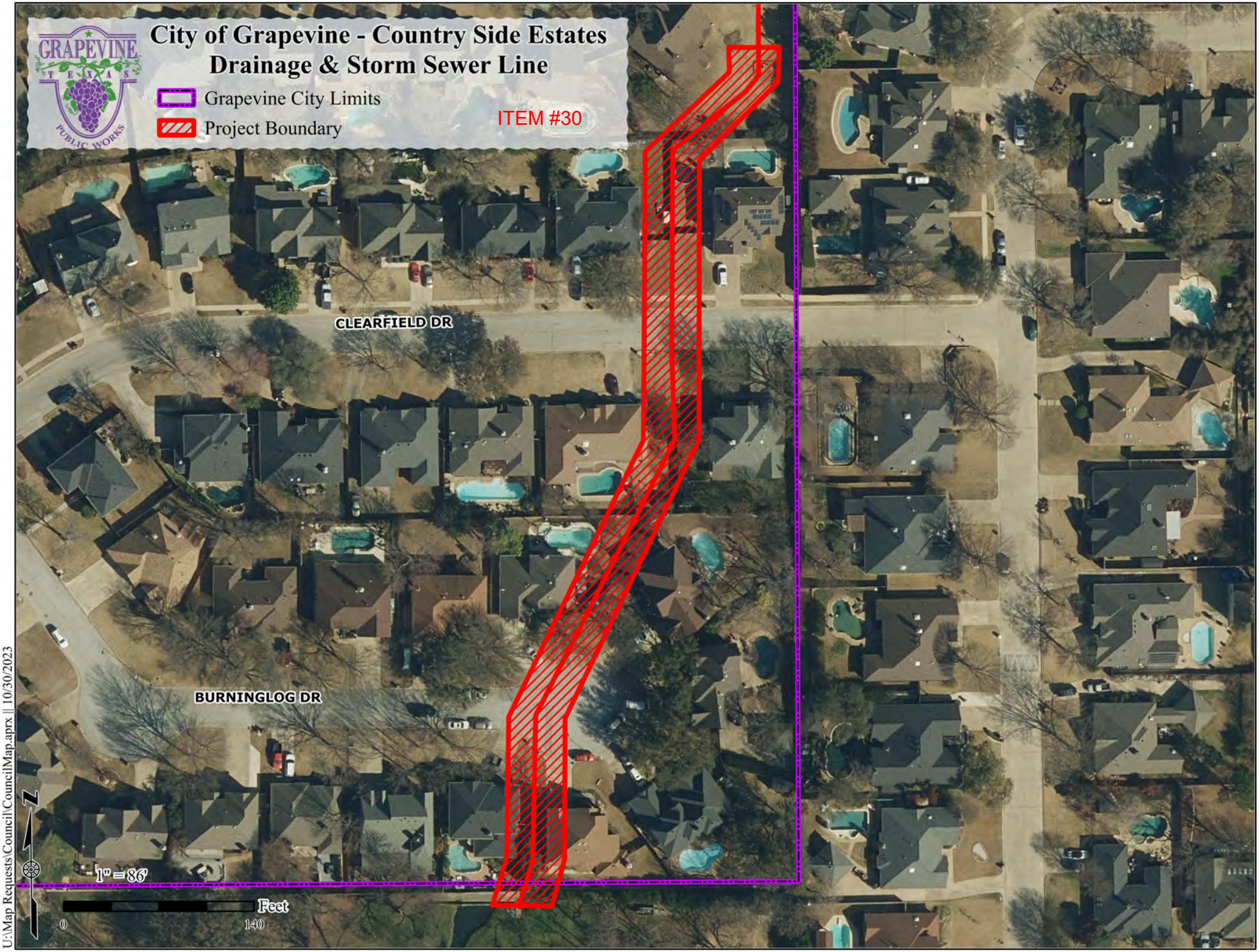
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney


City of Grapevine - Country Side Estates
Drainage & Storm Sewer Line
Grapevine City Limits
Project Boundary
ITEM #30
CLEARFIELD DR
BURNINGLOG DR
1" = 86'
Feet
0
140
U:\Map Requests\Council\CouncilMap.aprx || 10/30/2023

ITEM #30

AFTER

ITEM #30



ITEM #31

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: ENGINEERING SERVICES CONTRACT FOR BIG BEAR CREEK EROSION ASSESSMENT AND APPROPRIATION ORDINANCE

RECOMMENDATION: City Council to consider approval of an engineering contract for Big Bear Creek Erosion Assessment with Halff Associates, Inc. and an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the attached ordinance, funds will be available in the Storm Drainage Fund in the estimated amount of $220,000.

BACKGROUND: Big Bear Creek has been experiencing erosion for many years. The latest storms have destroyed or damaged three sanitary sewer aerial crossings along the channel. Additional aerial crossings, bridges, trails, parks, public and private property may be threatened by erosion and changes to the Big Bear Creek channel.

Halff Associates, Inc. will utilize existing hydraulic and hydrologic models and field observations to identity and evaluate existing erosion issues and erosive potential along Big Bear Creek. The information will be prioritized and collected into a format to create a stream asset management program. This study will identify current and likely future areas of concern along Big Bear Creek. This information will be utilized to create an erosion protection plan.

The cost for engineering services will be $220,000. The cost of the improvements is unknown, pending completion of the study.

Staff recommends approval.

ORDINANCE NO. 2023-085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $220,000 IN THE STORM DRAINAGE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to enter into a contract for the Big Bear Creek Erosion Assessment; and

WHEREAS, funding is available in the Storm Drainage 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 $200,000 be appropriated from the Storm Drainage Fund for the Big Bear Creek Erosion Assessment.

Section 3. That a copy of the revised FY 2023-2024 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 21st day of November, 2023

APPROVED:

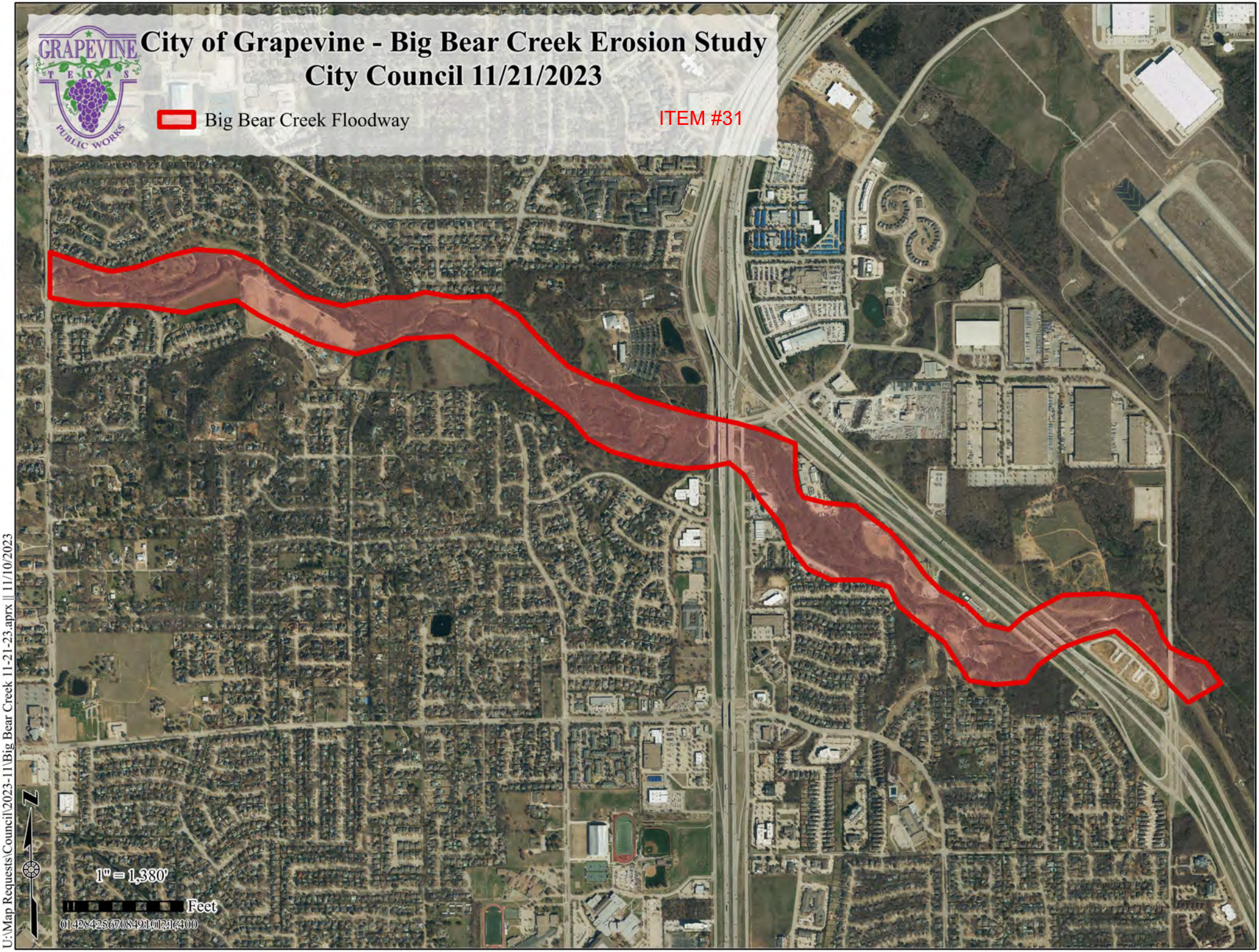
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney


City of Grapevine - Big Bear Creek Erosion Study
City Council 11/21/2023
Big Bear Creek Floodway
ITEM #31
1" = 1,380'
Feet
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ITEM #32

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: DEVELOPERS AGREEMENT WITH WARE BROTHERS REMODELING, LLC. AND AN APPROPRIATION ORDINANCE

RECOMMENDATION: City Council to consider approval of a Developers Agreement for the alley between Austin Street and Dooley Street, between blocks 110 and 112 of the College Heights Addition with Ware Brothers Remodeling, LLC and an ordinance appropriating funds.

FUNDING SOURCE: Upon approval, funds will be available in the Capital Projects Streets Fund estimated to be $34,915.

BACKGROUND: Ware Brothers Remodeling, LLC (Ware) is completing the construction of a single family home at 519 E. Franklin Street. The home is approximately mid-block between Dooley and Austin Streets. The house has a garage that will be accessed from a public alley behind the property, which runs the length of the block from east to west. Ware needs to construct a new paved driveway for the new homeowner, within the alley to connect the garage to Austin Street. This alley was platted as public right-of-way in 1921 as part of the College Heights addition. There are a total of five alleys, within public right-of-way that exist in the College Heights Addition.

There are drainage concerns within the block. Existing flow drains from the homes on the south side of the block across the public alley to the north into the existing lots. Ware will improve the alley and pay for approximately 115 feet of the alley (length across their development) while the City will pay for the remaining 180 feet of the alley across the rear of the other existing homeowners. This proposed developer's agreement will improve the alley within this block along with the associated drainage problem.

Ware received a quote in the amount of $34,915.20 from Pennington Concrete Construction, a subcontractor for Ware for this work. The individual work items were compared with the fixed unit pricing from the City's annual contract for concrete services with Manning Concrete Sawing and CI Pavement. The amount for Manning Concrete to perform the work would be $36,284 and CI Pavement would be $36,029. The quote from Ware is the best value for the City for this work.

The $34,915.20 is the City's share of the alley work and will be reimbursed to Ware after the work is completed.

Staff recommends approval.

ORDINANCE NO. 2023-086

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $34,915.20 IN THE CAPITAL PROJECT STREET FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to join in a Developers Agreement for alley improvements between East Worth Street and East Franklin Street between south Dooley Street and Austin Street; and

WHEREAS, the City is joining in a developers agreement with Ware Brothers for the alley improvements; and

WHEREAS, funding is available in the Capital Project Street 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 $34,915.20 to be appropriate for the engineering plans from the Capital Project Street Fund for the alley improvements.

Section 3. That a copy of the revised FY 2023-2024 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 21st day of November, 2023.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney


Developers Agreement - Ware Brothers Remodeling
Alley Between Austin St. & Dooley St.
Developer Scope
City Scope
ITEM #32
1" = 100'
Feet
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140
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ITEM #33

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 21, 2023

SUBJECT: EXTENSION OF MASS GATHERING PERMIT

RECOMMENDATION: City Council to consider an extension of the mass gathering permit issued to Grapevine Mills for Fun Box.

FUNDING SOURCE: NA

BACKGROUND: On August 15, 2023 the City Council approved a Mass Gathering permit for an inflatable attraction called Fun Box in the parking lot of Grapevine Mills Mall that is set to expire November 20. The attraction has been very successful and the Mall would like to extend the permit until January 7 in order to leverage additional shoppers to the Mall over the Christmas shopping peak times.

Mr. Joe Szymaszek, the General Manager of Grapevine Mills has made the request and determined that the Mall has adequate parking to continue Fun Box without interfering with Mall operations. Fun Box will continue to operate Friday-Sunday each week and will be held to the same operating conditions stipulated in the original Mass Gathering permit. Attached is an email request from Mr. Szymaszek.

Staff recommends approval.

Tara Brooks

Subject: FW: Extension Mass Gathering Permit

From: Joe Szymaszek [redacted]
Sent: Wednesday, November 15, 2023 4:02 PM
To: Bruno Rumbelow <brumbelow@grapevinetexas.gov>; Jennifer Hibbs <jhibbs@grapevinetexas.gov>; Moises De La Cruz <[redacted]; 156 - 1st Floor Meeting Room [redacted]
Cc: George Tadros [redacted]
Subject: Extension Mass Gathering Permit

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

This email shall serve as an official request to extend the Mass Gathering Permit for Funbox at Grapevine Mills from November 17th, 2023 to January 7th, 2024. The permit is currently in place at Block 1, Lot 1R3 Grapevine Mills Addition.

This family attraction has been a very good addition to the family attraction/entertainment lineup at Grrapevine Mills and has drawn a large number of families and shoppers. With over 8,400 parking spaces, we feel comfortable we can accommodate this extenstion during the busy holiday season. Please feel free to contact me if you have any questions.

Kind Regards,

Joseph C Szymaszek
General Manager
Grapevine Mills

http://www.simon.com/
3000 Grapevine Mills Parkway
Grapevine, TX, 76051 USA
T 972.538.5901 C 214-980-8276
[redacted]

SIMON.COM

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MEMO TO: PLANNING AND ZONING COMMISSION

FROM: ERICA MAROHNIC, PLANNING SERVICES DIRECTOR

MEETING DATE: NOVEMBER 21 2023, SPECIAL MEETING

SUBJECT: CREATION OF AN ELECTRIC VEHICLE (EV) CHARGING STATION DEFINITION AND ESTABLISHING USE-SPECIFIC STANDARDS

BACKGROUND:

The Planning and Zoning Commission (Commission) held a workshop on August 1 and October 17 to discuss electric vehicle (EV) charging stations in non-residential zoning districts.

Feedback was provided by the Commission that EV charging stations are a new and unlisted use. The Commission directed the creation of a definition and use-specific standards for the siting, location, and screening/buffering requirements to present to the Planning and Zoning Commission for later review.

Planning Services staff has drafted the attached amendments and edits to the Zoning Ordinance for the Commission's consideration and further feedback. Specific comments voiced at the October 17 workshop and incorporated into the attached proposed amendments include:

- Incorporating a voltage level for Level 3 or Rapid Charge stations within the EVSE definition.
- Adding EV charging stations as a permissible use in Section 22, "*R-MF", Multifamily District* with approval of a conditional use permit.
- Revise proposed supplementary district requirements by:
    - Clearly stating a permit is required;
    - State EV charging stations cannot be located immediately adjacent to public rights-of-way; and
    - State power shut-off requirements and parking structure location prohibitions shall be regulated by the building and fire codes adopted by the City.

Proposed Amendments Related to Electric Vehicle (EV) Charging Stations

DRAFT

Section 12, Definitions

ELECTRIC VEHICLE (EV) CHARGING STATION shall mean a public or private vehicle space utilized as an area to fuel an electric or hybrid vehicle and featuring equipment for charging electric or hybrid vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) shall mean the electrical conductors and ground equipment external to an electric vehicle that provide a connection for an electric or hybrid vehicle to a power source to provide vehicle charging. The following are typical classification levels:

Level 1: Provides charging through 120-volt electrical service.

Level 2: Provides charging between 120-volt and 240-volt electrical service.

Level 3 or Rapid Charge: Provides a voltage or rating greater than 240-volt, through three-phase or inductive charging equipment.

Section 22, "R-MF", Multifamily District Regulations

Subsection C., CONDITIONAL USES:

The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.

10. Electric Vehicle (EV) Charging Stations.

Section 25, "CC", Community Commercial District

Subsection C., CONDITIONAL USES:

The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.

27. Electric Vehicle (EV) Charging Stations.

Section 26, "HC", Highway Commercial District

Subsection C., CONDITIONAL USES:

The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.

31. Electric Vehicle (EV) Charging Stations.

Section 28, "CBD", Central Business District

Subsection C., CONDITIONAL USES:

The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.

9. Electric Vehicle (EV) Charging Stations.

Section 31, "LI", Light Industrial District

Subsection C., CONDITIONAL USES:

The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.

24. Electric Vehicle (EV) Charging Stations.

Section 32, "BP", Business Park District

Subsection C., CONDITIONAL USES:

The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.

12. Electric Vehicle (EV) Charging Stations.

Section 38, "GU", Governmental Use District

Subsection C., CONDITIONAL USES:

The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.

10. Electric Vehicle (EV) Charging Stations.

Section 42, Supplementary District

Subsection I, Electric Vehicle (EV) Charging Stations

1. A permit from the Building Services Department is required for the construction, replacement or installation of an EV charging station in a non-residential district or installation of electrical equipment for the purposes of charging an electric or hybrid vehicle in a residential dwelling.
2. EV charging stations must be in addition to required parking spaces.
3. Each charging space will be posted with signage indicating the space is available for general public or private parking and not only for electric vehicle charging purposes.
4. All signage associated with the charging stations must be approved as part of the Conditional Use Permit.

5. No off-premise signage, through installation of changeable copy screens or devices are permitted within, on, adjacent to, or associated with an EV charging station.
6. EV charging stations may not be located immediately adjacent to public rights- of-way, but must be located internal to a property.
7. If installed within 50 linear feet of an adjacent residential use or district, screening must be provided and consistent with Section 50, Subsection B.1., *Location of Required Screening*.
8. All charging stations must be setback a minimum of 20 feet from adjacent property lines when immediately adjacent to a residential use or district.
9. EV supply equipment including feeders and distribution equipment shall be placed and operated from underground electric sources and not from electric poles. Transformers, switch gears, and other required electrical components shall be pad mounted.
10. Every application and permit for an EV charging station must include a utility will-serve letter from the local electric delivery company detailing their ability to serve the site.
11. Emergency power shut-off and parking structure location or prohibition requirements shall be regulated by the building and fire codes adopted by the city. In any case where there is conflict between ordinance and code the most restrictive requirement shall apply.

MEMO TO: PLANNING AND ZONING COMMISSION

FROM: ERICA MAROHNIC, PLANNING SERVICES DIRECTOR

MEETING DATE: NOVEMBER 21, 2023, SPECIAL MEETING

SUBJECT: AMENDMENTS TO CHAPTER 19, *PLANNING AND ZONING COMMISSION* OF THE CITY OF GRAPEVINE CODE OF ORDINANCES - PLANNING AND ZONING COMMISSION BYLAWS

BACKGROUND:

The Planning and Zoning Commission (Commission) chair formed a subcommittee at the Commission's workshop on August 1, and discussed amending the Commission's Bylaws which are the written rules that outline the group's purpose, requirements for membership, officers, responsibilities, etc. The last update to the Commission's Bylaws occurred in 1999. Three subcommittee meetings followed on August 30, October 18, and November 8.

The Commission's Bylaws are Chapter 19, *Planning and Zoning Commission* of the City of Grapevine Code of Ordinances and outside of Appendix D, Zoning Ordinance.

A Bylaws Comparison Table with a summary of the changes is attached for your review.

DRAFT

Section 19, Planning of the Code of Ordinances
Article II, Planning and Zoning Commission

Division 1, Generally

Current	Proposed Changes	Summary of Changes
Sec. 19-21. Created; appointment of members; terms. There is hereby created and established for the city a planning and zoning commission, which shall be composed of a seven (7) members and two (2) alternate members. The members shall be resident citizens and qualified voters of the City, all of whom shall be appointed by the City council to serve for terms of three (3) years, with the exception of the alternate members who shall serve for one (1) year terms. All vacancies shall be filled for the unexpired term in the same manner as provided for the original appointments. All the same manner as provided for the original appointments. All expired terms shall be filled for terms as provided for the original appointments and in the same manner. Members of the commission may be removed by the City Council. The members of the Commission shall serve without compensation.	**Sec. 19-21. Created; appointment of members; terms.** There is hereby created and established for the ~~c~~City a ~~p~~Planning and ~~z~~Zoning ~~c~~Commission, which shall be composed of a seven (7) members and two alternate (2), (first and second) alternate members.	• Capitalization for consistency • Added "first and second" alternates • Relocated remainder of subsection to new Sec. 19-23 (formerly 19-33) • Spell-out Planning and Zoning Commission

Sec. 19-22. Organization. The planning and zoning commission shall elect a chairman and vice-chairman from its membership. It shall also have the power to make rules, regulations and bylaws for its own government, which shall conform as nearly as possible with those governing city council and same shall be subject to approval by the council. Such bylaws shall include, among other items, provisions for: (a) regular and special meetings, open to the public except where closed meetings are otherwise authorized by state law; (b) records of its proceedings, to be open for inspection by the public except where the withholding of records is otherwise authorized by state law; and (c) the holding of public hearings on its recommendations.	**Sec. 19-22. ~~Organization.~~ Purpose and Impact of the Planning and Zoning Commission.** (a) The Planning and Zoning Commission is a vital link in the administration of the ~~c~~Comprehensive Master Plan of the City of Grapevine. The Comprehensive Master Plan consists of the ~~z~~Zoning ~~o~~Ordinance and its amendments (Appendix ~~A and~~ D), ~~s~~Subdivision ~~o~~Ordinance (Appendix B) , Historic Preservation Ordinance (Appendix G), ~~t~~Thoroughfare ~~p~~Plan, and other ordinances which regulate the use of land. In its review and advisory function, the Planning and Zoning Commission is the custodian of the ~~c~~Comprehensive ~~m~~Master ~~p~~Plan. (b) The Planning and Zoning Commission ~~has an opportunity to~~ is charged with monitoring ~~prevent disruption to~~ the Comprehensive Master Plan and assuring it is up-to-date in its recommendations to the City Council regarding all zoning cases and ~~in its decisions regarding approval or denial of preliminary~~ plats for subdivisions. ~~The has an opportunity to insist that that:~~ ~~i. all requirements are met regarding ingress and egress to property; and~~ ~~ii. that public or private streets have adequate rights-of-way to conform to the tThoroughfare pPlan.~~ (c) The Planning and Zoning Commission shall review development proposals for ~~sidewalks, utilities, drainage, parking space, maximum lot~~	• Relocated and amended Sec. 19-31. Impact of Planning and Zoning Commission • Renamed Section to “Purpose and Impact of the Planning and Zoning Commission” • Capitalization for consistency • Included “Master” for references to Comprehensive Plan • Removed reference to Appendix “A”, this was repealed. • Added reference to Appendix “G”, Historic Preservation Ordinance • Listed enumerated responsibilities of the Commission • Clarified language • Spell-out Planning and Zoning Commission • Split “b” into “b” and new “c” and “d”

	~~coverage, yards, and open spaces, screening walls or fences and landscaping, recreation areas, and protective~~ requirements as considered necessary to create a reasonable transition to and protection of adjacent property~~, which are compatible with the Comprehensive master Plan~~ consistent with City ordinances. (d) Decisions and recommendations of the Planning and Zoning Commission showing a lack of continuity can render the Comprehensive Master Plan ineffective and create mistrust in the minds of citizens. Thorough study and wise recommendations make the ~~c~~Comprehensive ~~m~~Master ~~p~~Plan effective, stabilize and preserve property values, and produce confidence and support in the minds of citizens.	
Sec. 19-23. Powers and duties The planning and zoning commission shall have the power and it shall be its duty to make and recommend for adoption a master plan, as a whole or in parts, for the future development and redevelopment of the city and its environs and shall have the power and it shall be its duty to prepare a comprehensive plan and ordinance for zoning the city in accordance with Chapter 211 of the Texas Local Government Code, (formerly Articles 1011a through 1011j, V.A.C.S.). The	**Sec. 19-233. ~~Powers and duties~~ Members of the Commission.** The Planning and Zoning Commission shall be composed of seven (7) members, and first and second alternate members. All members shall be resident citizens and qualified voters of the City. Regular members shall be appointed by the City Council to serve for terms of three (3) years and alternate members shall serve for one (1) year terms. The alternate members of the Planning and Zoning Commission shall meet with the Planning and Zoning ~~c~~Commission and serve in the place and with full power of a member in the absence of a member.	• Relocated Subsection 19-33, moved forward and renumbered to Subsection 22-23. • Relocated/ added remaining part of Subsection Sec. 19-21. • Broke up into multiple paragraphs • Capitalization for consistency • Spell-out Planning and Zoning Commission • Clarified rotation of alternates

commission shall perform such other duties as may be prescribed by ordinance or state law.	Alternate members will be designated as first and second alternates and will rotate service in the place of an absent member to create equal opportunity in preparing both alternates for future full-time service. ~~Such alternate members shall be designated as first and second alternates and shall serve in the place of a member in such designated priority~~. ~~The alternative members shall serve for a period of one year.~~ All vacancies shall be filled for the unexpired term in the same manner as provided for the original appointments. All expired terms shall be filled for terms as provided for the original appointments and in the same manner. Members of the Planning and Zoning Commission may be removed by the consent of the City Council. The members of the Planning and Zoning Commission serve without compensation.	
Sec. 19-24. Joint meetings with city council. (a) All public hearings concerned with the proposed zoning changes may be joint hearings between the planning and zoning commission and the city council. (b) Whether a hearing shall be held jointly with the planning and zoning commission shall be determined by the city council by resolution at the time the application is presented and the determination shall be so stated in all notices of said hearing.	**Sec. 19-24. ~~Joint meetings with city council.~~ Organization.** The ~~p~~Planning and ~~z~~Zoning ~~c~~Commission shall ~~elect a chairman and vice-chairman from its membership. It shall also~~ have the power to make rules, regulations and bylaws for its own government, which shall conform as nearly as possible with those governing ~~c~~City ~~c~~Council and same shall be subject to approval by the City ~~c~~Council. Such bylaws shall include, among other items, provisions for: (a) regular and special meetings, open to the public except where closed meetings are otherwise authorized by state law; (b) records of its proceedings, to be open for inspection by the public except where the	• Relocated Subsection 19-22. *Organization*, moved backward and renumbered to Subsection 22-24. • Capitalization for consistency • Spell-out Planning and Zoning Commission

	withholding of records is otherwise authorized by state law; and (c) the holding of public hearings on its recommendations.	

Division 2, Bylaws

Secs. 19-25 – 19.30. – Reserved	**Sec. 19-253. ~~Reserved~~ Powers and duties** The ~~p~~Planning and ~~z~~Zoning ~~c~~Commission shall have the power and it shall be its duty to make and recommend for adoption a ~~m~~Master ~~p~~Plan, as a whole or in parts, for the future development and redevelopment of the ~~c~~City; and shall have the power and it shall be its duty to ~~prepare~~ maintain a ~~c~~Comprehensive Master ~~p~~Plan and Zoning ~~o~~Ordinance ~~for zoning~~ the ~~c~~City in accordance with Chapter 211 of the Texas Local Government Code~~, (formerly Articles 1011a through 1011j, V.A.C.S.)~~. The Planning and Zoning ~~c~~Commission shall perform such other duties as may be prescribed by ordinance, state law, or at the direction of the City Council. Other duties and responsibilities of the Planning and Zoning Commission include: **~~Sec. 19-32. Functions of the Commission.~~** (a) The Planning and Zoning Commission is an advisor to the City Council of Grapevine. (b) It is the duty of the Planning and Zoning Commission to keep itself informed of	• Combined Subsection 19-23 with Subsection 19-32. *Functions of the Commission.* Relocated and renumbered to Subsection 22-25. • Capitalization for consistency • Spell-out Planning and Zoning Commission • Removed references to former Vernon's Annotated Texas Statutes • Added language that the P&Z, "performs duties also at the direction of the City Council" • Changed language that it is the Commission's duty to "maintain" the Comprehensive Master Plan rather than "prepare" • Removed redundant (c) from the list of duties and responsibilities of the Commission

	trends in city planning and to make studies and recommendations to the City Council for plan improvements regarding matters which may seem beneficial and in the interest of the City. ~~(c) It is the responsibility of the Commission formulate a plan to regulate and restrict the locations of trades and industries, the location of buildings designed for specific uses, and to regulate and limit the height and bulk of buildings.~~ (c~~d~~) The Planning and Zoning Commission shall recommend amendments in the Zoning Ordinance to the City Council when such amendments are needed because of changing conditions, new practices, or court decisions.	
Sec. 19-31. Impact of Planning and Zoning Commission. (a) The Planning and Zoning Commission is a vital link in the administration of the comprehensive Plan of the City of Grapevine. The Comprehensive Master Plan consists of the zoning ordinance and its amendments (Appendix A and D), subdivision ordinance (Appendix B) thoroughfare plan, and other ordinances which regulate the use of land. In its	**Sec. 19-~~34~~26. Officers and their duties.** (a) The officers ~~and~~ of the Planning and Zoning Commission shall be the chair~~man~~ and vice-chair~~man~~. (b) The chair~~man~~ and vice-chair~~man~~ shall be elected annually at the organization meeting after their annual appointment as members of the Planning and Zoning Commission by the City Council. Nominations shall be made by the Planning and Zoning Commission membership and the election shall follow immediately. The candidate receiving a majority vote of the members present for the	• Moved Subsection 19-34, *Officers and Duties* forward and renumbered to Subsection 19-26. • Capitalization for consistency • Spell-out Planning and Zoning Commission • Changed the masculine pronoun “he” to “they” and “him” to “their” to be inclusive of both genders • Updated references to Planning Services

review and advisory function, the Planning and Zoning Commission is the custodian of the comprehensive master plan. (b) The Commission has an opportunity to prevent disruption to the Comprehensive Master Plan in its recommendations to the City Council regarding all zoning cases and in its decisions regarding approval or denial of preliminary plats for subdivisions. The Commission has an opportunity to insist that all requirements are met regarding ingress and egress to property; that public or private streets have adequate rights-of-way to conform to the thoroughfare plan; sidewalks, utilities, drainage, parking space, maximum lot coverage, yards and open spaces, screening walls or fences and landscaping, recreation areas and protective requirements are considered necessary to create a reasonable transition to and protection of adjacent property, which are compatible with the Comprehensive master Plan. (c) Decisions and recommendations of the Commission showing a lack of continuity can render the Comprehensive Master Plan ineffective and create mistrust in the minds of citizens. Thorough study and wise	position for which ~~he was~~ they are nominated shall be declared elected and shall take office immediately. Upon request of a Planning and Zoning Commission member, election may be by ballot. (~~b~~c) The chair~~man~~ will preside over all meetings of the Planning and Zoning Commission and have the duties normally conferred by parliamentary usage to such office. The chair ~~he~~ shall have the privilege of discussing all matters before the Planning and Zoning Commission and voting thereon. The chair ~~He~~ shall sign subdivision plats approved by the Planning and Zoning Commission and such other papers and documents as may be deemed necessary. ~~He~~ The chair shall appoint all committees and may call special meetings of the Planning and Zoning Commission. ~~He~~ The chair shall be responsible for the efficient and orderly transaction of the Planning and Zoning Commission's business. (~~c~~d) The vice-chair~~man~~ shall perform the duties of the chair~~man~~ during ~~his~~ their absence or inability to act. ~~He~~ The vice-chair shall sign subdivision plats during the absence or inability of the chair~~man~~. (~~d~~e)The Planning Services Department ~~of Community Development~~ shall keep the minutes and records of the Planning and Zoning Commission, provide copies of minutes to Planning and Zoning Commission members, attend to the correspondence of the Planning and Zoning	

recommendations make the comprehensive master plan effective, stabilize and preserve property values, and produce confidence and support in the minds of citizens.	Commission, and such other duties as are normally carried out by the Planning Services Department ~~of Community Development~~. It shall be the duty of the Planning Services Department ~~of Community Development~~ to submit to the Planning and Zoning Commission the minutes of the previous meeting so that the same may be corrected, if necessary, to reflect fairly accurately the proceedings heard at the last meeting, and said minutes shall not be official until they are adopted by a majority vote of the Planning and Zoning Commission.	
Sec. 19-32. Functions of the Commission. (a) The Planning and Zoning Commission is an advisor to the City Council of Grapevine. (b) It is the duty of the Commission to keep itself informed of trends in City planning and to make studies and recommendations to the City Council for plan improvements regarding matters which may seem beneficial and in the interest of the City. (c) It is the responsibility of the Commission to formulate a plan to regulate and restrict the locations of trades and industries, the location of buildings designed for specific uses,	**Sec. 19-~~35~~27. Meetings.** (a) *Attendance.* Each Planning and Zoning Commission member is expected to attend every meeting. Members must attend ready and able to focus on the meeting Agenda and unencumbered by supervisory responsibilities. All members must inform the chair~~man, vice-chairman, or other member of the commission~~ and the Planning Services Director if they expect to be absent at a particular meeting, giving the reason for their absence. ~~If any member fails to provide such notification for three (2) consecutive meetings missed by said member, t~~The ~~Planning and Zoning~~ chair of the Planning and Zoning Commission ~~may~~ shall ~~vote to bring this to the attention of the City inform the City~~ inform the City Council of excessive absences. (b) *Joint meetings with the Ccity Ccouncil.* All public hearings concerned with proposed zoning changes	• Relocated Subsection 19-35, *Meetings* and combined with relocated Subsection 19-24, *Joint meetings with city council;* subsections combined, and renumbered to Subsection 19-27 (b). • Renamed *Regular Meetings* to (c) *Date, time, location and number of cases.* • Added language that the limit to eight (8) cases on an agenda can be waived by a decision of the chair in consultation with the Planning Services Department • Clarified language for *Special Meetings,* requiring a majority of members present to call a special meeting • (d) *Special Meetings* – an agenda item does not need to be put on every Commission agenda (as a placeholder)

and to regulate and limit the height and bulk of buildings. (d) The Commission shall recommend amendments in the Zoning Ordinance to the City Council when such amendments are needed because of changing conditions, new practices, or court decisions.	~~may~~ shall be joint hearings between the Planning and Zoning Commission and the C~~c~~ity C~~c~~ouncil. Whether a hearing will be held jointly with the ~~p~~Planning and ~~z~~Zoning Commission shall be determined by the C~~c~~ity C~~c~~ouncil by resolution at the time the application is presented and the determination shall be so stated in all notices of said hearing. (c) *Date, time, location and number of cases.* ~~*Regular meetings.*~~ Regular meetings shall be held on the third Tuesday of each month in the Council Chambers of the City Hall, unless otherwise determined by the Planning and Zoning Commission or City Council. ~~It is the intent of t~~The Planning and Zoning Commission shall ~~to~~ consider no more than eight (8) zoning cases per meeting unless allowed by the chair in consultation with the Planning Services Department, based on the complexity of the cases. If an unusually large number of zoning cases should occur, the ~~Commission~~ City Council may schedule an additional meeting concurrently with the ~~City Council~~ Planning and Zoning Commission and Planning Services Department. (~~c~~d) *Special meetings.* Special meetings for any purpose may be held: (1) on the call of the ~~C~~chair in consultation with Planning Services Staff; (2) upon request of ~~two or more~~ the majority of the members at any previous meeting in consultation with Planning Services staff; or (3) ~~as may be scheduled by a majority of the Commission at any~~	to request an item to be placed on a future agenda • Clarified the language for *Quorum,* the number of members to pass a motion and that in the absence of the chair or vice-chair, the most senior ranking member will preside over the meeting • Capitalization for consistency • Spell-out Planning and Zoning Commission

~~previous meeting~~ upon the call of the City Council. ~~At t~~The request of the City Council or Planning and Zoning Commission will determine the time and place of the special meeting ~~shall be determined by the convening authority~~.

(~~d~~e) *Tri-annual meetings.* Three (3) meetings will be held to keep abreast of the Comprehensive ~~m~~Master ~~p~~Plan and planning activity. These meetings will be generally held in January, May, and September unless otherwise notified by the ~~C~~chair~~man~~ of the Planning & Zoning Commission.

(~~e~~f) *Quorum.* Five (5) members of the Planning and Zoning Commission shall constitute a quorum to do business, and the affirmative vote of a majority of those present shall be necessary to recommend a case. In the absence of the chair or vice-chair, the most senior ranking member in attendance of the Planning and Zoning Commission shall preside over the meeting.

(g) *Motions.* A favorable vote by a majority of those members present shall be required to approve any matter before the Planning and Zoning Commission or to recommend approval of any request requiring City Council action. Each member shall be informed and shall investigate each zoning case filed. ~~Any member who misses public hearing shall inform himself fully and shall not vote unless he feels he is properly prepared.~~

	(gh) *Conflict of interest.* Any member of the Planning and Zoning Commission having a conflict of interest as provided for in the Texas Local Government Ccode shall not be eligible to vote. (hi) *Right to floor.* Any member desiring to speak or address questions ~~will get~~ shall obtain permission from the chair~~man before addressing the audience for questions~~.	
Sec. 19-33. Members of the Commission. The Planning and Zoning Commission shall be composed of seven (7) members and first and second alternate members. All members shall be resident citizens and qualified voters of the City. Regular members shall be appointed by the City Council to serve for terms of three (3) years. The alternate members of the commission shall meet with the commission and serve in the place and with full power of a member in the absence of a member. Such alternate members shall be designated as first and second alternates and shall serve in the place of a member in such designated priority. The alternate members shall serve for a period of one year. All vacancies shall be filled for the unexpired term in the same manner as provided for the original appointments.	**Sec. 19-~~36~~28. Zoning hearings, procedures, and rules.** (a) *Withdrawals* (1) A request to amend or withdraw an application or portion of an application after notices have been mailed to neighboring property owners for a public hearing may not be honored. A withdrawal of an application precludes the filing of a new application on the same tract or portion thereof for a period of ninety (90) days from the date of withdrawal. (2) In the event the applicant withdraws the application prior to the mailing of notices, the request will be honored and no further action will be taken. The filing fee will be retained by the City for administrative costs. ~~(b) *Postponements.*~~	• Renumbered from Sec. 19-36 to 19-28 • Deleted subsection (b) *Postponements* • Added that a denial is "with prejudice" • Added the minimum information needed on a petition per respondent • Changed time of day needed to submit petitions to a case from 5:00 p.m. to 12:00 p.m. on the Monday before the Tuesday public hearing date • Capitalization for consistency • Spell-out Planning and Zoning Commission

All expired terms shall be filled for terms as provided for the original appointments and in the same manner. Members of the Commission may be removed by the consent of the City Council. The members of the Commission serve without compensation.	~~(1) The applicant shall be allowed request to postpone the hearing date case once, provided that such a request shall be made in writing and such a request shall be received by the Community Development Department prior to the mailing of notices to neighboring property owners and upon payment of the postponement fee of fifty dollars ($50.00).~~ ~~(2) Any application postponed by the applicant or his representative will be held for a period of no longer than sixty (60) days from the date of the scheduled hearing. In the event the application is not pursued at the end of said period, the application will become null and void. The filing fee and postponement fee shall be retained by the City for administrative costs.~~ (b~~c~~) *Limitation on reapplications.* In order that zoning may promote the stability and well-being of the community and ~~may~~ offer certainty to the citizens of Grapevine with respect to the use and development of property, the following requirements shall govern the filing of reapplications: A waiting period of one (1) year, between the date an application for amendment to the Zoning Ordinance, or a requested change in zoning, is denied with prejudice by the City Council and a new application for such a change or amendment is accepted, is hereby established. The one-year waiting period shall be applicable to	

	all requested amendments and changes for the same zoning district, or districts and/or principal use(s), on all or any portion of the property previously considered for amendment or change in zoning; provided, however, said one-year waiting period shall be not applicable to any proposed amendment or change instituted by the City Council or Planning and Zoning Commission. (cd) *Petitions of Opposition.* Any person or persons wishing to file a petition of opposition to a zoning request shall present said petition to the ~~Community Development~~ Planning Services Department. Said petition ~~should~~ shall be ~~filed~~ presented to the Planning Services Department by 12~~5~~:00 p.m. on the day prior to the public hearing. The petition will include the names legibly written, street addresses, with city, state and zip code, ~~and~~ phone numbers, and signatures ~~of all who sign it~~. (de) *Site plan requirements.* Any site plan to come before the Planning and Zoning Commission shall be prepared by, under the direction of, and executed by a registered surveyor, registered architect, or registered engineer and shall be in compliance with Section 47, Site plan review, of the Comprehensive Zoning Ordinance No. 82-73	
Sec. 19-34. Officers and their duties. (a) The officers and the Planning and Zoning Commission shall be the chairman and vice-chairman.	**Sections. 19-~~37~~29-19-40. Reserved.**	

(b) The chairman and vice-chairman shall be elected annually at the organization meeting after their appointment as members of the Planning and Zoning Commission by the City Council. Nominations shall be made by the Commission membership and the election shall follow immediately. The candidate receiving a majority vote for the position for which he was nominated shall be declared elected and shall take office immediately. Upon request of a Commission member, election may be by ballot. (c) The chairman will preside over all meetings of the Commission and have the duties normally conferred by parliamentary usage to such office. He shall have the privilege of discussing all matters before the Commission and voting thereon. He shall sign subdivision plats approved by the Commission and such other papers and documents as may be deemed necessary. He shall appoint all committees and may call special meetings of the Commission. He shall be responsible for the efficient and orderly transaction of the Commission's business.		

(d) The vice-chairman shall perform the duties of the chairman during his absence or inability to act. He shall sign subdivision plats during the absence or inability of the chairman. (e) The Department of Community Development shall keep the minutes and records of the Commission, provide copies of minutes to Commission members, attend to the correspondence of the Commission, and such other duties as are normally carried out by the Department of Community Development. It shall be the duty of the Department of Community Development to submit to the Commission the minutes of the previous meeting so that the same may be corrected, if necessary, to reflect fairly accurately the proceedings heard at the last meeting, and said minutes shall not be official until they are adopted by a majority vote of the Commission.		
Sec. 19-35. Meetings. (a) Attendance. All members must inform the chairman, vice-chairman, or another member of the commission if they expect to be absent at a particular meeting, giving the reason for their absence. If any member fails to provide		

such notification for three (3) consecutive meetings missed by said member, the Planning and Zoning Commission may vote to bring this to the attention of the City Council. (b) Regular meetings. Regular meetings shall be held on the third Tuesday of each month in the Council Chambers of the City Hall, unless otherwise determined by the Commission. It is the intent of the Commission to consider no more than eight (8) zoning cases per meeting. If an unusually large number of zoning cases should occur, the Commission may schedule an additional meeting concurrently with the City Council. (c) Special meetings. Special meetings for any purpose may be held: (1) on the call of the Chairman; (2) upon request of two (2) or more members; or (3) as may be scheduled by a majority of the Commission at any previous meeting. At the request of the City Council the time and place of the special meeting shall be determined by the convening authority. (d) Tri-annual meetings. Three (3) meetings will be held to keep abreast of the master plan and planning activity.		

These meetings will be held in January, May, and September unless otherwise notified by the Chairman of the Planning & Zoning Commission. (e) Quorum. Five (5) members of the Commission shall constitute a quorum. (f) Motions. A favorable vote by a majority of those members present shall be required to approve any matter before the Commission or to recommend approval of any request requiring Council action. Each member shall be informed and shall investigate each zoning case filed. Any member who misses a public hearing shall inform himself fully and shall not vote unless he feels he is properly prepared. (g) Conflict of interest. Any member of the Commission having a conflict of interest as provided for in the Texas Local Government code shall not be eligible to vote. (h) Right to floor. Any member desiring to speak will get permission from the chairman before addressing the audience for questions.		
Sec. 19-36. Zoning hearings, procedures, and rules.		

(a) Withdrawals (1) A request to amend or withdraw an application or portion of an application after notices have been mailed to neighboring property owners for a public hearing may not be honored. A withdrawal of an application precludes the filing of a new application on the same tract or portion thereof for a period of ninety (90) days from the date of withdrawal. (2) In the event the applicant withdraws the application prior to the mailing of notices, the request will be honored and no further action will be taken. The filing fee will be retained by the City for administrative costs. (b) Postponements. (1) The applicant shall be allowed to postpone the hearing date once, provided that such a request shall be made in writing and such a request shall be received by the Community Development Department prior to the mailing of notices to neighboring property owners and upon payment of the postponement fee of fifty dollars ($50.00.).		

(2) Any application postponed by the application or his representative will be held for a period of no longer than sixty (60) days from the date of the scheduled hearing. In the event the application is not pursued at the end of said period, the application will become null and void. The filing fee and postponement fee shall be retained by the City for administrative costs. (c) Limitation on reapplications. In order that zoning may promote the stability and well-being of the community and may offer certainty to the citizens of Grapevine with respect to the use and development of property, the following requirements shall govern the filing of reapplications: A waiting period of one (1) year, between the date an application for amendment to the Zoning Ordinance, or a requested change in zoning, is denied by the City Council and a new application for such a change or amendment is accepted, is hereby established. The one-year waiting period shall be applicable to all requested amendments and changes for the same zoning district, or districts and/or principal use(s), on all or any portion of the property previously considered for amendment or change in		

zoning; provided, however, said one-year waiting period shall be not applicable to any proposed amendment or change instituted by the City Council or Planning and Zoning Commission. (d) Petitions of Opposition. Any person or persons wishing to file a petition of opposition to a zoning request shall present said petition to the Community Development Department. Said petition should be filed by 5:00 p.m. on the day prior to the public hearing. The petition will include the names legibly written, street addresses, and phone numbers of all who sign it. (e) Site plan requirements. Any site plan to come before the Planning and Zoning Commission shall be prepared by, under the direction of, and executed by a registered surveyor, registered architect, or registered engineer and shall be in compliance with Section 47, Site plan review, of the Comprehensive Zoning Ordinance No. 82-73		
Sections. 19-37-19-40. Reserved		

MEMO TO: PLANNING AND ZONING COMMISSION

FROM: ERICA MAROHNIC, PLANNING SERVICES DIRECTOR

MEETING DATE: NOVEMBER 21, 2023, SPECIAL MEETING

SUBJECT: AMENDMENTS TO SUBSECTION E., *FUTURE LAND USE*, OF SECTION IV., *LAND USE* OF THE COMPREHENSIVE MASTER PLAN

BACKGROUND:

The Comprehensive Master Plan Subcommittee met on October 11 and 27 and discussed several amendments to Subsection E., *Future Land Use*, of Section IV., *Land Use* of the Comprehensive Master Plan (table). The attached table is provided in a strikethrough/underline format to indicate proposed deletions and insertions to the existing table and points of clarification. Through the meetings, it became evident that the proposed changes to the Subsection table would result in changes throughout the Zoning Ordinance to provide consistency between the two documents and to address additional comments posed by subcommittee members.

Summary of Proposed Changes to Subsection E., *Future Land Use*, of Section IV., *Land Use*, of the Comprehensive Master Plan:

1. Add maximum densities to all residential land use designations for reference.
2. Correct the reference from "R-MH", Mobile Home to "R-MH", Manufactured Home to match the Zoning Ordinance.
3. Delete the "PRD-6", Planned Residential Low-Density, and "PRD-12", Planned Residential Medium Density Districts from the Residential Medium Density land use designation.
4. Delete the "R-MF-1", Multifamily, and "R-MF-2", Multifamily Districts from the Residential High Density land use designation.
5. Delete the "RA", Recreation and Amusement District from the Governmental Use land use designation.
6. Add an asterisk "*" to the Flood Plain feature, and clarify through the addition of a footnote to the table that Map 2: Land Use Plan features the 100-year floodplain, a geographical feature affecting a property, and is not its own future land use designation.
7. Delete the "LB", Limited Business District from the Low-Intensity Commercial land use designation. There is currently no property within the city zoned "LB".
8. Delete the "GV", Grapevine Vintage District from the Low-Intensity Commercial land use designation.
9. Amend the "CN", Neighborhood Commercial District for properties less than two acres in size from the Low-Intensity Commercial land use designation.
10. Add the "GV", Grapevine Vintage District to the Commercial land use designation.
11. Remove the "RA", Recreation and Amusement District from the Commercial land use designation.

12. Add the “CN”, Neighborhood Commercial District for properties greater than two acres under the Commercial land use designation.
13. Reinsert the Recreation/Amusement future land use designation that was removed from the table with adoption Ord. 2017-005. Add the “RA”, Recreation and Amusement District to the Recreation Amusement future land use designation.
14. Delete the “BP”, Business Park District from the Industrial future land use designation.
15. Delete the Industrial/Commercial future land use designation.
16. Delete the Mixed-Use future land use designation.
17. Delete the Commercial/Mixed-Use future land use designation.

Identified Need for Changes to the Zoning Ordinance:

1. Delete Section 23, “LB”, Limited Business District, and combine its uses and standards with Section 24, “CN”, Neighborhood Commercial District.
2. Remove “assisted living facility” as a permissible use with the approval of a conditional use permit from Section 24, “CN”, Neighborhood Commercial District in the Zoning Ordinance.
3. Decrease the maximum density in Section 19, “R-3.75”, Three and Four Family District Regulations from 10 DU/ac to 8 DU/ac.
4. Delete Section 34, “PRD-6”, Planned Residential Low-Density District, and Section 35, “PRD-12”, Planned Residential Medium Density District from the Zoning Ordinance. There is currently no property within the city zoned “PRD-6” or “PRD-12”.
5. Amend Section 22A, “R-MODH” Modular Home District Regulations to require a minimum of ten acres for modular home developments.
6. Amend Section 19, R-MH, Manufactured Home District Regulations to ensure development standards are generally consistent with the “R-7.5”, Single-Family District Regulations.
7. Review and amend Section 12, Definitions for Mobile Home and Manufactured Home definitions.
8. Review and amend Section 41, Planned Development Overlay to consider limiting the number of design requirements that can be varied for a particular development and result with a net tangible gain in overall design quality.
9. Review and amend the current definition of Condominium in Section 12, Definitions.
10. Create a new definition for Rowhouse in Section 12, Definitions.
11. Consider, draft, and adopt a new zoning district with bulk, dimensional, and setback requirements specifically for condominium and rowhouse developments.

Identified Need for Changes to the Zoning Map:

1. Review and amend the boundaries of the existing “CBD”, Central Business District zoned properties along South Church Street.

Identified Need for Changes to Map 2: Land Use Plan:

1. Review and amend the boundaries of the existing Central Business District future land use designation properties along South Church Street.

Subsection E., Future Land Use of Section IV. Land Use of the Comprehensive Master Plan

Proposed COMPREHENSIVE MASTER PLAN LAND USE CATEGORIES

Residential Low Density	Residential Medium Density
"R-20" Single Family (2 DUs/ac)	"R-5.0" Zero-Lot-Line (8 DU/ac)
"R-12.5" Single Family (3 DUs/ac)	"R-3.5" Two Family District (8 DU/ac)
"R-7.5" Single Family (4 DUs/ac)	"R-3.75" Three & Four Family (10 DU/ac)
	"R-MH" ~~Mobile~~ Manufactured Home (10 ac min.)
	"R-TH" Townhouse (8 DU/ac)
	"R-MODH" Modular Home (Consistent with R-7.5 regulations)
	~~"PRD-6" Planned Residential Low Density~~ (4-6 DU/ac)
	~~"PRD-12" Planned Residential Medium Density~~ (9-12 DU/ac)

Residential High Density	Governmental Use
~~"R-MF-1" Multifamily~~ (12 DU/ac)	"GU" Governmental Use
~~"R-MF-2" Multifamily~~ (20 DU/ac)	~~"RA" Recreation/Amusement~~
"R-MF" Multifamily (20 DU/ac)	

Central Business District	Flood Plain*
"CBD" Central Business District	Any District

Low Intensity Commercial	Commercial
~~"LB" Limited Business~~	"CC" Community Commercial
~~"GV" Grapevine Vintage~~	"GV" Grapevine Vintage
"CN" Neighborhood Commercial (< 2 acres)	"HC" Highway Commercial
"PO" Professional Office	"HCO" Hotel/Corporate Office
	"PCD" Planned Commerce Development
	"BP" Business Park
	~~"RA" Recreation/Amusement~~
	"CN" Neighborhood Commercial (> 2 acres)

Recreation/Amusement	
"RA" Recreation/Amusement	

Industrial	Industrial/Commercial
"LI" Light Industrial	~~All the zoning districts listed under Industrial and Commercial Land Uses~~
"PID" Planned Industrial Development	
~~"BP" Business Park~~	

~~Mixed Use One or more of the following:~~	
~~"R-5.0" Zero-Lot-Line~~	
~~"R-3.5" Two Family District~~	
~~"R-3.75" Three & Four Family~~	
~~"R-TH" Townhouse~~	
~~"CC" Community Commercial~~	
~~"GV" Grapevine Vintage~~	
~~"CN" Neighborhood Commercial~~	
~~"PO" Professional Office~~	
~~"HC" Highway Commercial~~	
~~"HCO" Hotel/Corporate Office~~	
~~"PCD" Planned Commerce Development~~	
~~"BP" Business Park~~	
~~"RA" Recreation/Amusement~~	

~~PROPOSED COMPREHENSIVE MASTER PLAN LAND USE CATEGORY~~

~~Commercial/Mixed Use~~	
~~One or more of the following:~~	~~Two or more of the following: (residential uses are only appropriate when they are a component of a non-residential development)~~
~~"CC" Community Commercial~~	~~"R-TH" Townhouse~~
~~"GV" Grapevine Vintage~~	~~"R-MF" Multifamily~~
~~"CN" Neighborhood Commercial~~	~~"R-5.0" Zero-Lot-Line~~
~~"PO" Professional Office~~	~~"R-3.5" Two-Family~~
~~"HC" Highway Commercial~~	~~"R-3.75" Three and Four-Family~~
~~"HCO" Hotel/Corporate Office~~	~~"CC" Community Commercial~~
~~"PCD" Planned Commerce Development~~	~~"GV" Grapevine Vintage~~
~~"BP" Business Park~~	~~"CN" Neighborhood Commercial~~
~~"RA" Recreation/Amusement~~	~~"PO" Professional Office~~

Subsection E., Future Land Use of Section IV. Land Use of the Comprehensive Master Plan
Proposed COMPREHENSIVE MASTER PLAN LAND USE CATEGORIES

~~"CBD" Central Business District~~	~~"HG" Highway Commercial~~
~~"GU" Governmental Use~~	~~"HCO" Hotel/Corporate Office~~
	~~"PCD" Planned Commerce Development~~
	~~"BP" Business Park~~
	~~"RA" Recreation/Amusement~~
	~~"CBD" Central Business District~~
	~~"GU" Governmental Use~~

*Flood Plain refers to a geographical feature affecting a property.

PZ ITEM #3

Existing Zoning Districts and Future Land Use Designations

November 2023

ZONING DISTRICT	ACREAGE	% OF TOTAL ZONING
BP - Business Park District	232.21	1.84%
CBD - Central Business District	40.70	0.32%
CC - Community Commercial District	1,997.33	15.78%
CN - Commercial Neighborhood District	53.69	0.42%
GU - Governmental Use District	3,106.52	24.55%
GV - Grapevine Vintage District	27.31	0.22%
HC - Highway Commercial District	175.74	1.39%
HCO - Hotel and Corporate Office District	99.06	0.78%
HGT - Historic Grapevine Township District	0.81	0.01%
LB - Limited Business District	0.00	0.00%
LI - Light Industrial District	576.67	4.56%
MXU - Mixed Use District	12.50	0.10%
PCD - Planned Commerce Development District	276.21	2.18%
PUD - Planned Unit Development District	22.03	0.17%
PID - Planned Industrial Development District	330.99	2.62%
PO - Professional Office District	164.41	1.30%
PRD-6 - Planned Residential Low Density District	0.00	0.00%
PRD-12 - Planned Residential Medium Density District	0.00	0.00%
R-12.5 - Single-Family District	485.03	3.83%
R-20 - Single-Family District	530.01	4.19%
R-3.5 - Two-Family District	42.70	0.34%
R-3.75 - Three and Four-Family District	4.61	0.04%
R-5.0 - Zero-Lot-Line District	376.36	2.97%
R-7.5 - Single-Family District	3,166.22	25.02%
R-MF - Multifamily District	136.71	1.08%
R-MF-1 - Multifamily District	148.10	1.17%
R-MF-2 - Multifamily District	354.15	2.80%
R-MH - Manufactured Home District	71.86	0.57%
R-MODH - Modular Home District	0.00	0.00%
R-TH - Townhouse District	89.28	0.71%
RA - Recreation/Amusement District	111.41	0.88%
SP - Site Plan District	21.34	0.17%
TOTALS	**12,653.96**	**100.00%**

Listed in Zoning Ordinance but not on Official Zoning Map

Not listed in Zoning Ordinanace but on Official Zoning Map

FUTURE LAND USE	ACREAGE	% OF FUTURE LAND USE
C/MU - Commercial/Mixed Use	733.10	5.72%
CB - Central Business District	33.73	0.26%
CO - Commercial	2,465.18	19.23%
GU - Governmental Use	3,200.62	24.97%
IC - Industrial/Commercial	336.00	2.62%
IN - Industrial	670.05	5.23%
LC - Low Intensity Commercial	248.37	1.94%
RA - Recreational/Amusement	186.49	1.45%
RH - Residential High Density	534.08	4.17%
RL - Residential Low Density	4,015.01	31.32%
RM - Residential Medium Density	397.27	3.10%
TOTALS	**12,819.90***	**100.00%**

* 165.94 acres designated in DFW Airport without Zoning Districts, therefore Future Land Use acreage total is not equal to Zoning District acreage

Current and Proposed Comprehensive Master Plan Land Use Category Comparison

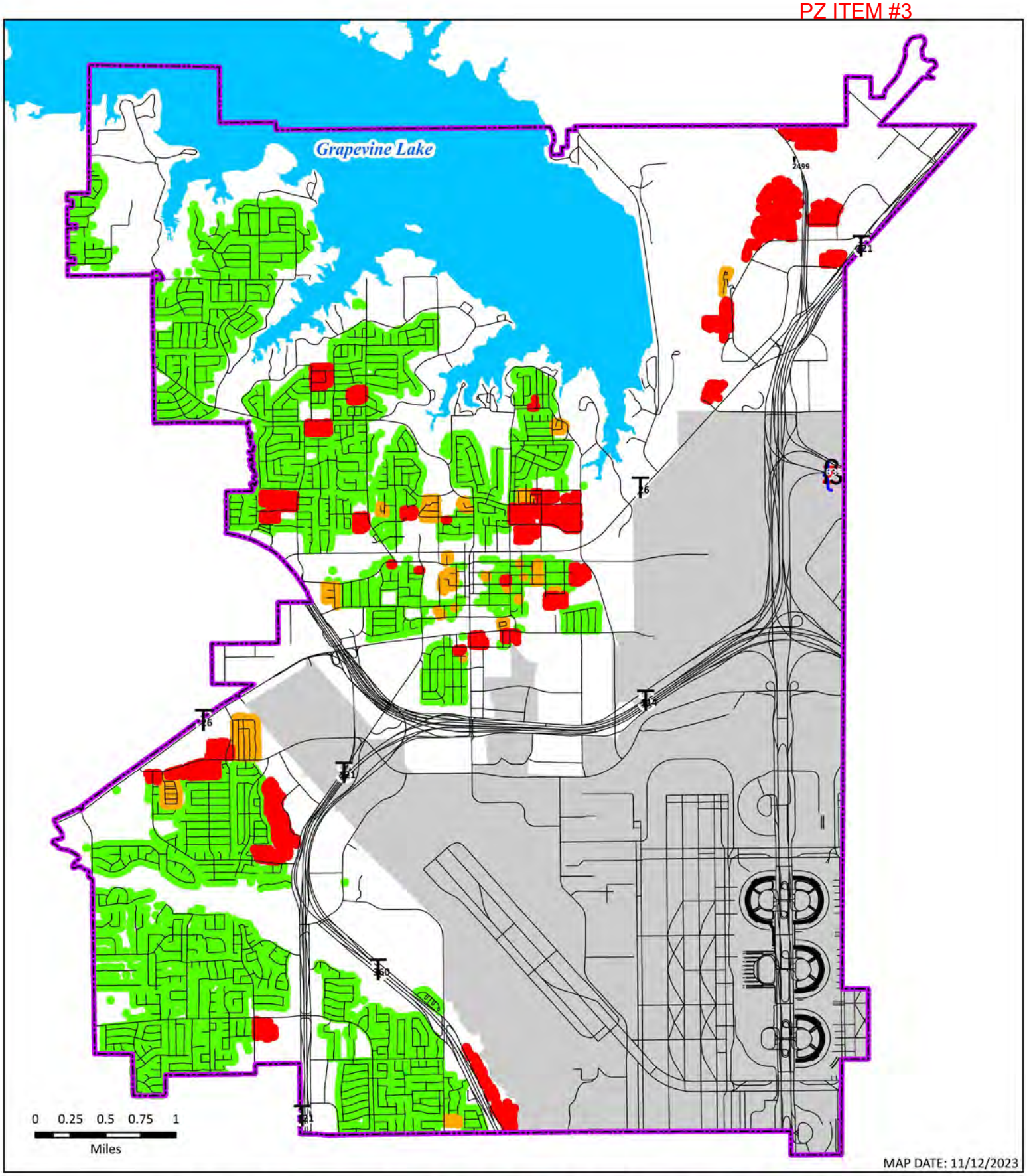
November 2023

CURRENT COMPREHENSIVE MASTER PLAN LAND USE CATEGORIES	COMPLIANT ACREAGE	NONCOMPLIANT ACREAGE	TOTAL ACREAGE
Residential Low Density (RL) Land Use	3,910.81	104.20	4,015.01
Residential Medium Density (RM) Land Use	361.39	35.88	397.27
Residential High Density (RH) Land Use	420.76	113.32	534.08
Governmental Use (GU) Land Use	2,980.04	220.58	3,200.62
Central Business District (CB) Land Use	23.74	9.99	33.73
Low Intensity Commercial (LC) Land Use	148.68	99.69	248.37
Commercial (CO) Land Use	1,989.77	475.41	2,465.18
Industrial (IN) Land Use	552.90	117.15	670.05
Industrial/Commercial (IC) Land Use	333.62	2.38	336.00
Commercial/Mixed Use (C/MU) Land Use	590.20	142.90	733.10
Recreation/Amusement (RA)	111.11	75.45	186.56
TOTAL ACREAGE	**11,423.02**	**1,396.95**	**12,819.97**
TOTAL PERCENTAGE	**89%**	**11%**	**100%**

PROPOSED COMPREHENSIVE MASTER PLAN LAND USE CATEGORIES	COMPLIANT ACREAGE	NONCOMPLIANT ACREAGE	TOTAL ACREAGE
Residential Low Density (RL) Land Use	4,181.26	0.00	4,181.26
Residential Medium Density (RM) Land Use	584.81	0.00	584.81
Residential High Density (RH) Land Use	136.71	0.00	136.71
Governmental Use (GU) Land Use	3,106.52	0.00	3,106.52
Central Business District (CB) Land Use	40.70	0.00	40.70
Low Intensity Commercial (LC) Land Use	178.32	0.00	178.32
Commercial (CO) Land Use	2,847.64	0.00	2,847.64
Industrial (IN) Land Use	907.66	0.00	907.66
Recreation/Amusement (RA)	111.41	0.00	111.41
TOTAL ACREAGE	**12,095.03**	**0.00**	**12,095.03**
TOTAL PERCENTAGE OF CITY LAND	**96%**	**0%**	**96%**

EXISTING ZONING DISTRICTS NOT CONSIDERED IN PROPOSED COMPREHENSIVE MASTER PLAN LAND USE CATEGORIES	ACREAGE	% OF TOTAL ZONING
HGT - Historic Grapevine Township District	0.81	0%
MXU - Mixed Use District	12.50	0%
PUD - Planned Unit Development District	22.03	0%
R-MF-1 - Multifamily District	148.10	1%
R-MF-2 - Multifamily District	354.15	3%
SP - Site Plan District	21.34	0%
TOTALS	**558.93**	**4%**

Not listed in Zoning Ordinanace but on Official Zoning Map

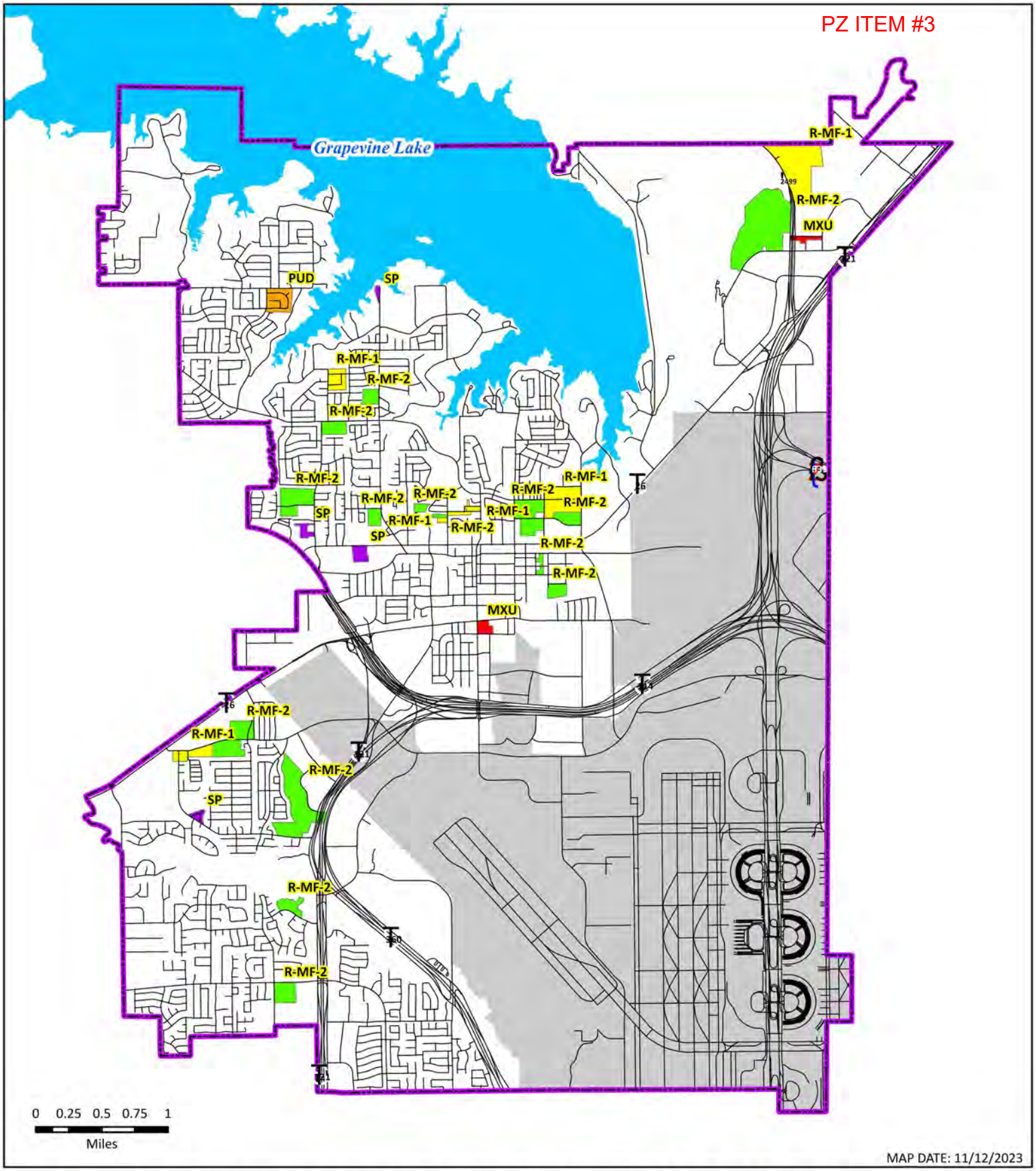


CITY OF GRAPEVINE RESIDENTIAL DWELLING UNITS BY TYPE

- High Density
- Medium Density
- Low Density
- Grapevine City Limits
- DFW Airport Grapevine Boundary

RESIDENTIAL DWELLING UNITS BY TYPE	COMPLIANCE %	# UNITS	ACTUAL %
Low Density (Single Family)	50%	12,553	51%
Medium Density (Townhouse, Duplexes & Zero Lot Line)	25%	1,005	4%
High Density (Apartments)	25%	10,845	44%
TOTALS	**100%**	**24,403**	**100%**

PZ ITEM #3



MAP DATE: 11/12/2023

CITY OF GRAPEVINE EXISTING ZONING DISTRICTS NOT IN ZONING ORDINANCE

- MXU - Mixed Use District
- PUD - Planned Unit Development District
- R-MF-1 - Multifamily District
- R-MF-2 - Multifamily District
- SP - Site Plan District
- Grapevine City Limits
- DFW Airport Grapevine Boundary

EXISTING ZONING DISTRICTS NOT IN ORDINANCE	ACREAGE	PERCENTAGE OF CITY LAND
MXU - Mixed Use District	12.50	0%
PUD - Planned Unit Development District	22.03	0%
R-MF-1 - Multifamily District	148.10	1%
R-MF-2 - Multifamily District	354.15	3%
SP - Site Plan District	21.34	0%
TOTALS	**558.12**	**4%**

2024
CITY OF GRAPEVINE
PLANNING & ZONING COMMISSION
MEETING AGENDA SCHEDULE

CITY COUNCIL PLANNING & ZONING MEETING DATES *	FILING DEADLINE First Monday of the month
January 16, 2024	December 4, 2023
February 20, 2024	January 2, 2024 Tuesday due to New Year's Holiday
March 19, 2024	February 5, 2024
April 16, 2024	March 4, 2024
May 21, 2024	April 1, 2024
June 18, 2024	May 6, 2024
July 16, 2024	June 3, 2024
August 20, 2024	July 1, 2024
September 17, 2024	August 5, 2024
October 15, 2024	September 3, 2024 Tuesday due to Labor Day Holiday
November 19, 2024	October 7, 2024
December 17, 2024	November 4, 2024
January 21, 2025	December 2, 2024

* **These dates are prior to Council approval and may change**

PLANNING SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, OCTOBER 17, 2023

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

6:45 p.m. Workshop and 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 17th day of October 2023 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice Chairperson
Dennis Luers	Member
Beth Tiggelaar	Member
Jason Parker	Member
Traci Hutton	Member
David Hallberg	Member
Mark Assaad	Alternate
Ben Johnson	Alternate

With no members absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

WORKSHOP: 6:45 p.m. – Planning and Zoning Commission Conference Room

1. Receive a report, hold a discussion and provide staff direction regarding electric vehicle (EV) charging stations in non-residential zoning districts, and take any necessary action. *Staff was directed to make several proposed changes and bring the changes to the November 21, 2023 Briefing Session.*

BRIEFING SESSION: 7:04 p.m.

2. 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.

Chairman Oliver closed the Briefing Session 7:18 p.m.

JOINT MEETING WITH CITY COUNCIL: 7:35 p.m. – City Council Chambers

3. Invocation and Pledge of Allegiance: Commissioner David Hallberg

4. Mayor to present a proclamation recognizing October as National Community Planning Month.

JOINT PUBLIC HEARINGS

5. Conditional Use Permit CU23-28 (Wash Your Stuff) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Islam Shahin requesting conditional use permit to amend the previously approved site plan CU21-27 (Ordinance No. 2022-12) to allow for the development of a car wash facility. This request is specifically to add an ice vending machine to the northeast corner of the property adjacent to Ira E. Woods Avenue and for the addition of a shade structure to the existing dog wash area adjacent to the south car wash building elevation. The subject property is located at 2201 Ira E. Woods Avenue and is currently zoned "CC", Community Commercial District.

   The Commission and Council received a report from staff and held the public hearing. Applicant, Islam Shahin and Willie Daniel, applicant representative, presented and answered questions.

6. Zoning Change Application Z23-03 (Grapevine Springs), Planned Development Overlay PD23-02 and Final Plat for Lots 1-32, 33X, Block 1, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by H Creek Development requesting to rezone 11.248 acres from the "PO", Professional Office District and "CC", Community Commercial District to "R-7.5", Single-Family District and "R-5.0", Zero-Lot-Line District with a planned development overlay to develop 32 single-family detached lots and one open space/common area lot. The planned development overlay is to allow for private streets in a single-family/zero-lot-line residential development and for the front lot lines to also be the centerline of the private street. Front yard setbacks for each residential lot will be measured for the centerline of the private street on which it fronts. The applicant is also requesting a replat of Lot 1, Block 1, Grapevine Office Park. The subject property is located at 1600 West Northwest Highway.

   The Commission and Council received a report from staff and held the public hearing. Applicant, Eason Maykus, presented and answered questions.

There was a motion to **approve** a request to table Zone Change Application Z23-03, Planned Development Overlay PD23-02 (Grapevine Springs), and Final Plat for Lots 1-32, 33X, Block 1, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park.

Motion: Hutton
Second: Hallberg
Ayes: Parker, Luers, Oliver, Tiggelaar, Hotelling
Nays: None
Approved: 7 - 0

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

Chairman Oliver called the regular session to order at **8:03 p.m.**

7. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

8. Conditional Use Permit **CU23-28** (Wash Your Stuff) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU23-28** (2201 Ira E. Woods Avenue):

Motion: Luers
Second: Hotelling
Ayes: Parker, Hutton, Hallberg, Oliver, Tiggelaar
Nays: None
Approved: 7 - 0

9. Zoning Change Application **Z22-03** (Grapevine Springs) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **table** Zone Change application (1600 West Northwest Highway), Planned Development Overlay PD23-02 (Grapevine Springs), and Final Plat for Lots 1-32, 33X, Block 1, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park:

Motion: Hotelling
Second: Hutton
Ayes: Parker, Luers, Hallberg, Tiggelaar, Oliver
Nays: None
Approved: 7 – 0

10. Consider the minutes of the September 19, 2023 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the September 19, 2023 Planning and Zoning Commission meeting.

Motion: Hutton
Second: Luers
Ayes: Oliver, Tiggelaar, Hotelling, Parker
Nays: None
Abstained: Hallberg
Approved: 6-0-1

Adjournment

Motion was made to adjourn the meeting at **8:09 p.m.**

Motion: Luers
Second: Hallberg
Ayes: Parker, Hotelling, Oliver, Hutton, Tiggelaar
Nays: None
Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 21ST DAY OF NOVEMBER 2023.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN