



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 16, 2024

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

6:30 p.m.	Dinner – City Council Conference Room
7:00 p.m.	Call to Order of City Council Meeting – City Council Chambers
7:00 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 7:00 p.m. – City Council Chambers

EXECUTIVE SESSION:

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

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

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

2. Invocation and Pledge of Allegiance: Council Member Sharron Rogers

JOINT PUBLIC HEARINGS

3. **AM23-02** Electrical Vehicle (EV) Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider 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*; allow electric vehicle charging stations as a conditional

use in Section 22, “R-MF”, *Multifamily District Regulations*, Section 25, “CC”, *Community Commercial District*, Section 26, “HC”, *Highway Commercial District*, Section 28, “CBD”, *Central Business District*, Section 31, “LI”, *Light Industrial District*, Section 32, “BP”, *Business Park District*, and Section 38, “GU”, *Governmental Use District*, and create use specific standards in Section 42, *Supplementary District* of the Zoning Ordinance relative to electric vehicle charging stations and their supply equipment.

4. **AM23-08** Short Term Rentals – City Council and Planning and Zoning Commission to conduct a public hearing to consider 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*; create use-specific standards in Section 21, *Reserved*; allow a new short-term rental use as a conditional use in Section 22, “R-MF”, *Multifamily District Regulations*; and establish parking standards in Section 56, *Off-Street Parking Requirements* relative to short-term rentals including associated regulations.
5. Conditional Use Permit **CU23-36** (Old Hickory at the Gaylord Texan) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huitt-Zollars, Inc. requesting a conditional use permit to amend the previously approved site plan of CU23-19 (Ordinance No. 2023-047) for a planned commercial center to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, hotel and convention center. This request is specifically to expand the building footprint, revise the exterior elevations and revise the floor plan to the existing restaurant. The subject property is located at 1501 Gaylord Trail and is currently zoned “PCD”, Planned Commerce Development District.
6. Conditional Use Permit **CU23-37** (Great Wolf Lodge) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Great Wolf Lodge requesting a conditional use permit to amend the previously approved site plan CU22-52 (Ordinance No. 2022-086) for a planned commercial center, to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outdoor speakers in conjunction with a hotel and water park. This request is specifically to add a 321 square foot vestibule to the existing front entrance, remove and replace existing trees near the entry monument sign, remove two architectural features, add a statue to the main entrance, add an outdoor adventure trail, and add refuse container enclosures. The subject property is located at 100 Great Wolf Drive and is currently zoned “CC”, Community Commercial District.
7. Historic District Landmark Sub-District **HL23-03** (220 Blevins Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Curtis Ratliff requesting Designation as a Historic

Landmark sub-district. The subject property is currently zoned “R-7.5”, Single-Family District.

8. Transit District Overlay **TDO23-03** Grapevine Brownstones, Phase II and a **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 NCP Grapevine Brownstones II, LLC requesting a transit district overlay to allow for an 18-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.

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

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

PRESENTATION

10. Mayor Tate to present a proclamation declaring January 19, 2024 as Texas Association of Structural Movers Day.
11. Emergency Management Coordinator to present update on mass notification emergency system.

CITY COUNCIL PUBLIC HEARING AND RELATED ITEMS

12. City Council to conduct a public hearing relative to the adoption of the Youth Programs Standards of Care.
13. Consider **Ordinance No. 2024-001** amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Programs Standards of Care and take any necessary action.

NEW BUSINESS

14. Consider a professional services contract to update and amend Tax Increment Financing Zone Number One and Tax Increment Financing Zone Number Two project and financing plans with David Pettit Economic Development, and take any necessary action.
15. Consider **Ordinance No. 2024-002** to amend the composition and powers of the Board of Directors for Tax Increment Financing Reinvestment Zone Number One, and take any necessary action.
16. Consider **Ordinance No. 2024-003** to amend the composition and powers of the Board of Directors for Tax Increment Financing Reinvestment Zone Number Two, and take any necessary action.
17. Consider a contract for the construction of the 2019 Inflow and Infiltration Project with Douglas Dailey Construction, LLC, **Ordinance No. 2024-004** appropriating the funds, and take any necessary action.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

18. Consider **Resolution No. 2024-001** amending the authorized representatives in the TexPool and TexPool Prime investment pools. Chief Financial Officer recommends approval.
19. Consider a permit for a fireworks display to be held on Friday, February 9, 2024 for the Fellowship Church XO Marriage Conference. Fire Chief recommends approval.
20. Consider the renewal of an annual contract for Medical Director services with BEST EMS. Fire Chief recommends approval.
21. Consider the renewal of an annual contract for emergency medical continuing education with BEST EMS. Fire Chief recommends approval.
22. Consider the purchase of a fire emergency vehicle package and installation from Defender Supply. Fire Chief recommends approval.
23. Consider the purchase of maintenance and software support for switching equipment from ePlus Inc. Chief Information Officer recommends approval.

24. Consider the purchase of Mitel softphone licenses from Radcom Technologies. Chief Information Officer recommends approval.
25. Consider the renewal of NetMotion complete cloud hosting from Mobile Wireless. Chief Information Officer, Fire Chief and Police Chief recommend approval.
26. Consider the renewal of an annual contract for book leasing services with the Brodart Company. Library Director recommends approval.
27. Consider the renewal of an annual contract for RFP 04-23 for Parks Janitorial Services with PureService Corporation. Parks and Recreation Director recommends approval.
28. Consider the purchase of restoration services for the waterslides and outdoor support columns at The REC from Amusement Restoration Companies. Parks and Recreation Director recommends approval.
29. Consider the fund expenditure for security and traffic control services during City special events with area law enforcement agencies. Police Chief recommends approval.
30. Consider the sole source purchase of filter valve actuators for the Wastewater Treatment Plant by REXA, Inc. Public Works Director recommends approval.
31. Consider the award of Request for Bid 05-24 annual contract for directional drilling services with Predur Underground Construction, Inc. Public Works Director recommends approval.
32. Consider Amendment No. 2 to the design scope contract for the Grapevine Service Center upgrades with Brown Reynolds and Watford Architects. Public Works Director recommends approval.
33. Consider a license agreement with the U.S. Army Corps of Engineers to allow for utilities near Bayou Road. Public Works Director recommends approval.
34. Consider the purchase and installation of a pump for the Denton Creek Lift Station from Global Pump Solutions. Public Works Director recommends approval.
35. Consider the purchase of a software upgrade for AutoCAD from DLT Solutions, LLC. Public Works Director recommends approval.
36. Consider the installation of two generators for the Wastewater Treatment Plant Train 3 and Foxfire Lift Station from Humphrey & Associates Inc and **Ordinance No. 2024-005** appropriating the funds. Public Works Director recommends approval.

37. Consider the minutes of the December 19, 2023 Regular City Council meeting. City Secretary recommends approval.

Pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551.001 et seq, one or more of the above items may be considered in Executive Session closed to the public. Any decision held on such matter will be taken or conducted in open session following conclusion of the executive session.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

38. **AM23-02** Electrical Vehicle (EV) Charging Stations – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-006**, if applicable, and take any necessary action.
39. **AM23-08** Short Term Rentals – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-007**, if applicable, and take any necessary action.
40. Conditional Use Permit **CU23-36** (Old Hickory at the Gaylord Texan) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-008**, if applicable, and take any necessary action.
41. Conditional Use Permit **CU23-37** (Great Wolf Lodge) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-009**, if applicable, and take any necessary action.
42. Historic District Landmark Sub-District **HL23-03** (220 Blevins Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-010**, if applicable, and take any necessary action.
43. Transit District Overlay **TDO23-03** (Grapevine Brownstones, Phase II) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-011**, if applicable, and take any necessary action.
44. **Final Plat** of Lot 2, Block 1, Hasten 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 January 12, 2024 by 5:00 p.m.



Tara Brooks, TRMC, CRM, City Secretary

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

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



CITY OF GRAPEVINE, TEXAS
SPECIAL AND REGULAR
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JANUARY 16, 2024

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

-
- 5:30 p.m. Special Meeting and Dinner - 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. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, *Definitions*; allow Mobile Food Units as primary and secondary uses either by right or a conditional use in various zoning districts; create use-specific standards and amend Temporary Use specific standards in Section 42, *Supplementary District*; and establish parking requirements in Section 56, *Off-Street Parking Requirements* relative to Mobile Food Units (e.g. food trucks or trailers); and take any necessary action.
2. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, *Definitions*; and create zoning districts, Condominium District and Brownstone District; establish bulk, dimensional, and setback standards relative to condominiums and brownstones and Section 41B. Transit District Overlay; and take any necessary action.
3. Hold a discussion and provide staff direction regarding proposed amendments to the Comprehensive Master Plan (1974-1994, updated 1987) of the City of Grapevine Ordinance No. 87-11, 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 Sharron Rogers

JOINT PUBLIC HEARINGS

6. **AM23-02** Electrical Vehicle (EV) Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider 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*; allow electric vehicle charging stations as a conditional use in Section 22, "R-MF", *Multifamily District Regulations*, Section 25, "CC", *Community Commercial District*, Section 26, "HC", *Highway Commercial District*, Section 28, "CBD", *Central Business District*, Section 31, "LI", *Light Industrial District*, Section 32, "BP", *Business Park District*, and Section 38, "GU", *Governmental Use District*, and create use specific standards in Section 42, *Supplementary District* of the Zoning Ordinance relative to electric vehicle charging stations and their supply equipment.
7. **AM23-08** Short Term Rentals – City Council and Planning and Zoning Commission to conduct a public hearing to consider 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*; create use-specific standards in Section 21, *Reserved*; allow a new short-term rental use as a conditional use in Section 22, "R-MF", *Multifamily District Regulations*; and establish parking standards in Section 56, *Off-Street Parking Requirements* relative to short-term rentals including associated regulations.
8. Conditional Use Permit **CU23-36** (Old Hickory at the Gaylord Texan) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huitt-Zollars, Inc. requesting a conditional use permit to amend the previously approved site plan of CU123-19 (Ordinance No. 2018-047) for a planned commercial center to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, hotel and convention center. This request is specifically to expand the building footprint, revise the exterior elevations and revise the floor plan to the existing restaurant. The subject property

is located at 1501 Gaylord Trail and is currently zoned “PCD”, Planned Commerce Development District.

9. Conditional Use Permit **CU23-37** (Great Wolf Lodge) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Great Wolf Lodge requesting a conditional use permit to amend the previously approved site plan CU22-52 (Ordinance No. 2022-086) for a planned commercial center, to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outdoor speakers in conjunction with a hotel and water park. This request is specifically to add a 321 square foot vestibule to the existing front entrance, remove and replace existing trees near the entry monument sign, remove two architectural features, add a statue to the main entrance, add an outdoor adventure trail, and add refuse container enclosures. The subject property is located at 100 Great Wolf Drive and is currently zoned “CC”, Community Commercial District.
10. Historic District Landmark Sub-District **HL23-03** (220 Blevins Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Curtis Ratliff requesting Designation as a Historic Landmark sub-district. The subject property is currently zoned “R-7.5”, Single-Family District.
11. Transit District Overlay **TDO23-03** Grapevine Brownstones, Phase II and a **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 NCP Grapevine Brownstones II, LLC requesting a transit district overlay to allow for an 18-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.

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

CITIZEN COMMENTS

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

NEW BUSINESS

13. **AM23-02** Electrical Vehicle (EV) Charging Stations – Consider the application and make a recommendation to City Council.
14. **AM23-08** Short Term Rentals – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU23-36** (Old Hickory at the Gaylord Texan) – Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU23-37** (Great Wolf Lodge) – Consider the application and make a recommendation to City Council.
17. Historic District Landmark Sub-District **HL23-03** (220 Blevins Street) – Consider the application and make a recommendation to City Council.
18. Transit District Overlay **TDO23-03** Grapevine Brownstones, Phase II – Consider the application and make a recommendation to City Council.
19. **Final Plat** of Lot 2, Block 1, Hasten Addition – Consider the application and make a recommendation to City Council.
20. Consider the minutes of the December 13, 2023 Planning and Zoning Commission workshop and the December 19, 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 January 12, 2024 by 5:00 p.m.



Tara Brooks, TRMC, CRM
City Secretary

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

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
MEETING DATE: JANUARY 16, 2024
SUBJECT: CONSIDER AMENDMENTS AND CHANGES TO THE
COMPREHENSIVE ZONING ORDINANCE (82-73), SAME
BEING APPENDIX D OF THE CODE OF ORDINANCES

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission and City Council consider the amendments to create and amend definitions in Section 12, *Definitions*; allow electric vehicle charging stations as a conditional use in Section 22, "R-MF", *Multifamily District Regulations*, Section 25, "CC", *Community Commercial District*, Section 26, "HC", *Highway Commercial District*, Section 28, "CBD", *Central Business District*, Section 31, "LI", *Light Industrial District*, Section 32, "BP", *Business Park District*, and Section 38, "GU", *Governmental Use District*; and create use specific standards in Section 42, *Supplementary District* of the Zoning Ordinance relative to electric vehicle charging stations and their supply equipment.

BACKGROUND:

At the December 19, 2023, City Council meeting, the Council approved a request to call a public hearing to amend the Zoning Ordinance relative to Electric Vehicle (EV) charging stations and their supply equipment and establishing use-specific requirements after a series of workshops held by the Planning and Zoning Commission on August 1 and September 19. The Planning and Zoning Commission held an August 1 workshop where they were briefed and discussed EV charging stations in non-residential zoning districts, their types, prevalence, and history in the City of Grapevine, and how local governments can regulate them as land use, to include their location, size, and appearance. Feedback was provided by the Commission that EV charging stations are a new and unlisted land use in the Zoning Ordinance. The Commission requested that staff draft a definition and use-specific standards for the siting, location, and screening/buffering for their future consideration.

At the request of the Commission, the City Council approved a 6-month moratorium for the installation of new and replacement EV charging stations and their supply equipment on September 5, 2023, with an expiration date of March 5, 2023, to allow the Commission time to further research and draft regulations specific for the City of Grapevine.

Subsequent workshops were held on October 17 and November 21 before the Commission's regularly scheduled briefing sessions where drafts of the text amendment were discussed, and feedback incorporated into the proposed amendments attached to this agenda memo.

EXISTING REGULATIONS:

The Zoning Ordinance does not currently have a definition for EV charging stations, it does not list them as a primary or secondary use, nor does it have use-specific standards. However, multiple charging stations have been permitted through the permitting process (electrical permit) and site review process beginning in 2011.

In the absence of a standalone primary or accessory use in our Zoning Ordinance, definition, and use-specific standards, historically, if the property's site plans were approved administratively, then adding EV charging stations to existing parking spaces followed the same path forward as the site plan's initial approval. If the property was part of an existing planned commercial center or the entire use of the property was approved through the conditional use permit process, then a request to add EV charging stations to existing or reconfigured parking spaces through a conditional use request was processed. Under this process, the addition of charging stations does not net out parking spaces from the general requirement for the site. Instead, they continue to count towards parking requirements. In some instances, reconfiguration is required but in others, it has not been.

SUMMARY OF PROPOSED AMENDMENTS:

Amendments include:

Section 12, Definitions

- Two new definitions for Electric Vehicle (EV) Charging Station and Electric Vehicle Supply Equipment (EVSE).

Multiple Sections

- EV charging stations are allowable in seven zoning districts with approval of a conditional use: Section 22, "R-MF", *Multifamily District Regulations*, Section 25, "CC", *Community Commercial District*, Section 26, "HC", *Highway Commercial District*, Section 28, "CBD", *Central Business District*, Section 31, "LI", *Light Industrial District*, Section 32, "BP", *Business Park District*, and Section 38, "GU", *Governmental Use District*.

Section 42, Supplementary District Regulations

- New use-specific standards, including:
 - Requirement for a building permit;
 - Charging station parking is in addition to required parking spaces;
 - Signage is approved as part of the conditional use request;
 - No off-premise signage, including digital displays;
 - Charging stations may not be located immediately adjacent to public rights-of-way;

- If located within 50 feet of an adjacent residential use or district, screening must be provided;
- Setback a minimum of 20 feet from adjacent property lines;
- Supply equipment including feeder and distribution equipment will be underground, transformer and switch gears must be pad mounted;
- Every application will require a utility will-serve letter from the local electric delivery company;
- An emergency power shut-off will be provided; and
- Prohibited in parking structures per adopted building and fire codes.

ISSUES:

Below are proposed revisions depicted in a ~~strikethrough~~/underline format to show deletions and insertions found in various sections of the Zoning Ordinance.

Section 12, Definitions

ELECTRIC VEHICLE (EV) CHARGING STATION 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) 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

[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 non-residential and multifamily districts 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. All signage associated with the charging stations must be approved as part of the Conditional Use Permit.
4. 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.
5. EV charging stations may not be located immediately adjacent to public rights-of-way, but must be located internal to a property.
6. 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*.
7. All charging stations must be setback a minimum of 20 feet from adjacent property lines when immediately adjacent to a residential use or district.
8. 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.
9. 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.
10. Emergency power shut-off and parking structure 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.

em/

ORDINANCE NO. 2024-006

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 22, “R-MF”, MULTIFAMILY DISTRICT REGULATIONS; SECTION 25, “CC”, COMMUNITY COMMERCIAL DISTRICT REGULATIONS; SECTION 26, “HC”, HIGHWAY COMMERCIAL DISTRICT; SECTION 28, “CBD”, CENTRAL BUSINESS DISTRICT, SECTION 31, “LI”, LIGHT INDUSTRIAL DISTRICT, SECTION 32, “BP”, BUSINESS PARK DISTRICT, SECTION 38, “GU”, GOVERNMENTAL USE DISTRICT; AND SECTION 42, SUPPLEMENTARY DISTRICT REGULATIONS; TO CREATE NEW DEFINITIONS, ALLOW ELECTRIC VEHICLE CHARGING STATIONS AS A CONDITIONAL USE, AND CREATE USE-SPECIFIC STANDARDS, RELATIVE TO ELECTRIC VEHICLE CHARGING STATIONS (AM23-02); 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 defines land uses; Section 22, Multifamily District Regulations regulates Land Uses, Bulk, Dimensional, and Setback standards within the “R-MF” 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 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 38, Governmental Use District regulates Land Uses, Bulk, Dimensional, and Setback standards within the “GU” District; and Section 42, Supplementary District Regulations regulates various use-specific standards throughout the ordinance.

WHEREAS, the City Council wishes to amend various sections of the Zoning Ordinance relative to Electric Vehicle (EV) charging stations and their supply equipment; 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 amended by creating uses and definitions of “Electric Vehicle (EV) Charging Station” and “Electric Vehicle Supply Equipment”, is hereby amended as follows:

ELECTRIC VEHICLE (EV) CHARGING STATION 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) 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 3. That Subsection (C), Conditional Uses, of Section 22 of the Zoning Ordinance – “R-MF”, Multifamily District Regulations, is hereby amended as follows:

10. Electric Vehicle (EV) Charging Stations.

Section 4. That Subsection (C), Conditional Uses, of Section 25 of the Zoning Ordinance – “CC”, Community Commercial District, is hereby amended as follows:

27. Electric Vehicle (EV) Charging Stations.

Section 5. That Subsection (C), Conditional Uses, of Section 26 of the Zoning Ordinance – “HC”, Highway Commercial District, is hereby amended as follows:

31. Electric Vehicle (EV) Charging Stations.

Section 6. That Subsection (C), Conditional Uses, of Section 28 of the Zoning Ordinance – “CBD”, Central Business District, is hereby amended as follows:

9. Electric Vehicle (EV) Charging Stations.

Section 7. That Subsection (C), Conditional Uses, of Section 31 of the Zoning Ordinance – “LI”, Light Industrial District, is hereby amended as follows:

24. Electric Vehicle (EV) Charging Stations.

Section 8. That Subsection (C), Conditional Uses, of Section 32 of the Zoning Ordinance – “BP”, Business Park District, is hereby amended as follows:

12. Electric Vehicle (EV) Charging Stations.

Section 9. That That Subsection (C), Conditional Uses, of Section 38 of the Zoning Ordinance – “GU”, Governmental Use District, is hereby amended as follows:

10. Electric Vehicle (EV) Charging Stations.

Section 10. That Subsection (I), Electric Vehicle (EV) Charging Stations, of Section 42 of the Zoning Ordinance – Supplementary District, is hereby created and amended as follows:

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 non-residential and multifamily districts 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. All signage associated with the charging stations must be approved as part of the Conditional Use Permit.
4. 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.
5. EV charging stations may not be located immediately adjacent to public rights-of-way, and must be located internal to a property.
6. 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*.
7. All charging stations must be setback a minimum of 20 feet from adjacent property lines when immediately adjacent to a residential use or district.
8. 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.
9. 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.
10. Emergency power shut-off and parking structure 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.

Section 11. 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 12. 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 13. 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 14. 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 16th day of January, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
MEETING DATE: JANUARY 16, 2024
SUBJECT: CONSIDER AMENDMENTS AND CHANGES TO THE
COMPREHENSIVE ZONING ORDINANCE (82-73), SAME
BEING APPENDIX D OF THE CODE OF ORDINANCES

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission and City Council consider the amendments to create and amend definitions in Section 12, *Definitions*; establish use-specific standards in Section 21, *Reserved*; allow short-term rentals through a conditional use in Section 22, *"R-MF", Multifamily District Regulations*; and establish parking requirements in Section 56, *Off-street Parking Requirements* relative to short-term rentals.

BACKGROUND AND EXISTING REGULATIONS:

It has been the City's contention since 2017 that short-term transient rentals also referred to as short-term rentals, are not now and have never been listed as a permitted use within any Zoning District within the City. Strict prohibition of short-term rentals occurs because they are not accommodated under the existing definitions of single-family attached or detached buildings. Operation of short-term rentals deteriorates single-family neighborhoods with their influx of non-residents contributing greater amounts of traffic, on-street parking, noise, litter, calls for emergency services, and public nuisances not normally occurring and causing great disruption.

The proposed amendments were discussed at the November 27, 2023, joint City Council and Planning and Zoning Commission workshop. On December 19, 2023, the Council approved a request to call a public hearing to amend the Zoning Ordinance relative to short-term rentals and associated regulations.

There are instances where the City Council finds that enacting a permitting program for short-term rentals will serve to balance the rights of all stakeholders through a fair and balanced regulatory framework that permits short-term rentals in limited locations and circumstances but ensures that the short-term rentals do not become a nuisance to residential neighborhoods. Therefore, the draft ordinance attached seeks to strike a balance and allow for short-term rentals within two existing multifamily districts with approval of a conditional use permit and subject to conditions.

SUMMARY OF PROPOSED AMENDMENTS:

Through review and discussion, the Council and Commission determined that short-term rentals could be an appropriate use under use-specific standards in two multifamily zoning districts ("R-MF" and "R-MF-2"). There was a need for additional definitions and use-specific standards providing direction on appropriate location, limits on concentration of rentals, buffering requirements, and an approval, enforcement, and permit revocation process.

Amendments include:

Section 12, Definitions

- Ten new definitions for advertise, booking service, hosting platform, housekeeping unit, leaseback, operator, rental, short-term rental, and single and multifamily short-term rentals.

Section 21, Short-term Rentals.

This section is currently reserved and is proposed to be utilized as a standalone section for short-term rentals and establishes:

- A prohibition against single-family short-term rentals;
- Allowance of multifamily short-term rentals under certain circumstances;
- Limitations on hosting platforms and booking services and establishing reporting requirements;
- Establishes application requirements;
- Limitations established include:
 - Multifamily developments must have 50 units or more in the R-MF or R-MF-2 districts;
 - Cannot be more than 3% of the available units in the development;
 - Not permitted in the historic township or transit district overlay boundary;
 - Cannot be within 500 feet of a property zoned for single-family uses;
 - Operator of the short-term rental must be the owner of the property or their representative;
 - Limitations on internal door locks and restrictive access to the whole unit;
 - Units can only be short-term rentals for 180 days or 6 months out of the year;
 - Units cannot be altered to add bedrooms;
 - Units cannot be occupied by more than 12 persons;
 - Establishes noise level of 63 decibels from unit to adjacent unit or property line;
 - Prohibits on-street parking for short-term rental unit use;

- Established the minimum rental period of 24 hours;
- Prohibits special events; and
- Establishes revocation and appeal procedures for permit recipients.

Section 56, Off-Street Parking Requirements

- Establishes minimum off-street parking space requirements for each short-term rental by number of bedrooms and guests.

ISSUES:

Below are proposed revisions depicted in a ~~strikethrough~~/underline format to show deletions and insertions found in various sections of the Zoning Ordinance.

Section 12, Definitions

ADVERTISE the act of drawing the public's attention to a short-term rental in order to promote the availability of the residence for use as a short-term rental. Said advertising may be found in any medium, including but not limited to, newspaper, magazine, brochure, website, or mobile application.

BOOKING SERVICE any reservation and/or payment service provided by a person or entity that facilitates a short-term rental transaction between an Owner and a prospective occupant, and for which the person or entity collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation and/or payment services provided for the short-term rental transaction.

HOSTING PLATFORM a person or entity that participates in the short-term rental business by providing, and collecting or receiving a fee for, Booking Services through which an Owner may offer premises for an occupant on a short-term basis. Hosting Platforms usually, though not necessarily, provide Booking Services through an online platform that allows an Owner to advertise the premises through a website provided by the Hosting Platform and the Hosting Platform conducts a transaction by which potential occupants arrange their use and their payment, whether the would-be occupant pays rent directly to the Owner or to the Hosting Platform.

HOUSEKEEPING UNIT A permanent residence as defined by Section 92.001 of the Property Code. Housekeeping unit specifically excludes any short-term rental, boarding house, lodging house, hotel, club, or any other use which is subject to the hotel occupancy tax imposed by Section 156.051 of the Texas Tax Code.

LEASEBACK An arrangement where the seller of a home leases the home back from the purchaser. In a leaseback arrangement, the specifics of the arrangements are typically made prior or immediately after the sale of the home.

MULTIFAMILY SHORT-TERM RENTAL The renting of a multifamily dwelling unit, or any portion thereof, for a period of less than 30 days.

OPERATOR Any person or entity who has control of the property or dwelling unit.

RENTAL The renting, bartering, trading, letting or otherwise allowing the use of a dwelling unit, or portions thereof, for compensation.

SHORT-TERM RENTAL The rental or offer for a rental of a dwelling unit, or any portion thereof, for a period of less than 30 days. This term does not include a leaseback.

SINGLE-FAMILY SHORT-TERM RENTAL The renting of a single-family dwelling unit, or any portion thereof, for a period of less than 30 days. This term does not include a leaseback.

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.

11. Short-term rentals.

Section 21, ~~Reserved~~ Short-term Rentals

Short-term Rentals

- A. Single-family short-term rentals are hereby prohibited. It shall be unlawful to advertise for a single-family short-term rental in the City. It shall further be unlawful to advertise for any short-term rental which does not have a valid short-term rental permit issued under this Section.
- B. Multifamily short-term rentals are allowed with the R-MF and RMF-2 Zoning Districts, subject to the issuance of a conditional use permit.
- C. A hosting platform or booking service cannot advertise or facilitate the rental of a short-term rental unless such unit is permitted by a current short-term rental permit. Any hosting platform or booking service must provide the City of Grapevine a regular, written report on all short-term rental revenue collected for short-term rentals in the City. Said reports must also include details of all hotel occupancy taxes collected and remitted as to short-term rentals in the City. Said reports must be submitted at least once a quarter per calendar year.
- D. Short-term rentals must comply with the following conditions:
 - 1. Short-term rentals are only allowed in multifamily complexes with at least fifty (50) units.
 - 2. Short-term rentals are not allowed within the Historic Grapevine Township or within any Transit District Overlay.

3. Multifamily short-term rentals cannot be located in a complex whose property line(s) falls within five hundred feet of any property zoned for single-family use, including the R-5.0, R-7.5, R-12.5, R-TH, and R-20 Zoning Districts.
4. The operator of a short-term rental must be the owner of the property or the representative of the owner.
5. The operator of a short-term rental must obtain a permit from the City of Grapevine to operate the short-term rental. Said permits are non-transferable.
6. The permit application requirements for a short-term rental are as follows:
 - a. A five-hundred-dollar (\$500.00) application fee is required annually for the permit; and
 - b. The name, physical/street address, mailing address, facsimile number, e-mail address, telephone number, date of birth, driver's license number, of the operator and representative; and
 - c. If the operator is not an individual, the name, physical/street address, mailing address, facsimile number, e-mail address, and telephone number of the corporate representative with authority to act on behalf of the owner-entity and a copy of the documents filed with the Texas Secretary of State establishing the business entity and showing the entity is in good standing with the State of Texas; and
 - d. The name and website link to all internet platforms on which the operator advertises or take reservations for lodging at the short-term rental at any time during a 12-month period from the date of application, including the identity of any booking service or hosting platform utilized for such short-term rental; and
 - e. Designation of a responsible party who will be available at all times of the day or night for the short-term rental. Said responsible party must be available and able to respond to incidents at the short-term rental within sixty (60) minutes of being contacted; and
 - f. Total number of units and the unit numbers of the proposed short-term rentals; and
 - g. Proof of general liability insurance in an amount of not less than one million (\$1,000,000.00) per occurrence issued by a company or companies licensed to operate in the State of Texas with a minimum

- A- rating by AM Best throughout the term of the policy; and
 - h. House rules that the operator requires the renters to follow which must follow this ordinance; and
 - i. The operator must notify the City of Grapevine in writing of any material change in the information contained in the application for a license within seven (7) days of the change, including but not limited to a change of ownership; management; and advertisements hosted on internet platforms; and
 - j. Identify all off-street parking available for and dedicated to such short-term rental(s); and
 - k. Any other certifications that are deemed necessary to establish proof of compliance.
7. Multifamily short-term rentals can occupy no more than three percent (3%) of the available units in the complex.
 8. During the time the short-term rental is taking place, the renters of the unit need to maintain a common household. Therefore, internal doors cannot have key locks that exclude renters of the property from any rooms. Everyone using the rental unit must have complete unrestricted access to the entirety of the rental.
 9. The operator of the short-term rental is only allowed to use the property as a short-term rental for one hundred and eighty (180) days out of the calendar year. For one hundred and eighty (180) days the operator of the rental must utilize or maintain the property without the operation of a short-term rental.
 10. The operator of the short-term rental cannot either directly or indirectly allow the property to be physically converted to add bedrooms. Once the property has been registered with the City as a multifamily short-term rental, that property cannot add any bedrooms.
 11. A short-term rental cannot be occupied or utilized by more than two (2) people per bedroom or twelve (12) persons overall during any given rental period.
 12. A short-term rental cannot be advertised to or host more than twelve (12) people staying overnight at the property with a maximum occupancy of two (2) people per bedroom.
 13. The sound level at a short-term rental may not exceed sixty-three (63) decibels when measured at the dividing line or property line between the

short-term rental unit or property and its neighboring property or unit.

14. There can be no outside congregation at a short-term rental between 10:00 p.m. and 9:00 a.m.
15. Each short-term rental must provide at least one off-street parking space each for the greater of: 1) each bedroom or room where sleeping quarters are provided; and 2) every two (2) guests in the short-term rental's advertised capacity.
16. On street parking is prohibited for any renters or guests of a short-term rental.
17. A short-term rental must be available for a minimum rental period of twenty-four (24) hours.
18. A short-term rental cannot be utilized for any special events such as banquets, bachelor or bachelorette parties, weddings, receptions, concerts, or any other similar events.
19. Permit Suspension or Revocation. The City reserves the right to suspend or revoke a short-term rental in the event the operator or address accrues three or more violations of this ordinance or any other ordinance of the City of Grapevine during a calendar year. A violation shall include any written notice of violation, citation, or other or other documentation of a violation. Additionally, the City may suspend or revoke a short-term rental permit in the event of any single, severe ordinance or criminal violation, including but not limited to criminal arrests. Such determinations may be made by the staff of the City of Grapevine. These remedies are in addition to all other remedies and enforcement options available to the City, including but not limited to the issuance of citations and/or the filing of suit pursuant to Chapter 54 of the Local Government Code.
20. In the event of the revocation of a short-term rental permit, the operator cannot apply for any additional short-term rental permits for two (2) years.
21. If a short-term rental permit is denied, suspended, or revoked, the applicant or operator can appeal to the City of Grapevine City Manager's office within thirty (30) days of receiving notice that that permit was suspended, revoked, or denied. The final decision of the City Manager's office can be appealed to the Board of Zoning Adjustment. During any such appeal, the applicant shall not be authorized to operate a short-term rental.

Section 56, Off-Street Parking Requirements

Subsection C., NUMBER OF PARKING SPACES REQUIRED

Subsection 1., RESIDENTIAL

C. NUMBER OF PARKING SPACES REQUIRED: Multi-use projects shall have aggregate parking requirements. The minimum number of off-street parking spaces required shall be as follows:

1. RESIDENTIAL:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Single-family dwellings: attached, detached, townhouse, duplex	2	Dwelling Unit
Mobile home subdivision	2	Dwelling Unit
Apartment, Condominiums, triplex, fourplex	2	Dwelling Unit
Motel or Hotel	1 parking space per guestroom for a hotel/motel with no restaurant or meeting facilities; 1.25 parking spaces per guestroom of a hotel/motel with restaurant or meeting facilities. The minimum number of parking spaces may be varied subject to and conditioned upon approval of a conditional use permit, pursuant to Section 48 of this ordinance and an approved site plan.	
<u>Multifamily Short-term Rental</u>	<u>At least one off-street parking space each for the greater of:</u> <u>1) each bedroom or room where sleeping quarters are provided; and</u> <u>2) every two (2) guests in the short-term rental's advertised capacity.</u>	

em/

ORDINANCE NO. 2024-007

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 21, RESERVED; SECTION 22, "R-MF", MULTIFAMILY DISTRICT REGULATIONS; AND SECTION 56, OFF-STREET PARKING REQUIREMENTS REGARDING SHORT-TERM RENTALS INCLUDING ASSOCIATED REGULATIONS, (AM23-08); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine is a home-rule municipality authorized to adopt and enforce ordinances necessary to protect health, life, and property to preserve good government and the security of its inhabitants; and

WHEREAS, the City of Grapevine has adopted a comprehensive Zoning Ordinance to regulate the location and use of buildings and land in full accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City of Grapevine began examining the impact of short-term rentals in 2017; and

WHEREAS, Section 92.001 of the Texas Property Code defines "dwelling" as one or more rooms rented for use as a *permanent* residence under a single lease"; and

WHEREAS, Section 156.101 of the Tax Code establishes that a "permanent resident" is one who has the right to use or possess a room in a hotel for at least thirty (30) consecutive days; and

WHEREAS, Section 156.051 of the Texas Tax Code imposes a tax applicable to short-term rentals as a commercially taxable use of property; and

WHEREAS, short-term rentals are not now and have never been listed as a permitted use within any Zoning District within the City; and

WHEREAS, there has been a proliferation of short-term rentals within residential areas of the City; and

WHEREAS, short-term rentals do not fit in or fall under the definition of single-family attached dwelling or single-family detached dwelling under the Zoning Ordinance; and

WHEREAS, short-term rentals in the City of Grapevine, with their attendant traffic, parking, noise, litter, and the influx of non-residents into residential areas is incompatible with the intent of residential districts in the City and the desires and expectations of the City's residents and is contrary to the long-standing character of the community; and

WHEREAS, short-term rentals are not consistent with the character or nature of single-family residential uses under the Zoning Ordinance; and

WHEREAS, short-term rentals are not suitable in residential neighborhoods, are not compatible with residential uses, and the neighborhood adjacency of short-term rentals in residential neighborhoods is harmful; and

WHEREAS, short-term rentals are destructive to the residential character of single-family neighborhoods, by replacing long-term, permanent residents with a revolving door of transients; and

WHEREAS, short-term rentals have a detrimental impact on the local housing market by diminishing market supply and inflating the overall costs of housing; and

WHEREAS, in the absence of being listed as a permitted use in any Zoning District, short-term rentals are prohibited under the City's Zoning Ordinance; and

WHEREAS, short-term rentals in residential areas of the City pose a risk of increased public nuisances, disruption of neighborhoods, and additional enforcement related issues; and

WHEREAS, the City's Police Department has responded to multiple calls for service at known addresses of short-term rentals in residential areas of the City; and

WHEREAS, the calls for service attributable to short-term rentals in residential areas of the City include noise, parking, trash, and disturbance complaints; and

WHEREAS, the increase in calls for service attributable to short-term rentals in residential areas of the City result in an additional burden on the Police Department; and

WHEREAS, the City of Grapevine City Council has determined that it is a necessity to regulate activities as provided for herein to safeguard the public; and

WHEREAS, the City Council of the City of Grapevine deems the passage of this ordinance as necessary to protect the health, safety, and welfare of the public; and

WHEREAS, the City Council of the City of Grapevine wishes to amend the Zoning Ordinance regarding short-term rentals with certain stipulations; and

WHEREAS, the City Council finds that enacting a permitting program for short-term rentals will serve to balance the rights of all stakeholders through a fair and balanced regulatory framework that permits short-term rentals in limited locations and circumstances but ensures that the short-term rentals do not become a nuisance to the residential neighborhoods; and

WHEREAS, regulations requiring the registration and permitting of short-term rentals in the City will allow the City to properly identify the location of short-term rentals and to provide contract information for owners and agents of short-term rentals to aid in responding to complaints and emergencies; and

WHEREAS, the City has received numerous complaints about short-term rentals in the past six years from citizens who have contacted code enforcement, police and city councilmembers about short-term rentals in their neighborhoods; and

WHEREAS, out-of-town guests staying at short-term rentals are often unfamiliar with City ordinance regulations governing noise, trash collection, occupancy restrictions, and parking, as those regulations vary by jurisdiction, and lack familiarity with the City's ordinances can contribute to guests violating City ordinances; and

WHEREAS, short-term rentals can often times become party houses where there is an increase in activity of persons, traffic, and noise that are disruptive to the neighborhood especially where the rental capacity of such short-term rentals is expanded beyond traditional residential uses; and

WHEREAS, the City of Grapevine is authorized by law to adopt the provisions contained herein; and

WHEREAS, the City desires to implement those rules and regulations that protect health, life, and property and that preserve good government, order, and security of the City and its inhabitants; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code.

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 to add definitions as follows:

ADVERTISE the act of drawing the public’s attention to a short-term rental in order to promote the availability of the residence for use as a short-term rental. Said advertising may be found in any medium, including but not limited to, newspaper, magazine, brochure, website, or mobile application.

BOOKING SERVICE any reservation and/or payment service provided by a person or entity that facilitates a short-term rental transaction between an Owner and a prospective Occupant, and for which the person or entity collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation and/or payment services provided for the short-term rental transaction.

HOSTING PLATFORM a person or entity that participates in the short-term rental business by providing, and collecting or receiving a fee for, Booking Services through which an Owner may offer premises for an occupant on a short-term basis. Hosting Platforms usually, though not necessarily, provide Booking Services through an online platform that allows an Owner to advertise the premises through a website provided by the Hosting Platform and the Hosting Platform conducts a transaction by which potential occupants arrange their use and their payment, whether the would-be occupant pays rent directly to the Owner or to the Hosting Platform.

HOUSEKEEPING UNIT A permanent residence as defined by Section 92.001 of the Property Code. Housekeeping unit specifically excludes any short-term rental, boarding house, lodging house, hotel, club, or any other use which is subject to the hotel occupancy tax imposed by Section 156.051 of the Texas Tax Code.

LEASEBACK An arrangement where the seller of a home leases the home back from the purchaser. In a leaseback arrangement, the specifics of the arrangements are typically made prior or immediately after the sale of the home.

MULTIFAMILY SHORT-TERM RENTAL The renting of a multifamily dwelling unit, or any portion thereof, for a period of less than 30 days.

OPERATOR Any person or entity who has control of the property or dwelling unit.

RENTAL The renting, bartering, trading, letting or otherwise allowing the use of a dwelling unit, or portions thereof, for compensation.

SHORT-TERM RENTAL The rental or offer for a rental of a dwelling unit, or any portion thereof, for a period of less than 30 days. This term does not include a leaseback.

SINGLE-FAMILY SHORT-TERM RENTAL The renting of a single-family dwelling unit, or any portion thereof, for a period of less than 30 days. This term does not include a leaseback.

Section 3. That Section 21 of the Zoning Ordinance – "Reserved", is hereby renamed to "Short-term Rentals" and amended as follows:

Short-term Rentals

- A. Single-family short-term rentals are hereby prohibited. It shall be unlawful to advertise for a single-family short-term rental in the City. It shall further be unlawful to advertise for any short-term rental which does not have a valid short-term rental permit issued under this Section.
- B. Multifamily short-term rentals are allowed with the R-MF and RMF-2 Zoning Districts, subject to the issuance of a conditional use permit.
- C. A hosting platform or booking service cannot advertise or facilitate the rental of a short-term rental unless such unit is permitted by a current short-term rental permit. Any hosting platform or booking service must provide the City of Grapevine a regular, written report on all short-term rental revenue collected for short-term rentals in the City. Said reports must also include details of all hotel occupancy taxes collected and remitted as to short-term rentals in the City. Said reports must be submitted at least once a quarter per calendar year.
- D. Short-term rentals must comply with the following conditions:
 - 1. Short-term rentals are only allowed in multifamily complexes with at least fifty (50) units.
 - 2. Short-term rentals are not allowed within the Historic Grapevine Township or within any Transit District Overlay.

3. Multifamily short-term rentals cannot be located in a complex whose property line(s) falls within five hundred feet of any property zoned for single-family use, including the R-5.0, R-7.5, R-12.5, R-TH, and R-20 Zoning Districts.
4. The operator of a short-term rental must be the owner of the property or the representative of the owner.
5. The operator of a short-term rental must obtain a permit from the City of Grapevine to operate the short-term rental. Said permits are non-transferable.
6. The permit application requirements for a short-term rental are as follows:
 - a. A five-hundred-dollar (\$500.00) application fee is required annually for the permit; and
 - b. The name, physical/street address, mailing address, facsimile number, e-mail address, telephone number, date of birth, driver's license number, of the operator and representative; and
 - c. If the operator is not an individual, the name, physical/street address, mailing address, facsimile number, e-mail address, and telephone number of the corporate representative with authority to act on behalf of the owner-entity and a copy of the documents filed with the Texas Secretary of State establishing the business entity and showing the entity is in good standing with the State of Texas; and
 - d. The name and website link to all internet platforms on which the operator advertises or take reservations for lodging at the short-term rental at any time during a 12-month period from the date of application, including the identity of any booking service or hosting platform utilized for such short-term rental; and
 - e. Designation of a responsible party who will be available at all times of the day or night for the short-term rental. Said responsible party must be available and able to respond to incidents at the short-term rental within sixty (60) minutes of being contacted; and
 - f. Total number of units and the unit numbers of the proposed short-term rentals; and
 - g. Proof of general liability insurance in an amount of not less than one million (\$1,000,000.00) per occurrence issued by a company or companies licensed to operate in the State of Texas with a minimum A- rating by AM Best throughout the term of the policy; and

- h. House rules that the operator requires the renters to follow which must follow this ordinance; and
 - i. The operator must notify the City of Grapevine in writing of any material change in the information contained in the application for a license within seven (7) days of the change, including but not limited to a change of ownership; management; and advertisements hosted on internet platforms; and
 - j. Identify all off-street parking available for and dedicated to such short-term rental(s); and
 - k. Any other certifications that are deemed necessary to establish proof of compliance.
7. Multifamily short-term rentals can occupy no more than three percent (3%) of the available units in the complex.
8. During the time the short-term rental is taking place, the renters of the unit need to maintain a common household. Therefore, internal doors cannot have key locks that exclude renters of the property from any rooms. Everyone using the rental unit must have complete unrestricted access to the entirety of the rental.
9. The operator of the short-term rental is only allowed to use the property as a short-term rental for one hundred and eighty (180) days out of the calendar year. For one hundred and eighty (180) days the operator of the rental must utilize or maintain the property without the operation of a short-term rental.
10. The operator of the short-term rental cannot either directly or indirectly allow the property to be physically converted to add bedrooms. Once the property has been registered with the City as a multifamily short-term rental, that property cannot add any bedrooms.
11. A short-term rental cannot be occupied or utilized by more than two (2) people per bedroom or twelve (12) persons overall during any given rental period.
12. A short-term rental cannot be advertised to or host more than twelve (12) people staying overnight at the property with a maximum occupancy of two (2) people per bedroom.
13. The sound level at a short-term rental may not exceed sixty-three (63) decibels when measured at the dividing line or property line between the short-term rental unit or property and its neighboring property or unit.

14. There can be no outside congregation at a short-term rental between 10:00 p.m. and 9:00 a.m.
15. Each short-term rental must provide at least one off-street parking space each for the greater of: 1) each bedroom or room where sleeping quarters are provided; and 2) every two (2) guests in the short-term rental's advertised capacity.
16. On street parking is prohibited for any renters or guests of a short-term rental.
17. A short-term rental must be available for a minimum rental period of twenty-four (24) hours.
18. A short-term rental cannot be utilized for any special events such as banquets, bachelor or bachelorette parties, weddings, receptions, concerts, or any other similar events.
19. Permit Suspension or Revocation. The City reserves the right to suspend or revoke a short-term rental in the event the operator or address accrues three or more violations of this ordinance or any other ordinance of the City of Grapevine during a calendar year. A violation shall include any written notice of violation, citation, or other or other documentation of a violation. Additionally, the City may suspend or revoke a short-term rental permit in the event of any single, severe ordinance or criminal violation, including but not limited to criminal arrests. Such determinations may be made by the staff of the City of Grapevine. These remedies are in addition to all other remedies and enforcement options available to the City, including but not limited to the issuance of citations and/or the filing of suit pursuant to Chapter 54 of the Local Government Code.
20. In the event of the revocation of a short-term rental permit, the operator cannot apply for any additional short-term rental permits for two (2) years.
21. If a short-term rental permit is denied, suspended, or revoked, the applicant or operator can appeal to the City of Grapevine City Manager's office within thirty (30) days of receiving notice that that permit was suspended, revoked, or denied. The final decision of the City Manager's office can be appealed to the Board of Zoning Adjustment. During any such appeal, the applicant shall not be authorized to operate a short-term rental.

Section 4. That Subsection (C), Conditional Uses, of Section 22 of the Zoning Ordinance – "R-MF", Multifamily District Regulations, is hereby amended as follows:

11. Short-term Rentals.

Section 5. That Subsection (1), Residential of Subsection (C), Conditional Uses, of Section 56 of the Zoning Ordinance – “Off-Street Parking Requirements”, is hereby amended as follows:

C. NUMBER OF PARKING SPACES REQUIRED: Multi-use projects shall have aggregate parking requirements. The minimum number of off-street parking spaces required shall be as follows:

1. RESIDENTIAL:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Single-family dwellings: attached, detached, townhouse, duplex	2	Dwelling Unit
Mobile home subdivision	2	Dwelling Unit
Apartment, Condominiums, triplex, fourplex	2	Dwelling Unit
Motel or Hotel	1 parking space per guestroom for a hotel/motel with no restaurant or meeting facilities; 1.25 parking spaces per guestroom of a hotel/motel with restaurant or meeting facilities. The minimum number of parking spaces may be varied subject to and conditioned upon approval of a conditional use permit, pursuant to Section 48 of this ordinance and an approved site plan.	
Multifamily Short-term Rental	At least one off-street parking space each for the greater of: 1) each bedroom or room where sleeping quarters are provided; and 2) every two (2) guests in the short-term rental’s advertised capacity.	

Section 6. That the City of Grapevine staff is hereby directed to proceed with the development and implementation of a notice and enforcement initiative as to short-term rentals.

Section 7. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall stay in full force and effect.

Section 8. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace, and general welfare of the public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

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. Each day on which a reported violation is committed will be deemed a separate offense.

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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of January, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

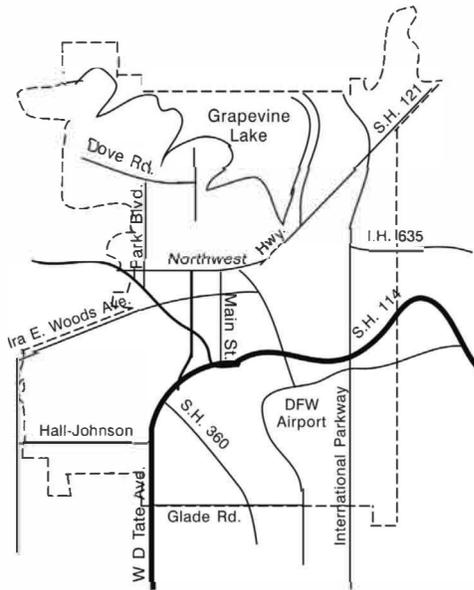
Matthew C.G. Boyle
City Attorney

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

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

MEETING DATE: JANUARY 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU23-36; OLD HICKORY
AT THE GAYLORD TEXAN



APPLICANT: Kevin Carlson – Huitt-Zollars, Inc.

PROPERTY LOCATION AND SIZE:

The subject property is located at 1501 Gaylord Trail and is platted as Opryland Addition (Un-Numbered Lot). The property contains approximately 57.254 acres.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU23-19 (Ord. 2023-047) for a planned commercial center to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, hotel and convention center. This request is specifically to expand the building footprint, revise the exterior elevations and revise the floor plan to the existing restaurant.

The applicant proposes reimagining a portion of an existing outdoor ground floor courtyard to allow for a 1,484 square foot restaurant expansion. The single-story building expansion revises the hotel's west elevation and expands the floor plan of the restaurant's ground floor. The main access to the two-level restaurant is from an interior corridor. The expansion includes 76 seats for a total of 369 seats.

PRESENT ZONING AND USE:

The property is currently zoned “PCD”, Planned Commerce Development District and is developed as the Gaylord Texan Resort and Convention Center on Lake Grapevine.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned “R-1”, Single-Family Dwelling District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “PCD”, Planned Commerce Development District.

- On March 1, 1977, City Council approved Z77-06 (Ord. 1977-12) to rezone the subject site from “R-1”, Single Family District to “SP”, Specific Use Permit District to allow the development of a health care center. The health care center was never developed, and the property remained undeveloped.
- On December 21, 1999, City Council approved CU99-69 (Ord. 1999-182) to allow for the development of a planned commercial center and allow the possession, storage, retail-sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a 1,600-room hotel with conference center space in excess of 300,000 square feet.
- On February 20, 2001, City Council approved CU01-05 (Ord. 2001-12) to allow revisions to the hotel and conference center’s parking layout.
- On March 18, 2003, City Council approved CU03-03/SU03-02 to allow a modification of the previously approved site plan for the Opryland Hotel specifically to establish sales and storage areas for alcoholic beverages, establish cellular antenna equipment under the hotel silo with low profile antenna arrays on the hotel roof, and allow for approximately 20 video games and 2 pool tables.
- On May 20, 2003, City Council approved CU03-15 (Ord. 2003-34) to allow the consumption of alcoholic beverages in conjunction with the development of the Point Restaurant.
- On October 21, 2003, City Council approved CU03-38/SU03-05 (Ord. 2003-65) to allow for minor site changes including landscape modifications along the Ruth Wall entrance to the site, identification of an outdoor seating area associated with the “Old Hickory Restaurant” within the hotel, addition of tennis courts just north of the parking lot, addition of a future events pavilion to the north of the hotel just east of the parking lot, and a revision to the final height of the hotel from 160-feet to 165-feet. SU03-05 was approved for a helistop location just to the north of the hotel for occasional VIP transport (approximately six to eight times per year) and emergency/care-flight situations, if necessary.
- On February 17, 2004, City Council approved CU04-04 (Ord. 2004-17) to allow to the revisions to the site plan associated with the Glass Cactus restaurant (formerly

known as The Point restaurant). Specifically, to allow revisions to the restaurant's exterior elevations and floor plan to accommodate a variety of entertainment options.

- On March 23, 2004 meeting, City Council approved CU04-09 (Ord. 2004-23) to allow for approval of the entire signage package for the Gaylord Hotel. At that same meeting, City Council approved SU04-01 (Ord. 2004-24) to allow for paid-parking throughout the hotel site.
- On November 16, 2004, City Council approved CU04-37 (Ord. 2004-76) to allow the development of an above surface, three-level parking garage containing 1,485 parking spaces.
- On March 23, 2005, the Site Plan Review Committee approved CU05-17 to allow minor changes to the site plan associated with the previously approved parking structure, such as the addition of a covered walkway and landscaping modifications.
- On December 18, 2007 meeting, City Council approved CU07-36 (Ord. 2007-69) to allow two additional levels of parking to be added to the north parking garage (approximately 636 spaces).
- On March 25, 2008, City Council approved CU08-01 (Ord. 08-12) with conditions to allow for a 492-guest room expansion and expansion of the conference center in excess of 600,000 square feet. The following conditions were approved:
 - Parking garage – headlight screening shall be placed from the spandrel panels up on levels two and three facing all residential properties,
 - Lighting – all ground level lights on the southwest side of the building shall be shielded for glare, and
 - Glass Cactus restaurant – immediately provide screening plans to be placed at the wrought iron fence west of the portico and Gaylord Texan officials shall provide a sound attenuation plan to the SPRC within 90 days of the approval of CU08-01.
- On August 27, 2008, the SPRC reviewed and approved CU08-01 (Ord. 2008-12) to ensure the specific conditions which City Council approved on March 25, 2008 had been met relative to the reduction of noise emanating from the Glass Cactus restaurant.
 - The noise reduction plan centered on providing wing walls and vestibules on key doorways leading onto the main and upper balconies. Specifically, a wing wall was proposed on the main balcony and upper balcony at the northwest corners – both walls deflecting sound northward as it escapes from the interior of the Glass Cactus. In addition to the wing walls, an exterior vestibule onto the main balcony on the west side (the side that faces the neighborhood) will be created to keep noise from escaping from the dance floor area. A second interior vestibule is proposed along the west side near the band/stage area. On the upper

- balcony, doorway exits onto the west side of the balcony will be converted to emergency access only.
- A letter from the sound consultants who measured the noise from the Glass Cactus on Saturday, March 1, 2008 between the hours of 8:00 p.m. to 12:00 a.m. determined that although there was on a periodic basis noise that could be heard coming from the Glass Cactus, it did not exceed the standards established in the City's Performance Standards relative to noise.
- On September 16, 2008, City Council approved CU08-17 (Ord. 2008-48) to allow for the development of a resort pool complex located immediately west of the tower addition, a food and beverage pavilion, and an event pad. Criteria was established for the use of the large event pad site other than the ICE! exhibit and guidelines were adopted relative to hours of operation, sound levels, and the size of events.
 - On June 16, 2009, City Council approved CU09-15 (Ord. 2009-24) to allow outdoor speakers in conjunction with a firework viewing area on the 5th floor of the existing Gaylord Texan garage on Friday evenings from 8:30 p.m. to 10:00 p.m. from May 22, 2009 through September 4, 2009.
 - On October 20, 2009, City Council approved CU09-33 (Ord. 2009-45) to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with the development of a water park complex at the northeast corner of Gaylord Trail and State Highway 26, outdoor speakers, and temporary signage for the annual ICE event.
 - On June 15, 2010, City Council approved CU10-12 (Ord. 2010-27) to allow outdoor speakers in conjunction with a firework viewing area in the existing Gaylord Texan parking garage on an annual basis without the need to reapply for a conditional use permit each year.
 - On April 19, 2011, City Council approved CU11-07 (Ord. 2011-18) to allow a projection sign on the wall of the existing Gaylord Texan Convention Center.
 - On June 21, 2011, City Council approved CU11-13 (Ord. 2011-26) to allow seasonal signage from Memorial Day to Labor Day for the Gaylord Texan Resort's Paradise Springs and Summerfest.
 - On December 17, 2013, City Council approved CU13-30 (Ord. 2013-57) to allow the retail sale, storage, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a gift store within the existing Gaylord Texan Resort.
 - On August 18, 2015, City Council approved CU15-34 (Ord. 2015-48) to allow for the addition of a pool, water slides, play structure, pool deck, and cabanas at the existing Paradise Springs water park located at the northeast corner of the property near Gaylord Trail and State Highway 26.

- On April 19, 2016, City Council approved CU16-07 (Ord. 2016-29) to allow for a nine story, 344,000 square foot hotel and ballroom expansion comprised of 90,500 square feet of conference area and 303 rooms.
- On May 15, 2018, City Council approved CU18-12 (Ord. 2018-42) to allow for the expansion of the existing ground parking in the Gaylord Texan Convention Center area.
- On August 18, 2022, the SPRC approved CU22-40 to allow an 896 square foot expansion of the existing Silver Bar towards the interior courtyard of the Gaylord Texan.
- On August 15, 2023, City Council approved CU23-18 (Ord. 2023-046) for property located at 816 Ruth Wall Road to expand the planned commercial center by 5 acres to construct a 700-space lighted, temporary gravel parking lot.
- On August 15, 2023, City Council approved CU23-19 (Ord. 2023-047) to allow a new concrete access driveway from Ruth Wall Road to the Gaylord Texan Property for use by Gaylord owned vehicles and City of Grapevine emergency service vehicles.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "GU", Governmental Use District – Grapevine Lake

SOUTH: "GU", Governmental Use District and "R-7.5", Single Family District – Grapevine Lake and The Woods subdivision

EAST: "GU", Governmental Use District – Grapevine Lake

WEST: "GU", Governmental Use District and "R-7.5", Single Family District – Grapevine Lake, Lakewood Acres subdivision and Grapevine Elks Lodge.

AIRPORT IMPACT:

The subject tract is located within both "Zone A" of Minimal Effect and "Zone B" Middle Zone of 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 sound except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters.

In Zone B, the following uses may be considered only if sound treatment is included in building design: multifamily apartments, motels, office buildings, movie theaters, restaurants, personal and business services. Single-family residential and sound sensitive uses such as schools and churches should avoid this zone. The applicant's

proposal is an appropriate use in this noise zone. The applicant's proposal is an appropriate use in both of these noise zones.

MASTER PLAN APPLICATION:

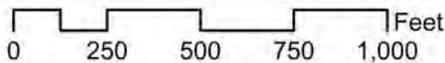
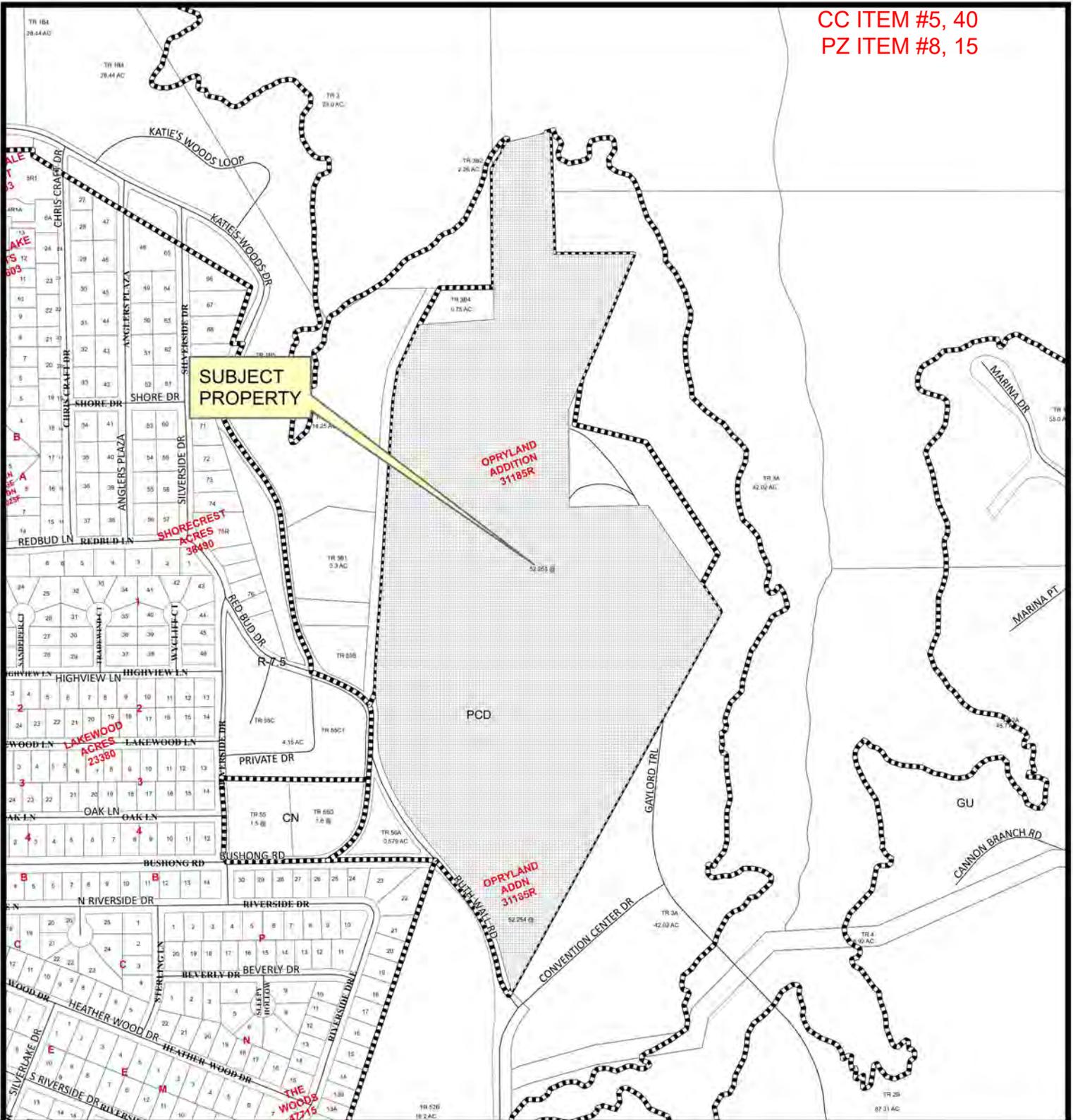
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial (CO) land use. The request is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates Ruth Wall Road as a Type F Collector, which requires a minimum right-of-way width of 60 feet to be developed with two lanes.

/at

CC ITEM #5, 40
PZ ITEM #8, 15



CU23-36; Old Hickory - Gaylord 1501 Gaylord Trail

Date Prepared: 12/29/2023

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.

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s),
block(s), & lot(s)
Opryland Addition Lot 1, Block 1
Street frontage & distance to nearest cross street
1,375 feet along Ruth Wall Rd. at Bushong Rd.
Proposed Zoning
HCO, PCD
Future Land Use Designation
Hotel and Convention Center

Gross area of parcel (to nearest tenth of
acre)
51.24 acres
Describe the Proposed Use
Hotel and Convention Center
Existing Zoning
HCO, PCD
Subject Property Address
1501 Gaylord Drive

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 Lynn Owner Phone Number 615-316-6180
Company RHP Property GT, LP
Address One Gaylord Drive
City Nashville State TN Zip Code 37214
Email [REDACTED]

RECEIVED

CU23-36 DEC 04 2023

**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Kevin Carlson, P.E. (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 [Signature] Date 11/28/23

STATE OF: Tennessee
COUNTY OF: Davidson

BEFORE ME, a Notary Public, on this day personally appeared Scott Lynn (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 28th day of November, 2023

[Signature: Caroline C. Jones]

NOTARY PUBLIC in and for the State of Texas



DEC 04 2023

CU23-36

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Kevin Carlson, P.E. Company Huitt-Zollars, Inc.

Address 500 W. 7th Street, Suite 300

City Fort Worth State TX Zip Code 76102

Phone 817-335-3000 Email [REDACTED]

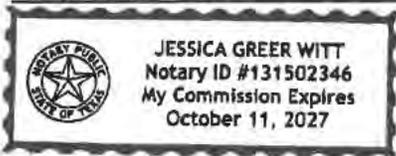
Applicant's Signature [Signature] Date 11-29-2023

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Kevin Carlson
(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 29 day of
November, 2023



[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: RHP Property GT, LP

Provide a most recent public information report that includes:

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

RECEIVED

DEC 04 2023

0423-36

(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>)

STATE OF TEXAS
COUNTY OF TARRANT
No. 100211045
A 6120-
6121

IN SENATE,
January 11, 1902.

REPORT OF THE
COMMISSIONERS OF THE
LAND OFFICE,
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
ON JANUARY 11, 1902.

THE COMMISSIONERS OF THE LAND OFFICE, in compliance with the provisions of the act of the Legislature, passed on the 11th day of January, 1902, have the honor to submit to the Senate the following report:

...

STATE OF TEXAS
COUNTY OF TARRANT
No. 100211046
A 6120-
6121

IN SENATE,
January 11, 1902.

REPORT OF THE
COMMISSIONERS OF THE
LAND OFFICE,
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
ON JANUARY 11, 1902.

...

STATE OF TEXAS
COUNTY OF TARRANT
No. 100211047
A 6120-
6121

IN SENATE,
January 11, 1902.

REPORT OF THE
COMMISSIONERS OF THE
LAND OFFICE,
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
ON JANUARY 11, 1902.

...

STATE OF TEXAS
COUNTY OF TARRANT
No. 100211048
A 6120-
6121

IN SENATE,
January 11, 1902.

REPORT OF THE
COMMISSIONERS OF THE
LAND OFFICE,
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
ON JANUARY 11, 1902.

...

STATE OF TEXAS
COUNTY OF TARRANT
No. 100211045
A 6120-
6121

IN SENATE,
January 11, 1902.

REPORT OF THE
COMMISSIONERS OF THE
LAND OFFICE,
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
ON JANUARY 11, 1902.

...

STATE OF TEXAS
COUNTY OF TARRANT
No. 100211046
A 6120-
6121

IN SENATE,
January 11, 1902.

REPORT OF THE
COMMISSIONERS OF THE
LAND OFFICE,
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
ON JANUARY 11, 1902.

...

STATE OF TEXAS
COUNTY OF TARRANT
No. 100211047
A 6120-
6121

IN SENATE,
January 11, 1902.

REPORT OF THE
COMMISSIONERS OF THE
LAND OFFICE,
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
ON JANUARY 11, 1902.

...

STATE OF TEXAS
COUNTY OF TARRANT
No. 100211048
A 6120-
6121

IN SENATE,
January 11, 1902.

REPORT OF THE
COMMISSIONERS OF THE
LAND OFFICE,
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
ON JANUARY 11, 1902.

...

C423-36

RECEIVED
DEC 04 2003

RECEIVED

DEC 04 2023

LAND DESCRIPTION

BEING a tract of Land out of the G. F. Martin Survey Abstract No. 1003, the A. F. Leonard Survey Abstract No. 946, The Samuel Freeman Survey Abstract No. 526, and the A. Anderson Survey Abstract No. 26, and being a portion of the Opryland Addition, an addition to the City of Grapevine as recorded in Cabinet A, Slide 6121 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.), being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for corner in the centerline of Ruth Wall Road (a variable width right-of-way) said point being the most southerly corner of said Opryland Addition, and also being in the common west line of said Martin Survey and the east line of said Leonard Survey;

THENCE North 28 degrees 31 minutes 09 seconds East, along the east line of said Leonard Survey, a distance of 150.94 feet to the POINT OF BEGINNING, said point being on the easterly line of a variable width right-of-way dedication for Ruth Wall Road as shown on said Opryland Addition Plat and also being the beginning of a non-tangent curve to the right, through a central angel of 22 degrees 35 minutes 39 seconds, a radius of 395.00 feet, A chord Bearing North 27 degrees, 12 minutes 48 seconds West at a distance of 154.76;

THENCE departing said common Survey line and along the easterly line of said right-of-way dedication the following:

Along said curve to the right, and an arc distance of 155.77 feet to a 5/8 inch iron rod with "Huitt-Zollars" cap for corner, and being the beginning of a reverse curve to left through a central angel of 23 degrees 37 minutes 25 seconds, a radius of 590.07 feet, A chord Bearing North 27 degrees, 43 minutes 41 seconds West at a distance of 214.57;

Along said curve to the left an arc distance of 243.29 feet to a 5/8 inch iron rod with "Huitt-Zollars" cap for corner;

North 39 degrees 32 minutes 24 seconds West, a distance of 348.42 feet to a 5/8 inch iron rod with "Huitt-Zollars" cap for corner, and also being the beginning of a non-tangent curve to the right, through a central angel of 43 degrees 10 minutes 03 seconds, a radius of 561.45 feet, a chord Bearing North 17 degrees, 57 minutes 22 seconds West at a distance of 413.07;

Along said curve to the right an arc distance of 423.01 feet to a 5/8 inch iron rod with "Huitt-Zollars" cap for corner;

North 03 degrees 35 minutes 59 seconds East, a distance of 63.45 feet a 5/8 inch iron rod with "Huitt-Zollars" cap for corner;

CU23-36

North 61 degrees 28 minutes 51 seconds West, a distance of 27.52 feet a 5/8 inch iron rod with "Huitt-Zollars" cap for corner;

THENCE North 03 degrees 37 minutes 40 seconds East, joining said centerline of said Ruth Wall Road at a distance of 1126.20 feet to a 5/8 inch iron rod for corner;

THENCE North 08 degrees 31 minutes 26 seconds East, departing said centerline, a distance 119.43 feet to a 5/8 inch iron rod for corner;

THENCE North 24 degrees 05 minutes 54 seconds East, a distance of 187.14 feet to a P.K. Nail found for corner;

THENCE North 85 degrees 56 minutes 14 seconds East, passing a corps of Engineers" concrete monument with a BRASS Cap Stamped A 55 1963" at a distance of 29.00 feet, and continuing for an overall distance of 293.78 feet to a monument with a brass cap stamped " A 54 - 1963" found for corner;

THENCE North 00 degrees 30 minutes 03 seconds West, a distance of 574.09 feet to a point for corner;

THENCE North 28 degrees 31 minutes 36 seconds East, a distance of 115.85 feet to a point for corner;

THENCE North 76 degrees 37 minutes 00 seconds East, a distance of 168.68 feet to a 5/8 inch rod found for corner;

THENCE South 01 degrees 26 minutes 50 seconds East, a distance of 468.47 feet to a P.K. nail Found for corner in a corps of Engineers concrete monument;

THENCE North 89 degrees 43 minutes 12 seconds East, a distance of 303.81 feet to a corps of Engineers" concrete monument with a brass cap stamped " A 49 - 1963" for corner;

THENCE South 22 degrees 42 minutes 25 seconds West, a distance of 637.34 feet to the a corps of Engineers" concrete monument with a brass cap stamped " A 48 - 1963" for corner;

THENCE South 00 degrees 14 minutes 00 seconds East, a distance of 372.76 feet to a Corps of Engineers" concrete monument with a Brass cap stamped " A 47 - 1963" found for corner;

THENCE North 88 degrees 45 minutes 04 seconds East, a distance of 300.17 feet to a Corps of Engineers" concrete monument with a Brass cap stamped " A 46 - 1963" found for corner;

THENCE South 34 degrees 15 minutes 20 seconds East , a distance of 490.95 feet to a Corps of Engineers" concrete monument with a Brass cap stamped " A 45 - 1963" found for corner;

THENCE South 28 degrees 31 minutes 09 seconds West, a distance of distance of 1608.53 feet to the POINT OF BEGINNING and containing 51.24 Acres of Land, more or less.

*-----

* Prepared by: Huitt-Zollars, Inc.

* Routine: Reduce Map Check File Coord File: CLOSURE.crd 11/20/23 9:56:10

* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000

*-----

Correct Ending Coordinates, North: 0.000 East: 0.000

Ending Coordinates, North: -0.015 East: 0.033

Error, N: -0.01 E: 0.03 Total: 0.04 Brg: N 65°37'42"W

Distance Traversed: 8017.93 Closure: 223770

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Pt ID
	0.000	0.000	6311		
CURVE DEF: Arc		CURVE DIR: CW			
RAD: 395.00	LEN: 155.71	TAN: 78.88	CEN. ANG: 22°35'09"		
CHORD: 154.70	MO: 7.65	EXT: 7.80	DEGREE: 14°30'19"		
SEG: 790	TRI: 29962	SEC: 30752			
N 51°29'38"E	395.00	245.927	309.103		6312 PC->RP
S 74°04'47"W	395.00	137.578	-70.746		6313 RP->PT
N 27°12'48"W	154.70	137.578	-70.746		6313 PC->PT
CURVE DEF: Arc		CURVE DIR: CCW			
RAD: 590.07	LEN: 243.29	TAN: 123.40	CEN. ANG: 23°37'25"		
CHORD: 241.57	MO: 12.49	EXT: 12.76	DEGREE: 9°42'36"		
SEG: 2017	TRI: 69763	SEC: 71780			
S 74°05'01"W	590.07	-24.238	-638.195		6314 PC->RP
N 50°27'36"E	590.07	351.409	-183.143		6315 RP->PT
N 27°43'41"W	241.57	351.409	-183.143		6315 PC->PT
N 39°32'24"W	348.42	620.104	-404.953		6316

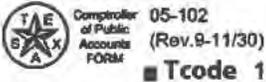
CURVE DEF: Arc		CURVE DIR: CW		
RAD: 561.45	LEN: 423.00	TAN: 222.11	CEN. ANG: 43°10'03"	
CHORD: 413.07	MO: 39.37	EXT: 42.34	DEGREE: 10°12'18"	
SEG: 10920	TRI: 107828	SEC: 118748		
N 50°27'36"E	561.45	977.531	28.027	6317 PC->RP
N 86°22'21"W	561.45	1013.055	-532.298	6318 RP->PT
N 17°57'22"W	413.07	1013.055	-532.298	6318 PC->PT
N 03°35'59"E	65.45	1078.376	-528.189	6319
N 61°28'51"W	27.52	1091.516	-552.370	6320
N 03°37'40"E	1126.20	2215.459	-481.110	6321
N 08°31'26"E	119.43	2333.570	-463.408	6322
N 24°05'54"E	187.14	2504.400	-386.998	6323
N 85°56'14"E	293.78	2525.214	-93.956	6324
N 00°30'03"W	574.09	3099.282	-98.974	6325
N 28°31'36"E	115.85	3201.067	-43.648	6326
N 76°37'00"E	168.68	3240.111	120.451	6327
S 01°26'50"E	468.47	2771.790	132.283	6328
N 89°43'12"E	303.81	2773.275	436.089	6329
S 22°42'25"W	637.34	2185.334	190.064	6330
S 00°14'00"E	372.76	1812.577	191.583	6331
N 88°45'04"E	300.17	1819.120	491.681	6332
S 34°15'20"E	490.95	1413.332	768.030	6333
S 28°31'09"W	1608.53	-0.015	0.033	6334

Approx: Sq. Feet: 2232022 Acres: 51.2402

CC ITEM #5, 40
PZ ITEM #8, 15

RECEIVED

DEC 04 2023



Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

TCODE 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

1 6 2 1 7 9 8 6 9 4 8

2 0 2 3

Taxpayer name RHP PROPERTY GT, LP				Secretary of State (SOS) file number or Comptroller file number 0800016210			
Mailing address 1 GAYLORD DR ATTN: TAX DEPT							
City NASHVILLE		State TN		ZIP Code 37214		Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 1 Gaylord Drive, Nashville, TN 37214
Principal place of business 1 Gaylord Drive, Nashville, TN 37214

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



1621798694823

SECTION A Name, title and mailing address of each officer, director or manager.

Name	Title	Director	Term expiration	m	m	d	d	y	y
Colin Reed	Chairman	<input checked="" type="radio"/> YES							
Mailing address 1 Gaylord Drive		City Nashville	State TN	ZIP Code 37214					
Mark Fioravanti	CEO	<input type="radio"/> YES							
Mailing address ONE GAYLORD DRIVE		City NASHVILLE	State TN	ZIP Code 37214					
Scott Lynn	Secretary	<input type="radio"/> YES							
Mailing address ONE GAYLORD DRIVE		City NASHVILLE	State TN	ZIP Code 37214					

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
RHP Property GT, LLC	DE		99.0

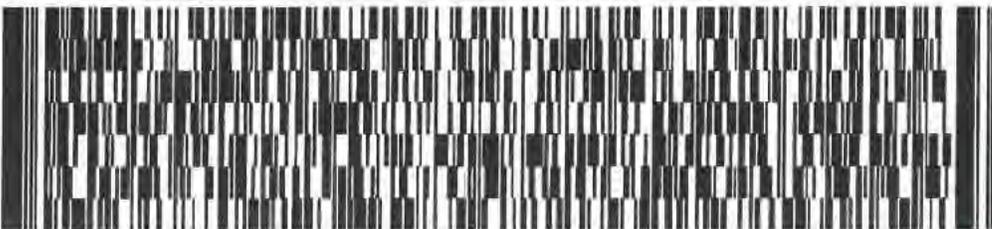
Registered agent and registered office currently on file. (see instructions if you need to make changes)				<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.			
Agent: CORPORATION SERVICE COMPANY DBA CSC - LAW							
Office: 211 E. 7TH STREET SUITE 620		City AUSTIN	State TX	ZIP Code 78701			

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here Chase Slusher	Title Electronic	Date 05-04-2023	Area code and phone number (615) 316-6187
--------------------------------	----------------------------	---------------------------	---

Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
-------	-----------------------	---------	-----------------------



CU23-36

ORDINANCE NO. 2024-008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU23-36 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU23-19 (ORDINANCE NO. 2023-047) FOR A PLANNED COMMERCIAL CENTER TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON- AND OFF- PREMISE CONSUMPTION OF (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A HOTEL AND CONVENTION CENTER, SPECIFICALLY TO EXPAND THE BUILDING FOOTPRINT, REVISE THE EXTERIOR ELEVATIONS AND REVISE THE FLOOR PLAN TO THE EXISTING RESTAURANT (OLD HICKORY AT THE GAYLORD TEXAN) FOR OPRYLAND ADDITION (1501 GAYLORD TRAIL) IN A DISTRICT ZONED "PCD", PLANNED COMMERCE DEVELOPMENT 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 CU23-36 to amend the previously site plan of CU23-19 (Ordinance No. 2023-047) for a planned commercial center to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant with a hotel and convention center, specifically to expand the building footprint, revise the exterior elevations and revise the floor plan to the existing restaurant (Old Hickory at the Gaylord), in a district zoned "PCD", Planned Commerce Development District within the following described property: Opryland Addition (Un-Numbered Lot), (1501 Gaylord Trail) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of January, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

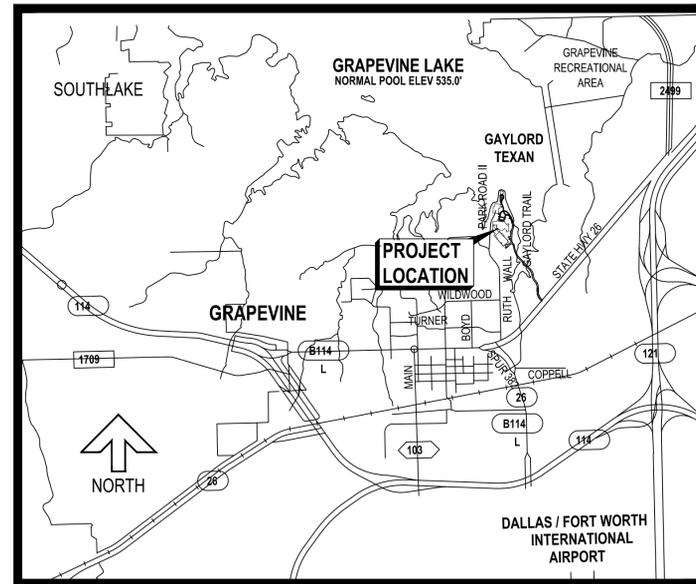
Matthew C.G. Boyle
City Attorney

GAYLORD TEXAN OLD HICKORY EXPANSION

CUP SITE PLAN SUBMITTAL

GRAPEVINE, TEXAS

DECEMBER 21, 2023



VICINITY MAP
NTS

 **GAYLORD TEXAN**
RESORT HOTEL AND
CONVENTION CENTER
GRAPEVINE, TEXAS
1501 GAYLORD TRAIL
GRAPEVINE, TEXAS 76051

CIVIL ENGINEER / SURVEYOR:

 **HUIT
ZOLLARS**

500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huit-zollars.com
CONTACT: KEVIN N. CARLSON, P.E.



SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	SITE DATA TABLE
4	ARCHITECTURAL COVER SHEET
5	GENERAL NOTES, LEGENDS, & SYMBOLS
6	ARCHITECTURAL SITE PLAN
7	DEMOLITION PLAN
8	DEMOLITION PLAN
9	FLOOR PLAN - LEVEL 00
10	FLOOR PLAN - LEVEL 01
11	EXTERIOR ELEVATIONS

DEVELOPER / OWNER:
RHP PROPERTY GT, LP
ONE GAYLORD DRIVE
NASHVILLE, TN 37214
PHONE: (615) 316-6000
FAX: (615) 316-6898
CONTACT: JAMES CHAMBLIN
EMAIL: jchamblin@rymanhp.com

CASE NAME: GAYLORD TEXAN OLD HICKORY EXPANSION
CASE NUMBER: CU23-36
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

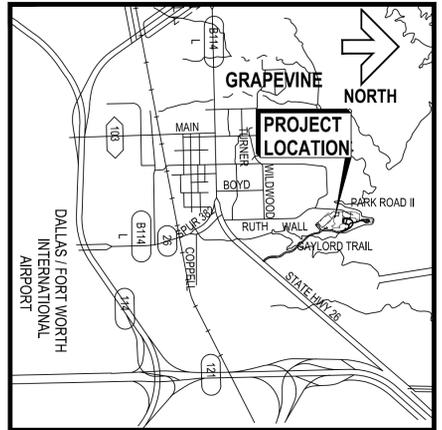
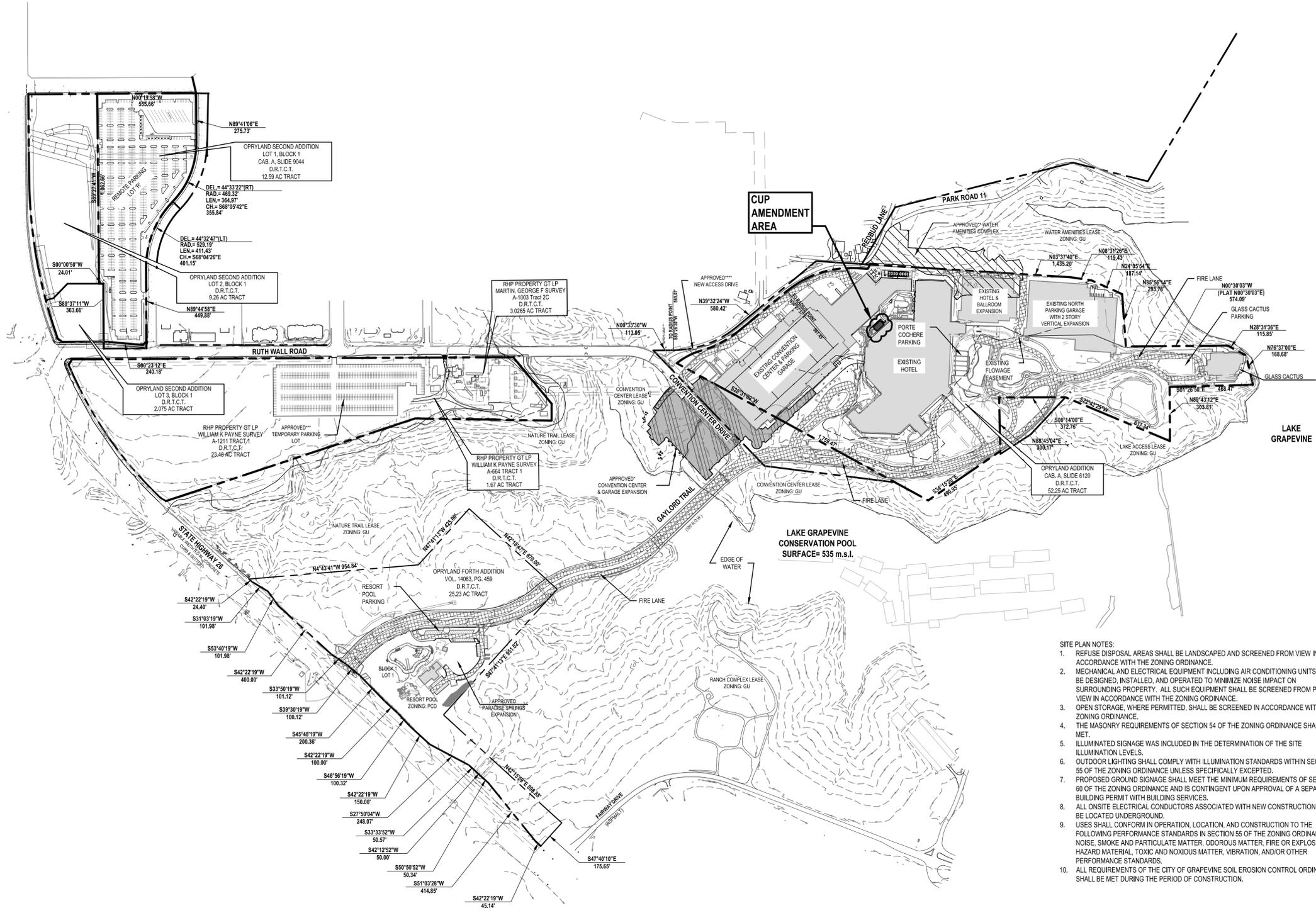
DATE: _____

SHEET: 1 OF 11

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

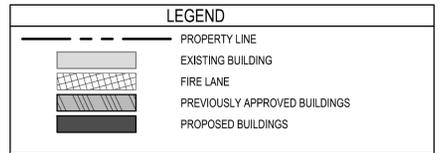
PLANNING SERVICES DEPARTMENT

B.COLE 12/21/2023 9:32AM H:\PROJECTS\PROJUBUS_DEV\DEV\GAYLORD\GAYLORD OLD HICKORY CONSERVATORY\10 CADD & BIM\10.1 AUTOCAD\CUPR31693201-C-SP-CUP.DWG



VICINITY MAP
NTS

- NOTE:
1. ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 2. (*) PER HOTEL & CONVENTION CENTER CUP SITE PLAN APPROVED MARCH 25, 2008.
 3. (**) PER WATER AMENITIES CUP SITE PLAN APPROVED
 4. (***) PER TEMPORARY PARKING CUP SITE PLAN CU20-18.
 5. (****) PER NEW ACCESS DRIVEWAY CUP SITE PLAN CU23-19.



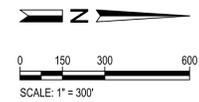
EXISTING ZONING:
PCD - PLANNED COMMERCE DEVELOPMENT

PROPOSED ZONING:
PCD - PLANNED COMMERCE DEVELOPMENT

THE PURPOSE OF THIS CONDITIONAL USE PERMIT IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU18-12 (ORD. 2018-42) FOR A PLANNED COMMERCIAL CENTER TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, HOTEL AND CONVENTION CENTER, SPECIFICALLY TO EXPAND THE BUILDING FOOTPRINT, REVISE THE EXTERIOR ELEVATIONS AND REVISE THE FLOOR PLAN TO THE EXISTING RESTAURANT.

THE ENTIRE SITE IS THE PREMISE

- SITE PLAN NOTES:
1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
 6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 8. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE 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.



Huitt-Zollars, Inc.
Firm Registration No. F-761

CASE NAME: GAYLORD TEXAN OLD HICKORY EXPANSION
CASE NUMBER: CU23-35
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: 2 OF 11

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

PLANNING SERVICES DEPARTMENT



500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitt-zollars.com

OVERALL SITE PLAN

GAYLORD TEXAN OLD HICKORY EXPANSION
OPRYLAND ADDITION
GEORGE F. MARTIN SURVEY, A- 1003
52.25 ACRES
PCD PLANNED COMMERCE DEVELOPMENT DISTRICT
DATE OF PREPARATION: DECEMBER 21, 2023

GAYLORD TEXAN
RESORT HOTEL AND
CONVENTION CENTER
1501 GAYLORD TRAIL
GRAPEVINE, TEXAS 76051



HZ PROJECT NO.: R316932.01
ISSUE DATE: DECEMBER 21, 2023
DRAWN BY: B.COLE
REVIEWED BY: K.CARLSON
APPROVED BY: K.CARLSON
SHEET 2 OF 11

BCOLE 12/21/2023 9:36AM H:\PROJECTS\H:\PROJBUS_DEV\CVIL\GAYLORD\GAYLORD OLD HICKORY CONSERVATORY\10 CADD & BIM\10.1 AUTOCAD\CAD\PR31693201-C-SP-CJUP.DWG

EXISTING DEVELOPMENT

OPRYLAND ADDITION LOT 1, BLOCK 1

BUILDING HEIGHT	STORIES	HEIGHT
HOTEL		
FINISHED FLOOR TO TOP OF ATRIUM	9	164'-10"
CONVENTION CENTER		
FINISHED FLOOR TO TOP ROOF	3	75'-6"
GLASS CACTUS		
FINISHED FLOOR TO TOP OF ROOF	2	53'-3.5"
NORTH PARKING GARAGE		
FINISHED FLOOR TO TOP OF ROOF	5	75'-0"
HOTEL AND BALLROOM EXPANSION		
572 ELEVATION TO ELEVATOR PENTHOUSES	9	121'-0"

HOTEL		TOTAL
BUILDING AREA		
HOTEL TOTAL AREA	1,328,466 S.F.	
GROUND FLOOR FOOTPRINT	339,372 S.F.	
GUEST ROOMS	1,511 ROOMS	
CHILD CARE	6,000 S.F.	
EMPLOYEE SERVICE CENTER	25,400 S.F.	

CONVENTION CENTER		TOTAL
BUILDING AREA		
GARAGE LEVEL (BASEMENT LEVEL)	241,248 S.F.	
1ST, MEZZANINE, & 2ND LEVEL	860,762 S.F.	
CONVENTION CENTER TOTAL AREA	1,102,010 S.F.	
GROUND FLOOR FOOTPRINT	364,969 S.F.	
CONVENTION CENTER USABLE AREA INCLUDING HOTEL	310,303 S.F.	

GLASS CACTUS		TOTAL
BUILDING AREA		
GLASS CACTUS TOTAL BUILDING AREA	41,777 S.F.	
GROUND FLOOR FOOTPRINT	29,443 S.F.	

HOTEL AND BALLROOM EXPANSION		TOTAL
BUILDING AREA		
HOTEL AND BALLROOM EXPANSION AREA	344,000 S.F.	
GROUND FLOOR FOOTPRINT EXPANSION	76,000 S.F.	
CONFERENCE AREA EXPANSION	90,500 S.F.	
GUEST ROOMS/NUMBER OF BEDROOMS	303 ROOMS	
TYPICAL ROOMS	380 S.F.	

BUILDING AREAS		TOTAL
TOTAL BUILDING AREA	2,904,753 S.F.	
TOTAL USEABLE MEETING & CONFERENCE AREA	400,803 S.F.	
GLASS CACTUS TOTAL USEABLE AREA	25,776 S.F.	
TOTAL GROUND FLOOR FOOTPRINTS	809,784 S.F.	

FLOOR AREA RATIO			
PARCEL	BUILDING S.F.	S.F.	F.A.R.
LOT 1	2,904,753 S.F.	2,276,194 S.F.	1:1.28

SITE DATA		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	747,503 S.F.	
TOTAL OPEN SPACE	619,753 S.F.	

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
NORTH PARKING GARAGE (LOT A)	2,212 SPACES	
CONVENTION CENTER PARKING GARAGE	604 SPACES	
SELF PARKING LOT D	84 SPACES	
SELF PARKING LOT E	133 SPACES	
ICE SCULPTURE LOT	59 SPACES	
GLASS CACTUS	141 SPACES	
PORTE COCHERE	12 SPACES	
TOTAL		3,245 SPACES

OPRYLAND SECOND ADDITION LOT 1, BLOCK 1 (LOT 'R')

SITE DATA		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	412,885 S.F.	
TOTAL OPEN SPACE	128,628 S.F.	

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
REMOTE PARKING LOT "R"	1,075 SPACES	

OPRYLAND FOURTH ADDITION LOT 1, BLOCK 1 (RESORT POOL)

BUILDING HEIGHT		
BUILDING	STORIES	HEIGHT
FINISHED FLOOR TO ROOF (ORIGINAL)	2	30'-0"
FINISHED FLOOR TO ROOF (WATER SLIDE)	1	36'-2"

SITE DATA		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	726,001 S.F.	
TOTAL OPEN SPACE	641,075 S.F.	

WATER AMENITIES COMPLEX		TOTAL
FACILITY		
LOUNGE CHAIRS	1,203 CHAIRS	
POOL DECK	76,101 S.F.	
POOL SURFACE	21,950 S.F.	
FOOD & BEVERAGE BUILDING AREA	5,827 S.F.	
GROUND FLOOR FOOTPRINT	2,812 S.F.	

FLOOR AREA RATIO			
PARCEL	BUILDING S.F.	S.F.	F.A.R.
LOT 1	5,827 S.F.	440,827 S.F.	1:0.013

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
FRONT ENTRY RESORT POOL COMPLEX	66 SPACES	

EXISTING DEVELOPMENT (CONTINUED)

WILLIAM K PAYNE SURVEY A-1211, TRACT 1

TEMPORARY GRAVEL PARKING		TOTAL
BUILDING AREA		
GUARD SHACK	24 S.F.	

SITE DATA		TOTAL
BUILDING AREA		
TOTAL IMPERVIOUS AREA	24 S.F.	
TOTAL OPEN SPACE	1,022,765 S.F.	

PARKING TABULATIONS		TOTAL
WILLIAM K PAYNE SURVEY A-1211, TRACT 1		
TEMPORARY GRAVEL PARKING	680 SPACES	

WILLIAM K PAYNE SURVEY A-664, TRACT 1

TEMPORARY GRAVEL PARKING		TOTAL
BUILDING AREA		
GUARD SHACK	0 S.F.	

SITE DATA		TOTAL
BUILDING AREA		
TOTAL IMPERVIOUS AREA	0 S.F.	
TOTAL OPEN SPACE	72,745 S.F.	

PARKING TABULATIONS		TOTAL
WILLIAM K PAYNE SURVEY A-1211, TRACT 1		
TEMPORARY GRAVEL PARKING	20 SPACES	

APPROVED DEVELOPMENT (NOT CONSTRUCTED)

OPRYLAND ADDITION LOT 1, BLOCK 1

BUILDING HEIGHT		
BUILDING	STORIES	HEIGHT
CONVENTION CENTER EXPANSION		
FINISHED FLOOR TO ROOF	3	69'-6"

CONVENTION CENTER EXPANSION		TOTAL
BUILDING AREA		
CONVENTION CENTER EXPANSION AREA	613,423 S.F.	
GROUND FLOOR FOOTPRINT EXPANSION	211,342 S.F.	
USEABLE CONFERENCE AREA EXPANSION	132,338 S.F.	

WATER AMENITIES COMPLEX		TOTAL
FACILITY		
LOUNGE CHAIRS	600 CHAIRS	
RESTAURANT SEATING	120 SEATS	
POOL DECK	19,625 S.F.	
POOL SURFACE	13,401 S.F.	
FOOD & BEVERAGE PAVILION	3,500 S.F.	
RESTROOM FACILITY-1 STORY	1,200 S.F.	
GATE HOUSE-1 STORY	125 S.F.	

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
CONVENTION CENTER PARKING GARAGE EXPANSION	386 SPACES	
PARKING AREAS REMOVED		
ICE SCULPTURE LOT (REMOVED)	-59 SPACES	

PROPOSED DEVELOPMENT (OLD HICKORY RENOVATION & EXPANSION)

OPRYLAND ADDITION LOT 1, BLOCK 1

BUILDING HEIGHT		
BUILDING	STORIES	HEIGHT
OLD HICKORY ADDITION		
FINISHED FLOOR TO ROOF	1	27'-1"

SITE DATA		TOTAL
BUILDING AREA		
OLD HICKORY EXPANSION ONLY	1,504 S.F.	
GROUND FLOOR FOOTPRINT EXPANSION ONLY	1,504 S.F.	
RESTAURANT SEATS EXPANSION ONLY	76 SEATS	

TOTAL DEVELOPMENT

OPRYLAND ADDITION LOT 1, BLOCK 1

FLOOR AREA RATIO			
PARCEL	BUILDING S.F.	S.F.	F.A.R.
LOT 1	2,906,257 S.F.	2,276,194 S.F.	1:1.28
CONVENTION CENTER LEASE	613,423 S.F.	534,344 S.F.	1:1.14
POOL COMPLEX LEASE	4,825 S.F.	392,040 S.F.	1:0.012

SITE DATA		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	749,007 S.F.	
TOTAL OPEN SPACE	612,135 S.F.	
GUEST ROOMS	1,814 ROOMS	
CONFERENCE AREA EXPANSION	90,500 S.F.	
CHILD CARE	6,000 S.F.	
EMPLOYEE CENTER	25,400 S.F.	
REQUIRED PARKING	2,281 SPACES	

BUILDING AREA-CONVENTION CENTER LEASE		TOTAL
TOTAL IMPERVIOUS AREA	37,851 S.F.	
TOTAL OPEN SPACE	463,402 S.F.	
USABLE CONFERENCE AREA	310,303 S.F.	
REQUIRED PARKING	1,241 SPACES	

PARKING TABULATIONS (EXCLUDES APPROVED DEVELOPMENT)		TOTAL
GAYLORD PROPERTY		
NORTH PARKING GARAGE	2,212 SPACES	
CONVENTION CENTER PARKING GARAGE	604 SPACES	
SELF PARKING LOT D	84 SPACES	
SELF PARKING LOT E	133 SPACES	
ICE SCULPTURE LOT	59 SPACES	
GLASS CACTUS	141 SPACES	
PORTE COCHERE	12 SPACES	
TOTAL		3,245 SPACES

OPRYLAND SECOND ADDITION LOT 1, BLOCK 1

SITE DATA		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	412,885 S.F.	
TOTAL OPEN SPACE	128,628 S.F.	
REQUIRED PARKING	0 SPACES	

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
REMOTE PARKING LOT "R"	1,075 SPACES	

OPRYLAND FOURTH ADDITION LOT 1, BLOCK 1

FLOOR AREA RATIO (EXCLUDES APPROVED DEVELOPMENT)			
PARCEL	BUILDING S.F.	S.F.	F.A.R.
LOT 1	5,827 S.F.	440,827 S.F.	1:0.013

SITE DATA (EXCLUDES APPROVED DEVELOPMENT)		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	726,001 S.F.	
TOTAL OPEN SPACE	641,075 S.F.	
REQUIRED PARKING	70 SPACES	

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
FRONT ENTRY RESORT POOL COMPLEX	70 SPACES	

WILLIAM K PAYNE SURVEY A-1211, TRACT 1

SITE DATA		TOTAL
BUILDING AREA		
TOTAL IMPERVIOUS AREA	24 S.F.	
TOTAL OPEN SPACE	1,022,765 S.F.	

PARKING TABULATIONS		TOTAL
WILLIAM K PAYNE SURVEY A-1211, TRACT 1		
TEMPORARY GRAVEL PARKING	680 SPACES	

WILLIAM K PAYNE SURVEY A-664, TRACT 1

SITE DATA		TOTAL
BUILDING AREA		
TOTAL IMPERVIOUS AREA	0 S.F.	
TOTAL OPEN SPACE	72,745 S.F.	

PARKING TABULATIONS		TOTAL
WILLIAM K PAYNE SURVEY A-1211, TRACT 1		
TEMPORARY GRAVEL PARKING	20 SPACES	

TOTAL DEVELOPMENT

OVERALL PARKING TABULATIONS

PARKING TABULATIONS (EXCLUDES APPROVED DEVELOPMENT)		TOTAL
GAYLORD PROPERTY		
TOTAL PARKING PROVIDED	5,090 SPACES	
TOTAL PARKING REQUIRED	3,592 SPACES	

- NOTES:
- PARKING CALCULATIONS:
 - HOTEL: 1 PARKING SPACE PER GUEST ROOM
 - CONVENTION CENTER: 1 SPACE PER 250 SF
 - EMPLOYEE SERVICE CENTER: 1 SPACE PER 300 SF
 - DAY CARE CENTER: 1 SPACE PER 300 SF OF ACTIVITY SPACE



Huitt-Zollars, Inc.
Firm Registration No. F-761

CASE NAME: GAYLORD TEXAN OLD HICKORY EXPANSION
CASE NUMBER: CU23-36
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR: _____ SECRETARY: _____

DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN: _____

DATE: _____
SHEET: 3 OF 11

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

PLANNING SERVICES DEPARTMENT

500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitt-zollars.com

SITE DATA TABLE

GAYLORD TEXAN OLD HICKORY EXPANSION OPRYLAND ADDITION GEORGE F. MARTIN SURVEY, A- 1003 52.25 ACRES "PCD" PLANNED COMMERCE DEVELOPMENT DISTRICT DATE OF PREPARATION: DECEMBER 21, 2023	GAYLORD TEXAN RESORT HOTEL AND CONVENTION CENTER 1501 GAYLORD TRAIL GRAPEVINE, TEXAS 76051
--	--

HZ PROJECT NO.: R316932.01
ISSUE DATE: DECEMBER 21, 2023
DRAWN BY: B.COLE
REVIEWED BY: K.CARLSON
APPROVED BY: K.CARLSON

SHEET 3 OF 11



NOTE:

1. NO ADDITIONAL LANDSCAPE IS BEING PROPOSED ADJACENT TO THE EXPANSION AREA.
2. EXISTING UTILITIES WILL BE TAKEN INTO ACCOUNT FOR THE PROPOSED EXPANSION.
3. FIRE SPRINKLER SYSTEM AND ALARM SYSTEM WILL BE EXTENDED INTO THE PROPOSED EXPANSION.

**BLUR
WORK
SHOP**

BLUR Workshop, LLC
621 North Avenue NE,
Suite C-40
Atlanta, GA 30308
BLURworkshop.com
tel 404.600.1166

Scales as stated herein are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted herein are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing. This drawing is not to be reproduced or copied in whole or in part without the Author's consent. It is only to be used for the project and the site specifically identified herein and is not to be used on any other project. It is to be returned upon request.
© 2018 BLUR Workshop, LLC.

GAYLORD TEXAN OLD HICKORY RENOVATION AND EXPANSION

1501 Gaylord Trail
Grapevine, TX 76051

Site Plan
for
Gaylord Texan Old Hickory Expansion, Opdyke Addition, George F. Martin Survey
A - 1003
City of Grapevine, Tarrant County, Texas
52.25 acres
Zone: "MCD" Planned Commercial Development District
Date of Submission: December 04, 2023
Date of Revision: December 21, 2023

CASE NAME: GAYLORD TEXAN OLD HICKORY EXPANSION
CASE NUMBER: CU23-36
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 4 of 11

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

PLANNING SERVICES DEPARTMENT

SEAL



**BLUR
WORK
SHOP**

*ARTISTIC RENDERING IS PROVIDED FOR REFERENCE ONLY AND IS NOT TO BE USED TO DETERMINE MATERIALS, QUANTITIES OR DIMENSIONS.

GAYLORD TEXAN OLD HICKORY INTERIOR RENOVATION AND EXPANSION

GRAPEVINE, TX

CUP - REV 1
DECEMBER 21, 2023

PROJECT TEAM				PROJECT INFORMATION			
OWNER & OWNER'S CONSULTANTS				PROJECT NAME & ADDRESS:			
OWNER				GAYLORD TEXAN OLD HICKORY RENOVATION & EXPANSION 1501 GAYLORD TRAIL GRAPEVINE, TX 76051			
RHP PROPERTY GT, LP ONE GAYLORD DRIVE NASHVILLE, TN 37214				BUILDING DATA:			
ARCHITECT / INTERIOR DESIGN				NUMBER OF LEVELS - 9 NUMBER OF GUESTROOMS - 1511 + 303 = 1814 AREA PER LEVEL - VARIES STRUCTURE - CAST-IN-PLACE CONCRETE & STRUCTURAL STEEL			
BLUR WORKSHOP, LLC 621 NORTH AVENUE NE SUITE C-40 ATLANTA, GA 30308				APPLICABLE CODES:			
CIVIL				2006 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS 2006 INTERNATIONAL ENERGY CONSERVATION CODE 2006 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS 2006 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS 2006 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS 2005 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS 2015 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS 2010 AMERICANS WITH DISABILITIES ACT (ADA) 2012 TEXAS ACCESSIBILITY STANDARDS			
HUITT-ZOLLARS 5340 LBJ FREEWAY SUITE 1500 DALLAS, TX 75240				REQUIRED FIRE RATINGS:			
FOOD SERVICE CONSULTANT				STRUCTURAL BEAMS SUPPORTING ROOF - 1 HOUR* SUPPORTING FLOOR(S) - 2 HOURS* STRUCTURAL COLUMNS SUPPORTING ROOF - 1 HOUR* SUPPORTING ONE FLOOR(S) - 3 HOURS* EXTERIOR BEARING WALLS - 2 HOURS* INTERIOR BEARING WALLS SUPPORTING ROOF - 1 HOUR* SUPPORTING FLOOR(S) - 2 HOURS* FLOORS - 2 HOURS ROOF DECKS <20 FEET ABOVE FLOOR - 1 HOUR* >20 FEET ABOVE FLOOR - 0 HOUR*			
TOP SHELF DESIGN 763 VZ COUNTY ROAD 3821 WILLS POINT, TX 75169				WALLS			
CONTRACTOR				STAIRWAYS - 2 HOURS, 1-1/2 HR. OPENINGS EXIT ACCESS - 1 HOUR, 20 MIN. OPENINGS			
TBD				TRAVEL DISTANCE: 250 FEET MAXIMUM			
STRUCTURAL ENGINEER				DEAD END CORRIDOR: 20 FEET MAXIMUM			
SOLARE 1376 CHURCH ST. SUITE 200 DECATUR, GA 30030				COMMON PATH OF TRAVEL: 75 FEET MAXIMUM			
MEP ENGINEER							
SOLARE 1300 SUMMIT AVE. SUITE 514 FORT WORTH, TX 76102							
CODE AND LIFE SAFETY							
HOWE ENGINEERS 141 LONGWATER DRIVE SUITE 110 NORWELL, MA 02061							
LIGHTING DESIGNER							
CD+M LIGHTING DESIGN GROUP 2303 PARKLAKE DR SUITE 610 ATLANTA, GA 30345							
AV/TELECOM/ SECURITY							
SOLARE 1300 SUMMIT AVE. SUITE 514 FORT WORTH, TX 76102							
SIGNAGE & GRAPHICS							
LORENC DESIGN 109 VICKERY ST ROSWELL, GA 30075							
				TYPE OF CONSTRUCTION: TYPE IA (*=REDUCED TO TYPE IB PER IBC 403.3.1), FULLY SPRINKLERED			
				OCCUPANCY CLASSIFICATION: A2			

No.	Description	Date
1	CUP - Rev 1	12/21/23

COVER SHEET

PROJECT NUMBER	22032
DATE	12/04/23
SCALE	SCALE AS NOTED
SHEET NO.	CP000

NOT RELEASED FOR CONSTRUCTION

- CITY OF GRAPEVINE 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 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. All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

PROJECT SCOPE

- INTERIOR RENOVATION ON TWO LEVELS
11,027 SF
- SINGLE STORY ADDITION ON GRADE
1810 SF
- SITE MODIFICATIONS



BLUR Workshop, LLC
621 North Avenue NE,
Suite C-40
Atlanta, GA 30308
BLURworkshop.com
tel 404.600.1166

Scales as stated herein are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted herein are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing. This drawing is not to be reproduced or copied in whole or in part without the Author's consent. It is only to be used for the project and the site specifically identified herein and is not to be used on any other project. It is to be returned upon request.
© 2018 BLUR Workshop, LLC.

GAYLORD TEXAN OLD HICKORY RENOVATION AND EXPANSION

1501 Gaylord Trail
Grapevine, TX 76051

Site Plan
Gaylord Texan Old Hickory Expansion, Gaylord Addition, George F. Matis Survey
A-1003
City of Grapevine, Tarrant County, Texas
52.25 acres
Zone: "PCD" Planned Commercial Development District
Date of Submission: December 04, 2023
Date of Review: December 21, 2023

CASE NAME: GAYLORD TEXAN OLD HICKORY EXPANSION
CASE NUMBER: CU23-35
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET 6 of 11

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

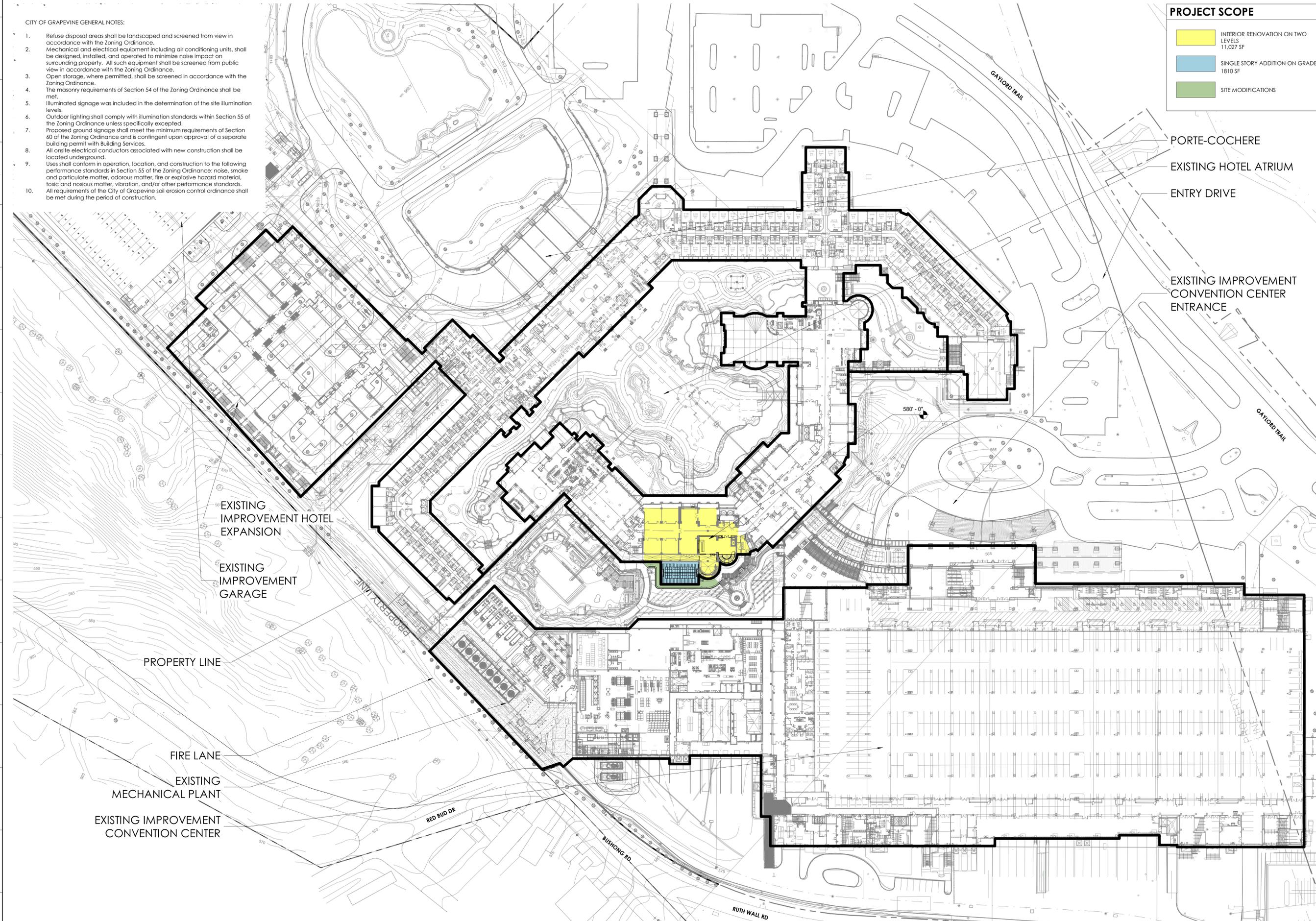


No.	Description	Date
1	CUP - Rev 1	12/21/23

SITE PLAN

PROJECT NUMBER 22032
DATE 12/04/23
SCALE SCALE AS NOTED
SHEET NO.

CP004



A1 ORIENTATION PLAN
1" = 60'-0"



PRINTED: 12/21/2023 11:22:08 AM
PATH: C:\Users\dawns.CORP\Documents\22032_Gaylord Texan Old Hickory Renovation_R322.dwg\28BC3.rvt

NOT RELEASED FOR CONSTRUCTION

BLUR Workshop, LLC
 621 North Avenue NE,
 Suite C-40
 Atlanta, GA 30308
 BLURworkshop.com
 tel 404.600.1166

Scales as stated hereon are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted hereon are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing. This drawing is not to be reproduced or copied in whole or in part without the Author's consent. It is only to be used for the project and the site specifically identified herein and is not to be used on any other project. It is to be returned upon request. © 2018 BLUR Workshop, LLC.

GAYLORD TEXAN OLD HICKORY RENOVATION AND EXPANSION

1501 Gaylord Trail
 Grapevine, TX 76051

LEGEND

NOT IN SCOPE
 Site Plan for
 Gaylord Texan Old Hickory Expansion, Oryland Addition, George F. Meade Survey
 A-1003
 City of Grapevine, Tarrant County, Texas
 92.25 acres
 Zone: "PCD" Planned Commercial Development District
 Date of Submission: December 04, 2023
 Date of Review: December 21, 2023

CASE NAME: GAYLORD TEXAN OLD HICKORY EXPANSION
 CASE NUMBER: CU23-36
 LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____
 SHEET 7 of 11
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 PLANNING SERVICES DEPARTMENT

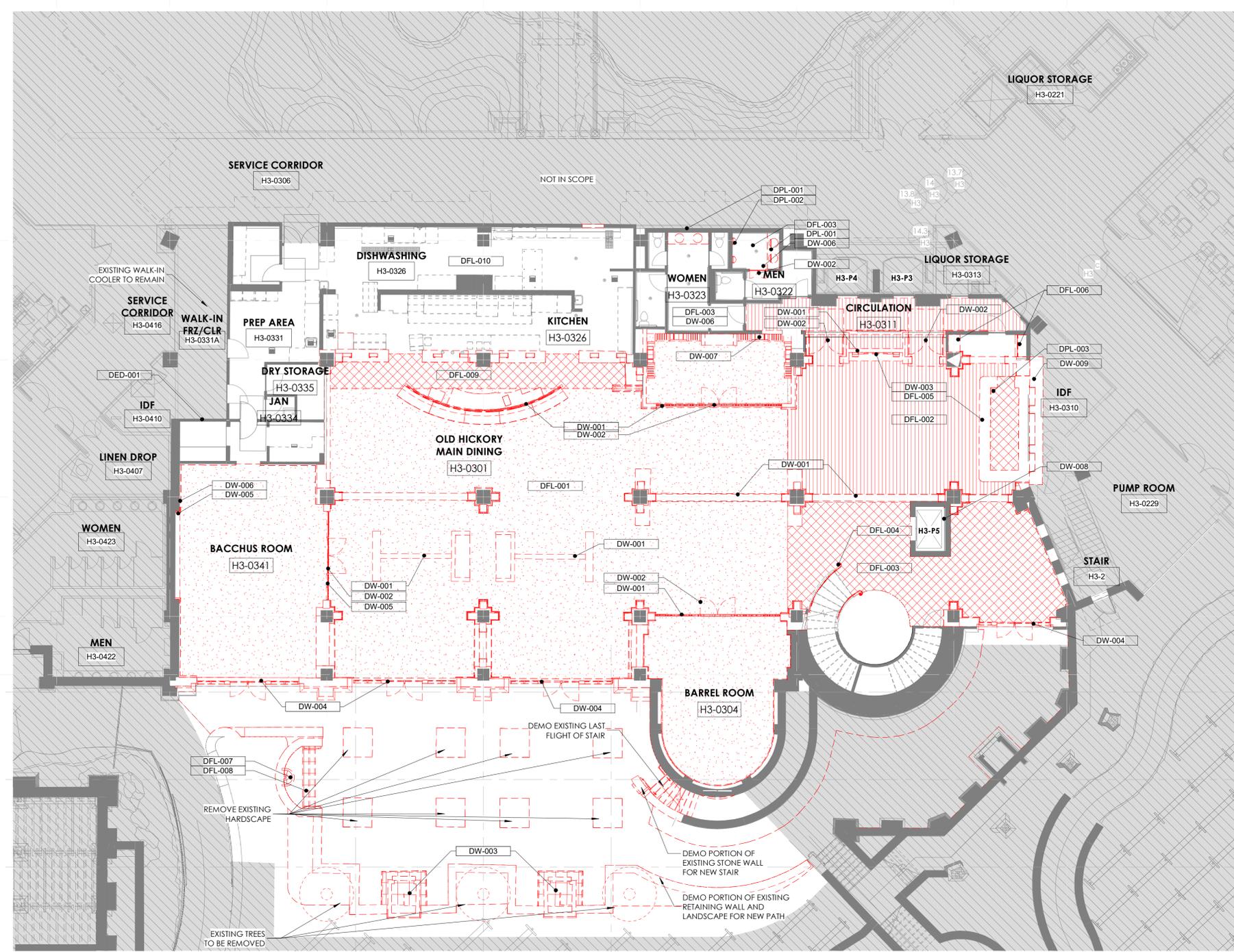


No.	Description	Date
1	CUP - Rev 1	12/21/23

DEMOLITION PLAN

PROJECT NUMBER 22032
 DATE 12/04/23
 SCALE SCALE AS NOTED
 SHEET NO.

CP010



ELECTRICAL DEMO NOTES

KEYNOTE NO.	KEYNOTE DESCRIPTION
DED-001	PRESERVE EXISTING ELECTRICAL PANEL

FLOOR DEMO NOTES

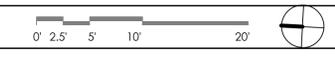
KEYNOTE NO.	KEYNOTE DESCRIPTION
DFL-001	REMOVE EXISTING CARPET AND PAD. PREPARE FOR NEW FLOOR FINISH
DFL-002	REMOVE EXISTING WOOD FLOOR AND PREPARE FOR NEW FLOOR FINISH
DFL-003	REMOVE EXISTING TILE FLOOR, PREPARE FLOOR FOR NEW FINISH
DFL-004	REMOVE EXISTING HANDRAILS AND FINISHES ON THREADS AND RISERS
DFL-005	REMOVE EXISTING BAR MILLWORK
DFL-006	REMOVE EXISTING MILLWORK CABINETS
DFL-007	REMOVE EXISTING FOUNTAIN AND CAP ALL ASSOCIATED PLUMBING
DFL-008	REMOVE EXISTING STAIRCASE AND RAILING
DFL-009	REMOVE EXISTING TILE FLOORING
DFL-010	PRESERVE EXISTING TILE

PLUMBING DEMO NOTES

KEYNOTE NO.	KEYNOTE DESCRIPTION
DPL-001	REMOVE EXISTING SINK AND COUNTER, PREPARE FOR NEW COUNTER AND SINK
DPL-002	REMOVE EXISTING URINAL, PREPARE FOR INSTALLATION OF NEW URINAL
DPL-003	REMOVE EXISTING SINK, CAP PLUMBING

WALL DEMO NOTES

KEYNOTE NO.	KEYNOTE DESCRIPTION
DW-001	REMOVE EXISTING WALL
DW-002	REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE
DW-003	REMOVE EXISTING FIREPLACE AND ASSOCIATED EQUIPMENT
DW-004	REMOVE EXISTING STOREFRONT
DW-005	REMOVE DECORATIVE ARCH
DW-006	REMOVE EXISTING FINISHES ON WALL
DW-007	DEMO EXISTING WINE DISPLAY AND FINISHES, FRAMING TO REMAIN.
DW-008	REMOVE EXISTING ELEVATOR CAB FINISHES, PREPARE SUBSTRATE FOR NEW FINISH
DW-009	REMOVE EXISTING BAR SHELVING AND FINISHES



PRINTED: 12/21/2023 11:22:45 AM
 PATH: C:\Users\downs\CORP\Documents\22032_Gaylord Texan Old Hickory Renovation_R322_downs28BC3.rvt

NOT RELEASED FOR CONSTRUCTION

BLUR Workshop, LLC
621 North Avenue NE,
Suite C-40
Atlanta, GA 30308
BLURworkshop.com
tel 404.600.1166

Scales as stated hereon are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted hereon are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing. This drawing is not to be reproduced or copied in whole or in part without the Author's consent. It is only to be used for the project and the site specifically identified herein and is not to be used on any other project. It is to be returned upon request.
© 2018 BLUR Workshop, L.L.C.

GAYLORD TEXAN OLD HICKORY RENOVATION AND EXPANSION

1501 Gaylord Trail
Grapevine, TX 76051

LEGEND

NOT IN SCOPE

Site Plan for
Gaylord Texan Old Hickory Expansion, Opdyland Addition, George F. Meade Survey
City of Grapevine, Tarrant County, Texas
A-1003
Zone: "PCD" Planned Commerce Development District
Date of Submission: December 04, 2023
Date of Revision: December 21, 2023

CASE NAME: GAYLORD TEXAN OLD HICKORY EXPANSION
CASE NUMBER: CU23-35
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 8 of 11

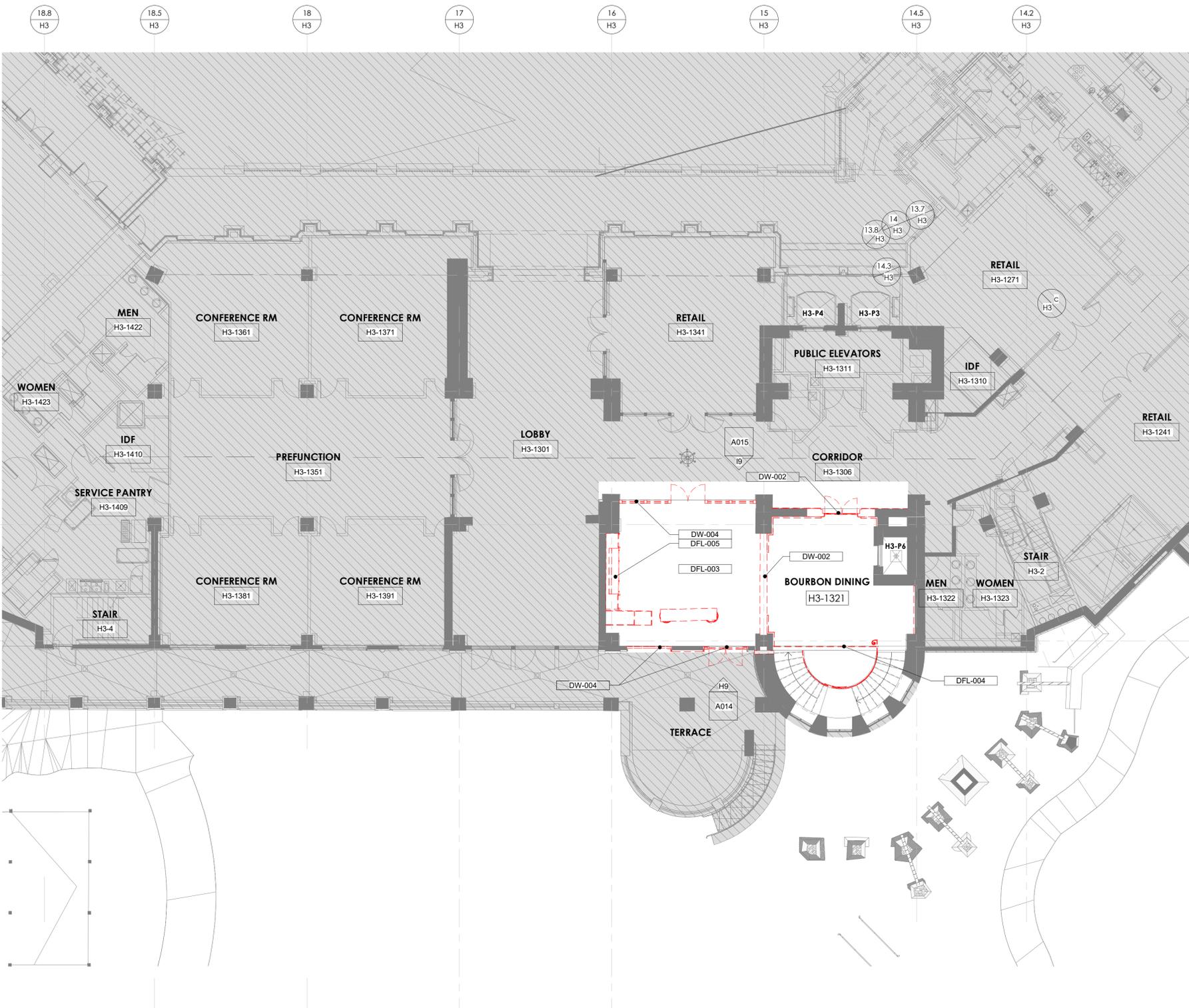
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

SEAL



No.	Description	Date
1	CUP - Rev 1	12/21/23



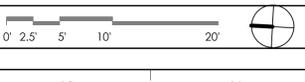
FLOOR DEMO NOTES

KEYNOTE NO.	KEYNOTE DESCRIPTION
DFL-003	REMOVE EXISTING TILE FLOOR, PREPARE FLOOR FOR NEW FINISH
DFL-004	REMOVE EXISTING HANDRAILS AND FINISHES ON THREADS AND RISERS
DFL-005	REMOVE EXISTING BAR MILLWORK

WALL DEMO NOTES

KEYNOTE NO.	KEYNOTE DESCRIPTION
DW-002	REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE
DW-004	REMOVE EXISTING STOREFRONT

A1
DEMOLITION PLAN - LEVEL 01
1" = 10'-0"



DEMOLITION PLAN

PROJECT NUMBER 22032
DATE 12/04/23
SCALE SCALE AS NOTED
SHEET NO. CP011

PRINTED: 12/21/2023 11:23:04 AM
PATH: C:\Users\downs\CORP\Documents\22032_Gaylord Texan Old Hickory Renovation_R322_downs28BC3.rvt

NOT RELEASED FOR CONSTRUCTION

BLUR WORK SHOP

BLUR Workshop, LLC
621 North Avenue NE,
Suite C-40
Atlanta, GA 30308
BLURworkshop.com
tel 404.600.1166

Scales as stated hereon are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted hereon are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing. This drawing is not to be reproduced or copied in whole or in part without the Author's consent. It is only to be used for the project and the site specifically identified herein and is not to be used on any other project. It is to be returned upon request.
© 2018 BLUR Workshop, L.L.C.

GAYLORD TEXAN OLD HICKORY RENOVATION AND EXPANSION

1501 Gaylord Trail
Grapevine, TX 76051

Site Plan
for
Gaylord Texan Old Hickory Expansion, Opdyke Addition, George F. Meade Survey
A-1003
City of Grapevine, Tarrant County, Texas
52.25 acres
Zone: "PCD" Planned Commercial Development District
Date of Submission: December 04, 2023
Date of Revision: December 21, 2023

CASE NAME: GAYLORD TEXAN OLD HICKORY EXPANSION
CASE NUMBER: CU23-35
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 10 of 11

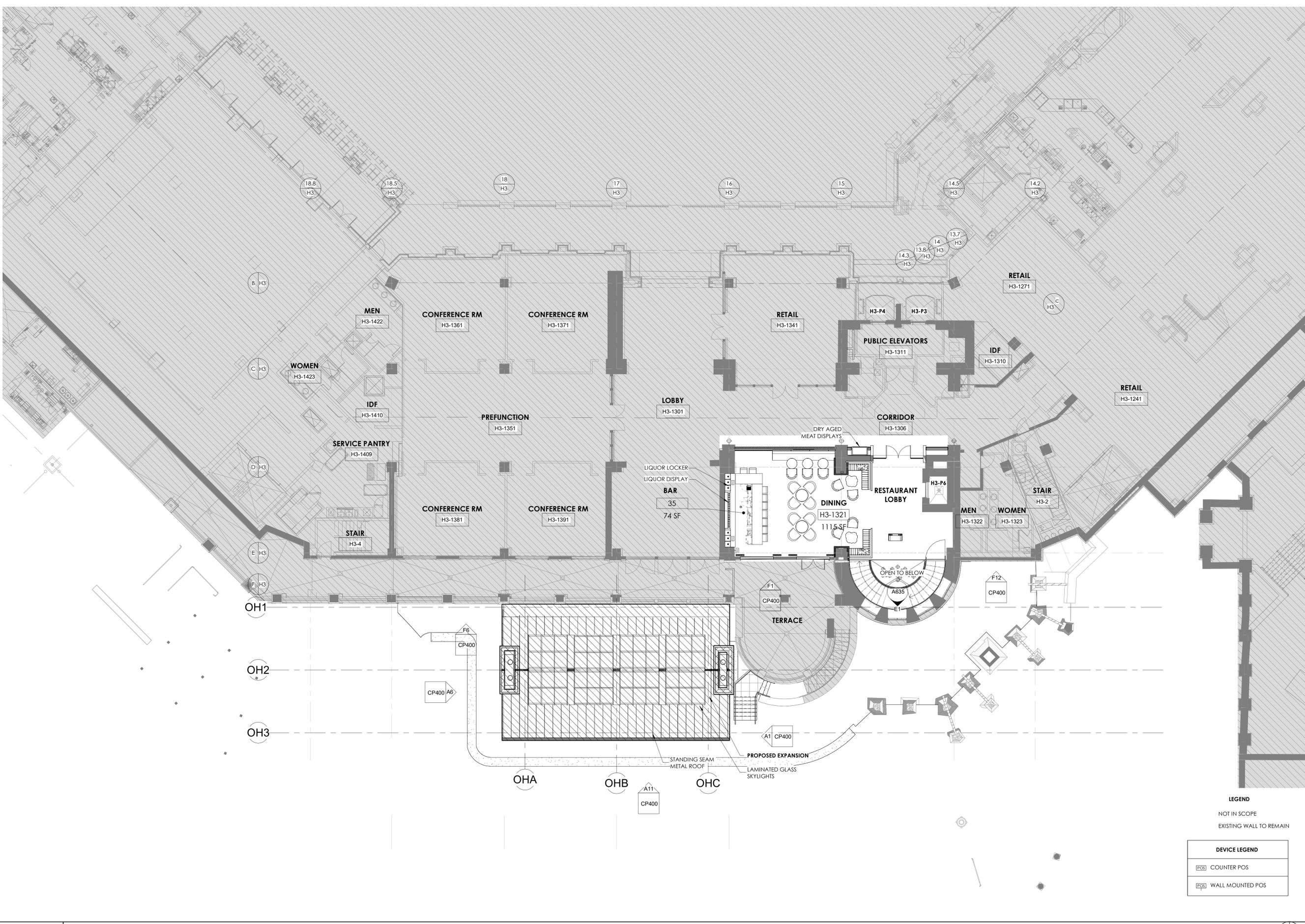
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

SEAL



No.	Description	Date
1	CUP - Rev 1	12/21/23



LEGEND
NOT IN SCOPE
EXISTING WALL TO REMAIN

DEVICE LEGEND

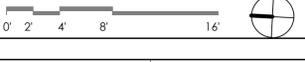
	COUNTER POS
	WALL MOUNTED POS

FLOOR PLAN - LEVEL 01

PROJECT NUMBER 22032
DATE 12/04/23
SCALE SCALE AS NOTED
SHEET NO.

CP201

A1 FLOOR PLAN - LEVEL 01
1" = 10'-0"



PRINTED: 12/21/2023 11:26:03 AM
PATH: C:\Users\downs\OneDrive\Documents\22032_Gaylord Texan Old Hickory Renovation_R032.dwg;28BC3.rvt

NOT RELEASED FOR CONSTRUCTION

Material	Image	Finish/Color
Metal Standing Seam Roof & Storefront		Charcoal Gray - Powder Coat (F1111)
White Oak		Basis of Design: ACS - OCS 110/Finish: 913b - 35 Sheen
Glass		Clear Insulating Glass, Low-E-coated
Exterior Wall Stone		Basis of Design: Appalachian Field Stone CS 651/To Match Existing Exterior Wall Stone Finish
Exterior Floor Stone		To Match Existing Exterior Stone Pavers

LEGEND

	NOT IN SCOPE
	EXISTING WALL TO REMAIN

BLUR WORK SHOP

BLUR Workshop, LLC
621 North Avenue NE,
Suite C-40
Atlanta, GA 30308
blurworkshop.com
tel 404.600.1166

Scales as stated hereon are valid on the original drawing, the dimensions of which are 24x36 inches. These scales noted hereon are hereby changed by the ratio of the overall sheet dimensions of the print to the corresponding dimensions of the original drawing. This drawing is not to be reproduced or copied in whole or in part without the Author's consent. It is only to be used for the project and the site specifically identified herein and is not to be used on any other project. It is to be returned upon request.
© 2018 BLUR Workshop, LLC.

GAYLORD TEXAN OLD HICKORY RENOVATION AND EXPANSION

1501 Gaylord Trail
Grapevine, TX 76051

- GENERAL 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

Site Plan
for
Gaylord Texan Old Hickory Expansion, Opdyland Addition, George F. Martin Survey
A - 1003
City of Grapevine, Tarrant County, Texas
52.25 acres
Zone: "PCD" Planned Commercial Development District
Date of Submission: December 04, 2023
Date of Revision: December 21, 2023

CASE NAME: GAYLORD TEXAN OLD HICKORY EXPANSION
CASE NUMBER: CU23-36
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

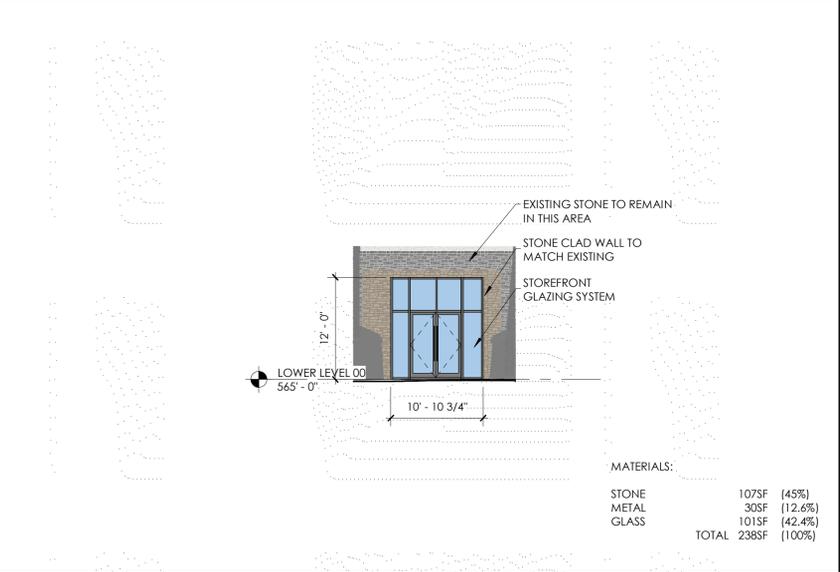
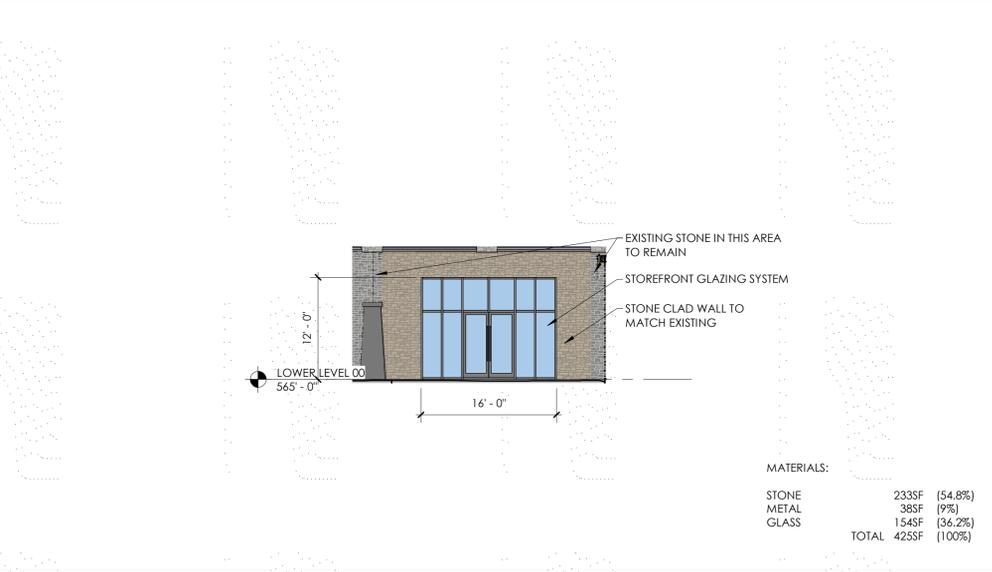
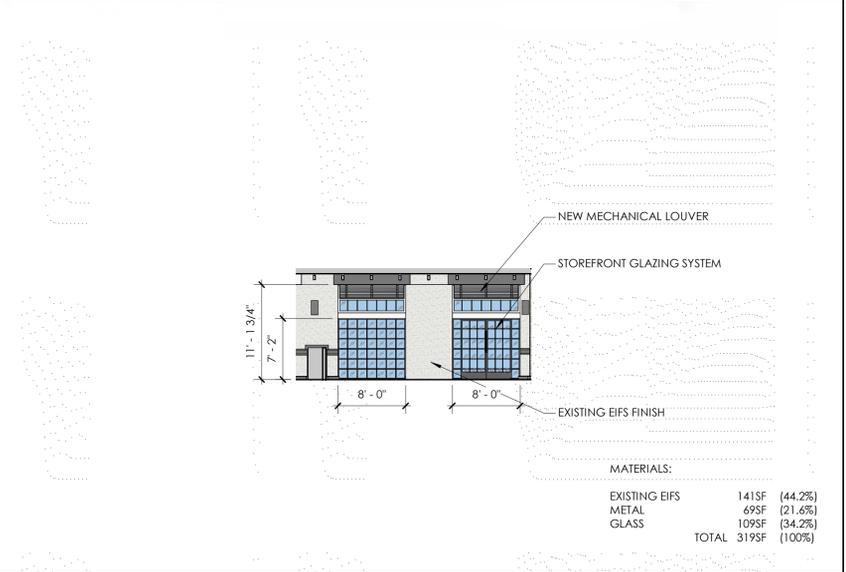
MAYOR _____ SECRETARY _____

DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
SHEET 11 of 11

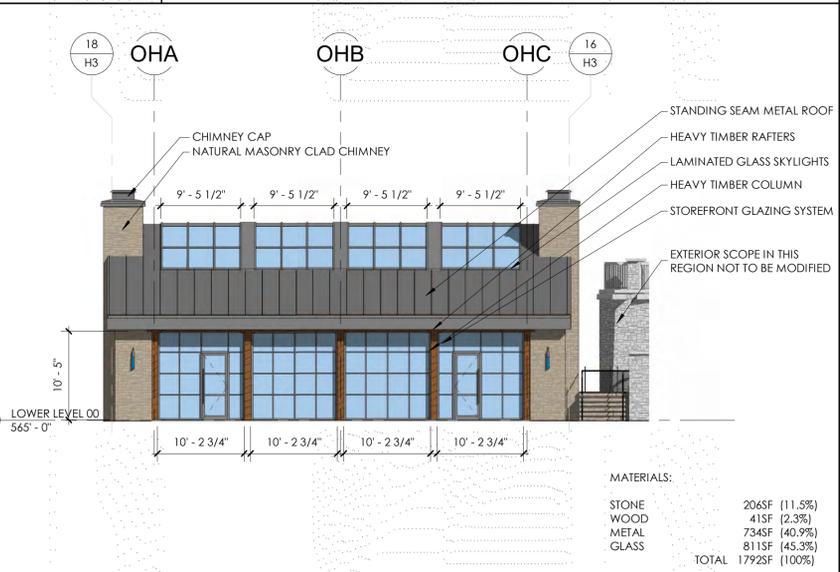
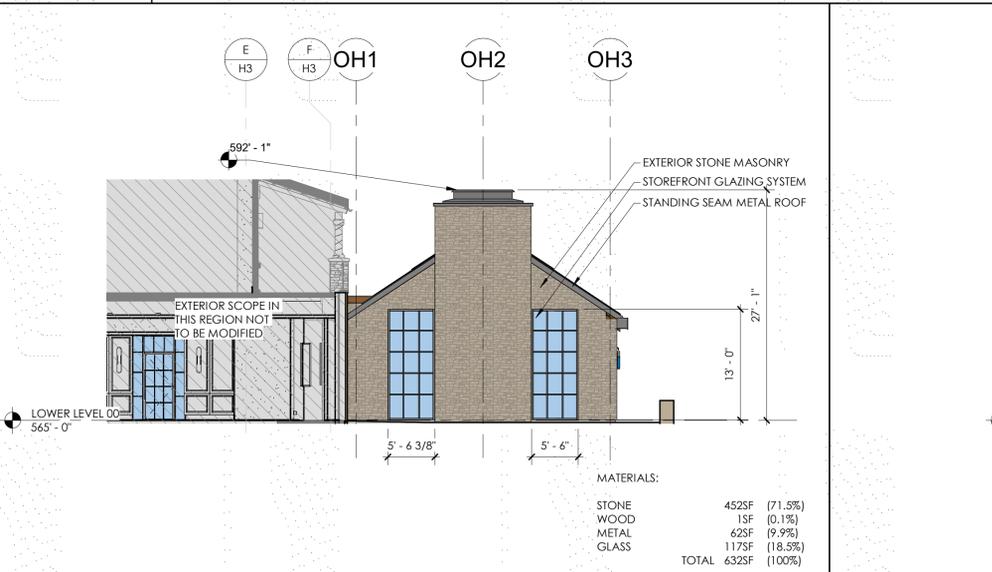
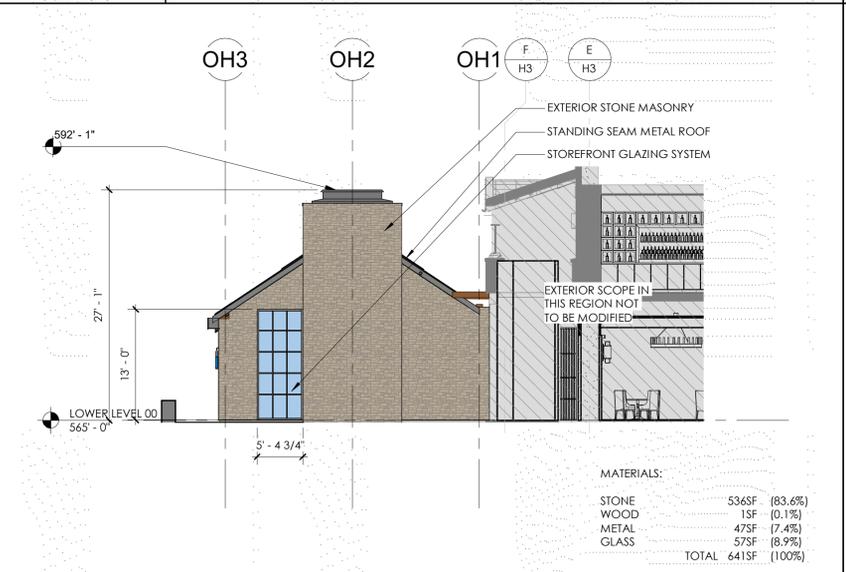
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT



F1 EXTERIOR ELEVATION - WEST - BOURBAN BAR ENTRY
1" = 10'-0"

F6 EXTERIOR ELEVATION - WEST - BACCHUS ROOM ENTRY
1" = 10'-0"

F12 EXTERIOR ELEVATION - WEST - WINE ROOM ENTRY
1" = 10'-0"



A1 EXTERIOR ELEVATION - SOUTH
1" = 10'-0"

A6 EXTERIOR ELEVATION - NORTH
1" = 10'-0"

A11 EXTERIOR ELEVATION - WEST
1" = 10'-0"

No.	Description	Date
1	CUP - Rev 1	12/21/23

EXTERIOR ELEVATIONS

PROJECT NUMBER: 22032
DATE: 12/04/23
SCALE: SCALE AS NOTED
SHEET NO.

CP400

PRINTED: 12/21/2023 11:24:21 AM
PATH: C:\Users\downs\OneDrive\Documents\22032_Gaylord Texan Old Hickory Renovation_R322.dwg\28BC3.rvt

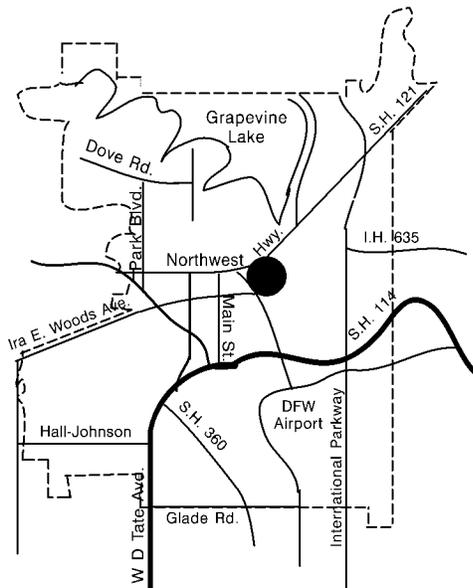
NOT RELEASED FOR CONSTRUCTION

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

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

MEETING DATE: JANUARY 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL
USE APPLICATION CU23-37, GREAT WOLF LODGE



APPLICANT: Amy Lane, Great Wolf Lodge

PROPERTY LOCATION AND SIZE:

The subject property is located at 100 Great Wolf Drive, and is platted as Block 1R, Lot 1R, Great Wolf Addition of Grapevine. The addition contains a total of 51.275 acres and has approximately 1,633 feet of frontage along State Highway 121, 528 feet of frontage along Texan Trail, and 1,811 feet of frontage along Coppell Road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU22-52 (Ord. 2022-086) for a planned commercial center to allow for the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a hotel, water park, and outdoor speakers. This request is specifically to add a 321 square foot vestibule to the front entrance, remove and replace existing trees near the entry monument sign, add a statue to the main entrance, and add an outdoor adventure trail.

With this request, the applicant is proposing a 321 square foot, 15-foot tall, vestibule located underneath the hotel's main entry Porte cochere. Ten existing trees are proposed to be removed and replaced with 29 new trees, which are proposed to line the south bound vehicle driveway. A 14-foot tall, wolf statue is proposed on the west side of the south bound vehicle driveway, adjacent to the main entry Porte cochere. A 3,842 square foot,

31-foot tall, outdoor ropes course adventure trail is proposed in the rear of the subject site, in a grass-covered area adjacent to the existing outdoor ropes course.

PRESENT ZONING AND USE:

The property is currently zoned “CC”, Community Commercial District and is developed as the Great Wolf Lodge Resort.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned “I-1”, Light Industrial prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “LI”, Light Industrial District. Prior to the 1984 City-wide Rezoning the subject site was developed as a manufacturing/office building for Harris Graphics.

- On March 7, 1994, the Board of Zoning Adjustment approved BZA94-08 to allow expansion of the existing building and a variance to the masonry requirements to accommodate Trencor, Inc.
- On April 18, 1995, City Council approved CU95-11 (Ord. 1995-34) to allow for the development of a 24,000 square foot concrete storage pad to the east of the existing building.
- On January 20, 1998, City Council approved CU97-66 (Ord. 1998-04) to allow a monument sign with changeable copy, concrete storage area, and testing pit.
- On February 21, 2006, City Council approved CU06-01/SU06-01/Z06-01 to allow for the subject site to be rezoned from “LI”, Light Industrial District to “CC”, Community Commercial District for the development of a 600-room hotel and water park, Great Wolf Lodge Resort. Furthermore, the approval allowed for the development of a planned commercial center, the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, and to exceed the maximum height requirement of 50-feet. In addition, the special use permit was to allow for video games in excess of eight machines.
- On June 19, 2007, City Council approved CU07-14 (Ord. 2007-34) to allow for the addition of 200 rooms, a 20,000 square foot meeting space expansion, a 35,000 square foot future expansion to the water park and the future addition of a miniature golf course in conjunction with the previously approved Great Wolf Lodge Resort. The water park expansion and minim gold course addition was never constructed.
- On January 15, 2008, City Council approved CU07-43 (Ord. 2008-04) to allow for the addition of a miniature golf course and a revision to the entry porte-cochere in conjunction with the previously approved Great Wolf Lodge Resort. The mini golf

course was never constructed.

- On September 16, 2008, City Council approved CU08-20 (Ord. 2008-50) to allow for the addition of a 289-space parking lot and allow exterior elevation changes to accommodate and elevator expansion in conjunction with the Great Wolf Lodge Resort.
- On September 8, 2010, the Site Plan Review Committee approved CU10-21 to allow for the addition of a 1,650 square foot accessory storage building in conjunction with the existing Great Wolf Lodge Resort.
- On November 16, 2010, City Council approved CU10-29 (Ord. 2010-66) to allow for the addition of an outdoor pavilion in conjunction with the Great Wolf Lodge Resort.
- On July 16, 2013, City Council approved CU13-14 (Ord. 2013-32) to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverage), outside dining, and outdoor speakers in conjunction with a restaurant (Hungry as a Wolf located inside the existing Great Wolf Lodge). Furthermore, the approval allowed for the conversion of an existing Pizza Hut restaurant inside the existing hotel to another restaurant concept and the conversion of an outdoor covered patio into a 179-seat dining area with eight televisions exclusively for hotel patrons.
- On May 20, 2014, City Council approved CU14-18 (Ord. 2014-28) to allow for the addition of an outdoor ropes course attraction in conjunction with the existing Great Wolf Lodge Resort.
- On May 21, 2019, City Council approved CU19-13/SU19-01 (Ord. 2019-28) to allow for the addition of a gated entry, security guard building, and to allow for paid parking in the “CC”, Community Commercial District in conjunction with the existing Great Wolf Lodge.
- On November 15, 2022, City Council approved CU22-52/SU22-04 (Ord. 2022-086/ Ord. 2022-087) to allow for an expansion of a hotel and water park and for outdoor speakers, and to relocate an existing arcade in excess of eight machines into a proposed expansion area.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “GU”, Governmental Use District and “PCD” Planned Commerce Development District – Corps of Engineers and undeveloped property

SOUTH: “CC”, Community Commercial District – undeveloped property

EAST: D/FW International Airport

WEST: "CC", Community Commercial District – Texaco gas station /Texas Best Barbeque restaurant and Grapevine Station multi-tenant building.

AIRPORT IMPACT:

The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. The following types of uses may generally be considered without any special sound treatment: agricultural uses, mining, fishing, wholesale commercial and some retail; industrial, manufacturing, transportation, communication, utilities, and cemeteries. 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) land use. The request is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine Thoroughfare Plan designates Texan Trail and State Highway 26 as a Type A Major Arterial with a minimum 100-foot right-of-way developed as 6 lanes with a median.

/at

CC ITEM #6, 41
PZ ITEM #9, 16

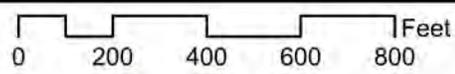
SUBJECT
PROPERTY

GREAT
WOLF
ADDN
OF GRAPEVINE
16157

GREAT
WOLF
ADDN
OF GRAPEVINE
16157

GRAPEVINE
STATION
16075A

AIRPORT
CROSSING



CU23-37; Great Wolf Lodge 100 Great Wolf Drive

Date Prepared: 12/29/2023

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.



December 4, 2023

Ms. Erica Marohnic
Director of Planning Services
City of Grapevine
200 S. Main St, Grapevine, TX 76051

RE: Great Wolf Lodge – 2023 Amended CUP

Dear Ms. Marohnic:

The attached submittal is a request to amend the previously approved site plan for Great Wolf Lodge to include revised entry landscaping, a new wolf statue, a vestibule/lobby addition, and an outdoor adventure trail addition. The details of the scope of work are outlined as follows:

- Entry Landscaping
 - The landscaping around the entry monument will be revised/refreshed. This will include the removal/replacement of trees.
- Wolf Statue
 - A wolf statue will be installed in the landscape in front of the hotel near the main entry.
- Vestibule/Lobby Addition
 - A 321 SF vestibule will be added at the front entry to enhance the entry into the main lobby.
- Adventure Trail
 - An outdoor adventure trail will be added adjacent to the existing ropes course.

Ms. Marohnic, if you have any questions or need any further information, please do not hesitate to contact our office at 817-329-4373.

Sincerely,
Goodwin & Marshall, Inc.

Matt Baacke, P.E.
MJB/ms

RECEIVED

DEC 04 2023

C423-37

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Great Wolf Lodge of Grapevine, LLC is the owner of all that certain tract, parcel or lots of land described by deed recorded at County Clerks File No. D205288123, Deed Records of Tarrant County, Texas and also platted as Lots 1 through 4, Block 1, GREAT WOLF ADDITION OF GRAPEVINE, an addition to the City of Grapevine, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 11261, Plat Records of Tarrant County, Texas and more particularly described as follows:

BEGINNING at a concrete monument with a DFW Airport brass disk No.34 found in the west line of that tract described in Volume 5283, Page 791 Deed Records of Tarrant County, Texas at the intersection of the north right-of-way line of E. Wall Road (A.K.A. Coppel Road) and having Texas Coordinate System, North Central Zone, 1983-2007 datum, coordinates of $x=2410773.09$ and $y=7027946.01$ feet;

THENCE: with the said north right-of-way line of Coppel Road, $S 89^{\circ} 47' 14'' W$; passing a one half inch iron rod found for the common corner of Lot 1 and Lot 2, Block 1, GREAT WOLF ADDITION OF GRAPEVINE at 877.1 feet; in all a distance of 1810.45 feet to a five-eighths inch iron rod set in the east right-of-way line of State Highway Spur 382, (A.K.A. State Highway 114-Business);

THENCE: with the said east right-of-way line of State Highway Spur 382, $N 34^{\circ} 07' 26'' W$, a distance of 48.29 feet to a Texas Department of Transportation brass disk and the beginning of a non-tangent curve to the right having a central angle of $18^{\circ} 02' 07''$ and a radius of 430.53 feet; and whose center bears $N 55^{\circ} 55' 29'' E$;

THENCE: with the said right-of-way curve, an arc distance of 135.55 feet to a Texas Department of Transportation brass disk found for an angle point;

THENCE: with the said right-of-way, $N 0^{\circ} 47' 16'' W$, a distance of 194.17 feet to a five-eighths inch iron rod re-set for a bent iron rod at an angle point for the beginning of the State Highway No. 26;

THENCE: with the said line of State Highway No. 26, $N 25^{\circ} 47' 00'' E$, a distance of 145.77 feet to a five-eighths inch iron rod set for corner at the Texas Department of Transportation Highway centerline station 1118 + 60.05; fifty feet right; and the beginning of a non-tangent curve to the left having a central angle of $05^{\circ} 57' 31''$, a radius of 2341.63 feet and whose center bears $N 23^{\circ} 11' 09'' W$; and having Texas Coordinate System, North Central Zone 1983-2003 datum coordinates of $x=2408939.15$ and $y=7028426.98$ feet;

THENCE: with the said right-of-way curve for State Highway No. 26, an arc distance of 243.52 feet to a five-eighths inch iron rod set for the end of said curve and an angle point;

THENCE: with the State Highway 26 right-of-way, $N 68^{\circ} 17' 10'' E$, a distance of 103.12 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with the State Highway No. 26 right-of-way line, $N 60^{\circ} 27' 10'' E$, a distance of 103.12 feet to a five-eighths inch iron rod set for an angle point;

THENCE: with the State Highway No. 26 right-of-way, $N 50^{\circ} 49' 15'' E$, a distance of 103.03 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with State Highway No. 26 right-of-way, $N 51^{\circ} 58' 09'' E$, a distance of 103.25 feet to a five-eighths inch iron rod set for an angle point; at Texas Department of Transportation centerline station 1115 + 00.00, sixty-one feet right;

THENCE: with the State Highway No.26 right-of-way, $N 48^{\circ} 47' 22'' E$, a distance of 310.00 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with the State Highway No. 26 right-of-way, $N 42^{\circ} 20' 56'' E$, a distance of 99.99 feet to a five-eighths inch iron rod set for an angle point at Texas Department of Transportation centerline station 1119 + 00.00; seventy feet right of line;

THENCE: with the State Highway No. 26 right-of-way, $N 50^{\circ} 15' 22'' E$, a distance of 36.34 feet to a five-eighths inch iron rod set for an angle point;

THENCE: continuing with the State Highway No. 26 right-of-way, $N 42^{\circ} 20' 28'' E$, a distance of 64.00 feet to a five-eighths inch iron rod set for an angle point;

THENCE: with the State Highway No.26 right-of-way, $N 28^{\circ} 18' 08'' E$, a distance of 107.77 feet to a five-eighths inch iron rod set for an angle point at Texas Department of Transportation centerline station 1121 + 04.58, iron is 48.84 feet right of centerline;

THENCE: continuing with the southeast right-of-way line of State Highway No.26, $N 42^{\circ} 20' 56'' E$, a distance of 859.52 feet to a five-eighths inch iron rod set for a corner;

THENCE: leaving the said State Highway No.26, $S 47^{\circ} 38' 24'' E$, a distance of 26.72 feet to a five-eighths inch iron rod set for an angle point;

THENCE: $N 89^{\circ} 26' 41'' E$, a distance of 157.37 feet to a five-eighths inch iron rod set for a corner;

THENCE: $N 0^{\circ} 33' 19'' W$, a distance of 33.96 feet to the beginning of an tangent curve to the left having a central angle of $49^{\circ} 01' 59''$ and a radius of 189.87 feet;

THENCE: with the said curve, an arc distance of 135.83 feet to a five-eighths inch iron rod set for the end of said curve and in the southeast right-of-way of State Highway No. 26;

THENCE: with the said southeast right-of-way line of State Highway No. 26, $N 42^{\circ} 20' 56'' E$, a distance of 75.81 feet to a one inch iron rod set to replace a DFW Airport Monument No. 35 having coordinates of $x=2410752.15$ and $y=7060105.65$ and in the west line of the tract described by deed recorded in Volume 5283, Page 791, Deed Records of Tarrant County, Texas;

THENCE: with the west line of DFW Airport, $S 0^{\circ} 33' 19'' E$, a distance of 2150.74 feet to the place of beginning and containing 50.969 acres of land more or less as surveyed by John Hall Jr rps during the month of October and November 2007. Bearings, Distance, and Coordinates shown hereon are grid per the Texas Coordinate System, North Central Zone, 1983-2003 datum. To obtain surface distances, multiply by 1.00014888. Areas shown are surface. All corners set are capped.

RECEIVED
DEC 04 2023

CU23-37



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

Amy Lane, Great Wolf Lodge

Street address of applicant / agent:

100 Great Wolf Drive

City / State / Zip Code of applicant / agent:

Grapevine, TX 76051

Telephone number of applicant / agent:

Fax number of applicant/agent

Email address of applicant/agent

Mobile phone number of applicant/agent

682-308-2488

PART 2. PROPERTY INFORMATION

Street address of subject property

100 Great Wolf Drive

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

Lot 1R Block 1R Addition Great Wolf Addition Grapevine

Size of subject property

36.5 acres

Acres

Square footage

Present zoning classification:

CC

Proposed use of the property:

CC

Circle yes or no, if applies to this application

Outdoor speakers Yes No

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:

Site Plan Amendment for Expansion & Renovation

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Great Wolf Resorts

Street address of property owner:

350 N Orleans St., Suite 10000B

City / State / Zip Code of property owner:

Chicago, IL 60654

Telephone number of property owner:

Fax number of property owner:

RECEIVED

DEC 04 2023

CU23-37



CITY OF GRAPEVINE

SITE PLAN APPLICATION

Form "B"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

Amy Lane, Great Wolf Lodge

Street address of applicant / agent:

100 Great Wolf Drive

City / State / Zip Code of applicant / agent:

Grapevine, TX 76051

Telephone number of applicant / agent:

Fax number of applicant / agent:

Email address of applicant/agent

[REDACTED]

Mobile phone number of applicant/agent

682-308-2488

Applicant's interest in subject property:

PART 2. PROPERTY INFORMATION

Street address of subject property

100 Great Wolf Drive

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

Lot 1R Block 1R Addition Great Wolf Addition Grapevine

Size of subject property

36.5 acres

Acres

Square footage

Present zoning classification:

CC

Proposed use of the property:

CC

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

Zoning ordinance provision requiring a conditional use: Site Plan Amendment for Expansion & Renovation

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Great Wolf Resorts

Street address of property owner:

350 N Orleans St., Suite 10000B

City / State / Zip Code of property owner:

Chigago, IL 60654

Telephone number of property owner:

Fax number of property owner:

RECEIVED
DEC 04 2023

CU23-37

ACKNOWLEDGEMENT

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

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

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

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

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

Signature of Applicant

Amy Lane Courtwright

Date:

11/27/23

Signature of Owner

Amy Lane Courtwright

Date:

11/27/23

RECEIVED
DEC 04 2023

CU23-37

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: 11/27/23

Property Owner Signature 

Date: 11/27/23

RECEIVED
DEC 04 2023

CU23-37

PLATTING VERIFICATION

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

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

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

Address of subject property 100 Great Wolf Drive, Grapevine, TX 76051

Legal description of subject property Lot 1R, Block 1R Great Wolf Addition

Lustina Purnell
Public Works Department

12-4-2023
Date

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

RECEIVED
DEC 04 2023

C423-37

ORDINANCE NO. 2024-009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU23-37 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU22-52 (ORDINANCE NO. 2022-086) FOR A PLANNED COMMERCIAL CENTER TO ALLOW FOR THE POSSESSION, STORAGE, AND RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A HOTEL AND WATER PARK, SPECIFICALLY TO ADD A 321 SQUARE FOOT VESTIBULE TO THE EXISTING FRONT ENTRANCE, REMOVE AND REPLACE EXISTING TREES NEAR THE ENTRY MONUMENT SIGN, ADD A STATUE TO THE MAIN ENTRANCE, AND ADD AN OUTDOOR ADVENTURE TRAIL FOR BLOCK 1R, LOT 1R, GREAT WOLF ADDITION (100 GREAT WOLF DRIVE) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately

surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU23-37 to amend the previously approved plan site plan of CU22-50 (Ordinance No. 2022-086) for a planned commercial center to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outdoor speakers in conjunction with a hotel and water park, specifically to add 321 square foot vestibule to the front entrance, remove and replace existing trees near the entry monument sign, add statue to the main entrance, and add an outdoor adventure trail in a district zoned "CC", Community Commercial District within the following described property: Block 1R, Lot 1R, Great Wolf Addition (100 Great Wolf Drive) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. 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 16th day of January, 2024.

APPROVED:

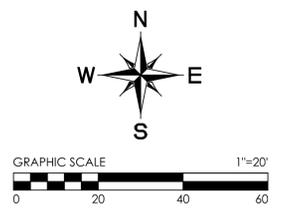
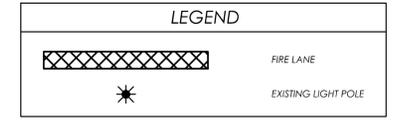
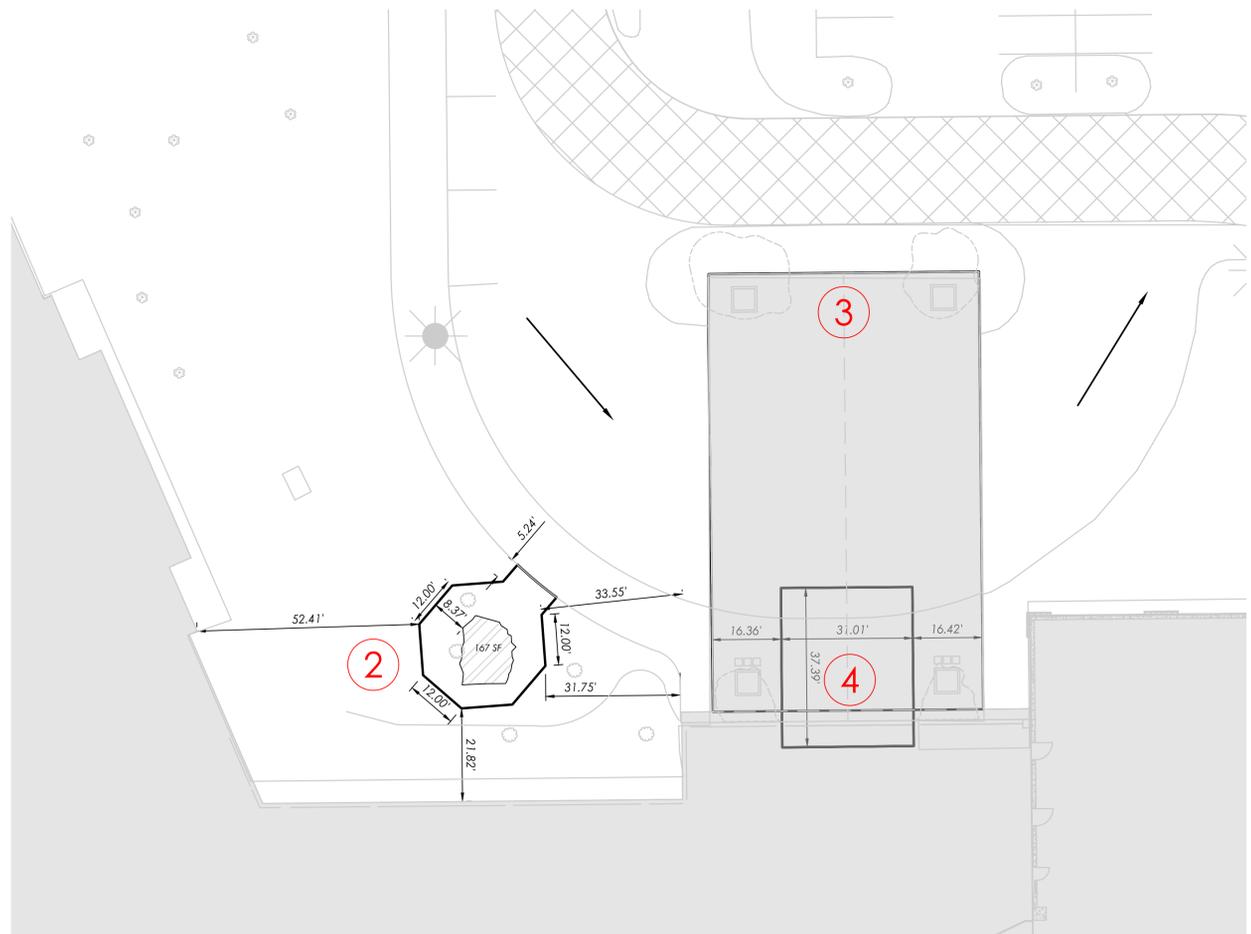
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

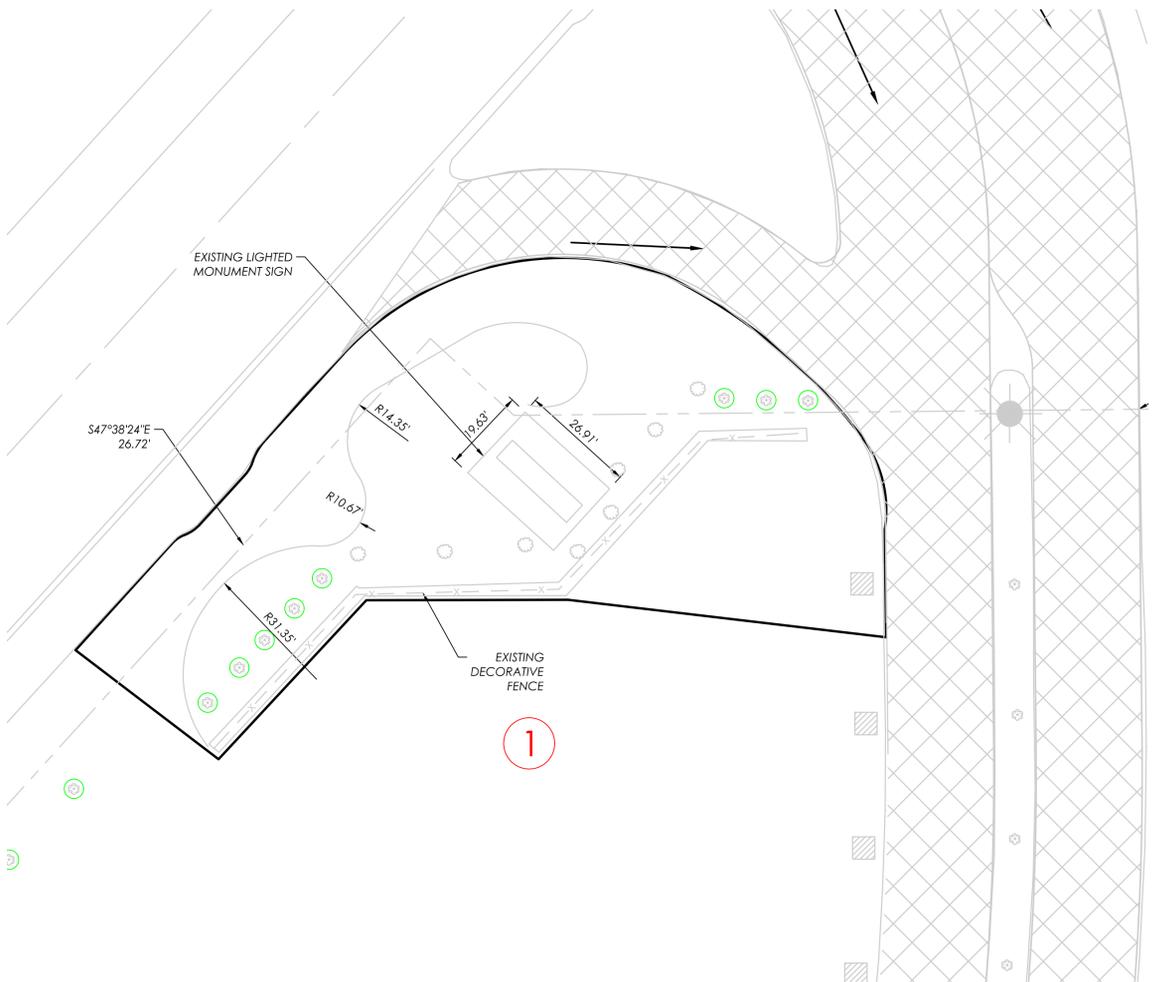
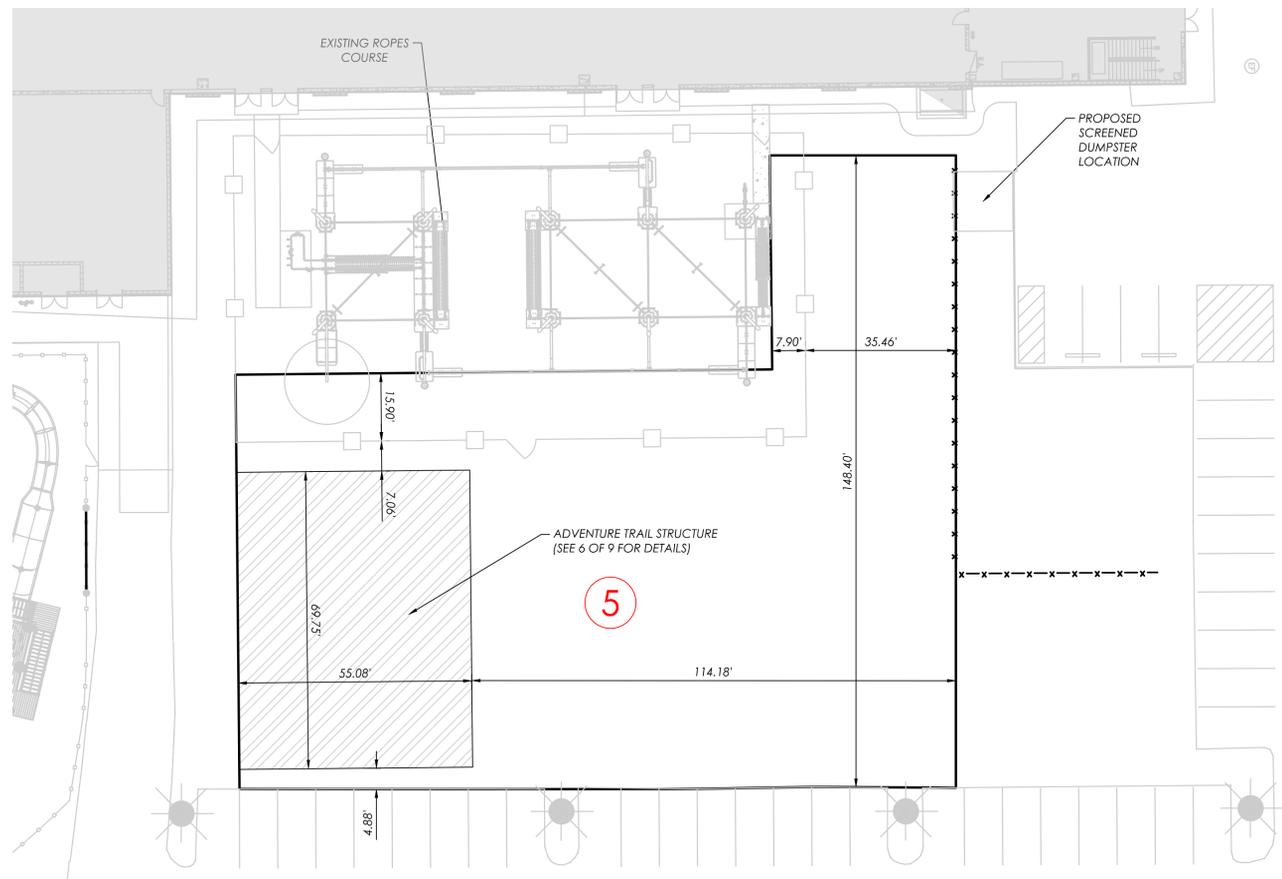
APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



- STANDARD NOTES**
- 1) REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 2) MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 3) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 4) THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 - 5) ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
 - 6) OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 - 7) PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 - 8) ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - 9) USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE 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.

- ALCOHOL NOTES**
- 1) CONDITIONAL USE REQUEST FOR THE SALE, STORAGE, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) AND
 - 2) THE ENTIRE SITE IS THE PREMISE.



PURPOSE STATEMENT

CONDITIONAL USE REQUEST CU23-37 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU 23-50 (ORD. 2022-296) FOR A PLANNED COMMERCIAL CENTER, TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A HOTEL, WATER PARK, AND FOR OUTDOOR SPEAKERS. THIS REQUEST IS SPECIFICALLY TO ADD A 321 SQUARE FOOT VESTIBULE TO THE EXISTING FRONT ENTRANCE, REMOVE AND REPLACE EXISTING TREES NEAR THE ENTRY MONUMENT SIGN, REMOVE TWO ARCHITECTURAL FEATURES AND ADD A STATUE TO THE MAIN ENTRANCE AND ADD AN OUTDOOR ADVENTURE TRAIL. THE ENTIRE SITE IS THE PREMISE.

CASE NAME: GREAT WOLF LODGE
CASE NUMBER: CU23-37
LOCATION: 100 GREAT WOLF DRIVE
LOT 1-R BLOCK 1R, GREAT WOLF GRAPEVINE

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 2 OF 10

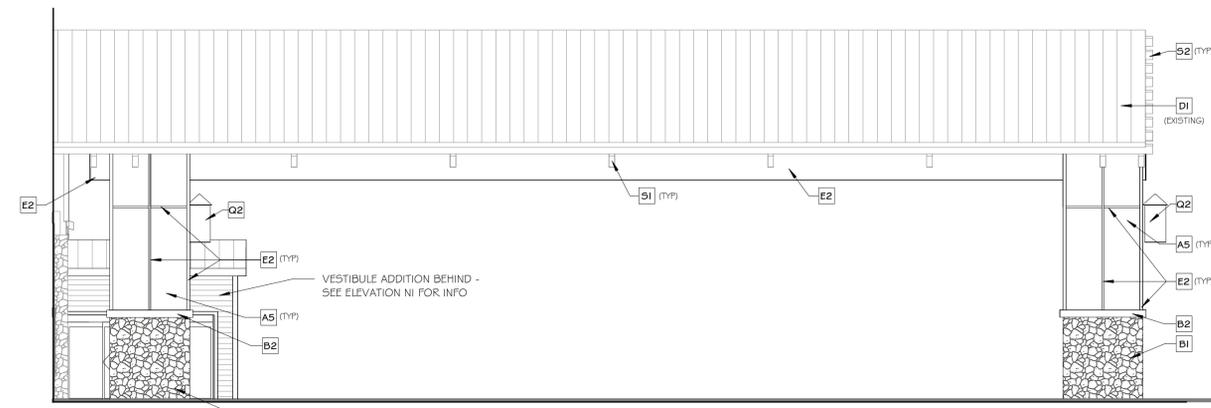
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF PLANNING SERVICES

DETAILED SITE PLAN
FOR
GREAT WOLF LODGE
LOT 1R, BLOCK 1R, GREAT WOLF ADDITION
WILLIAM L. PAYNE SURVEY, A-1211
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
30.418 ACRES
ZONED: "CC", COMMUNITY COMMERCIAL DISTRICT
Date: January 2024

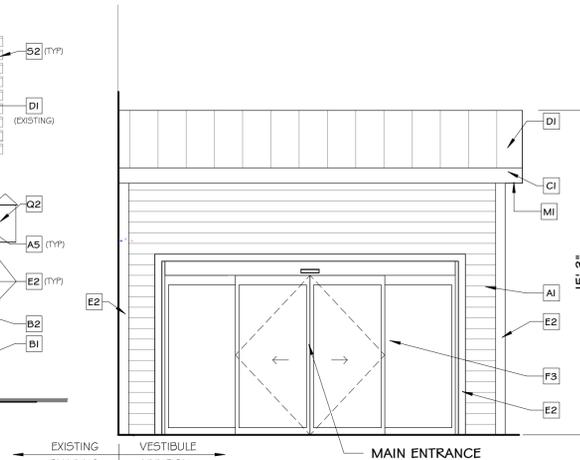
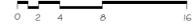
PREPARED BY:





ELEVATION KI - EAST

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

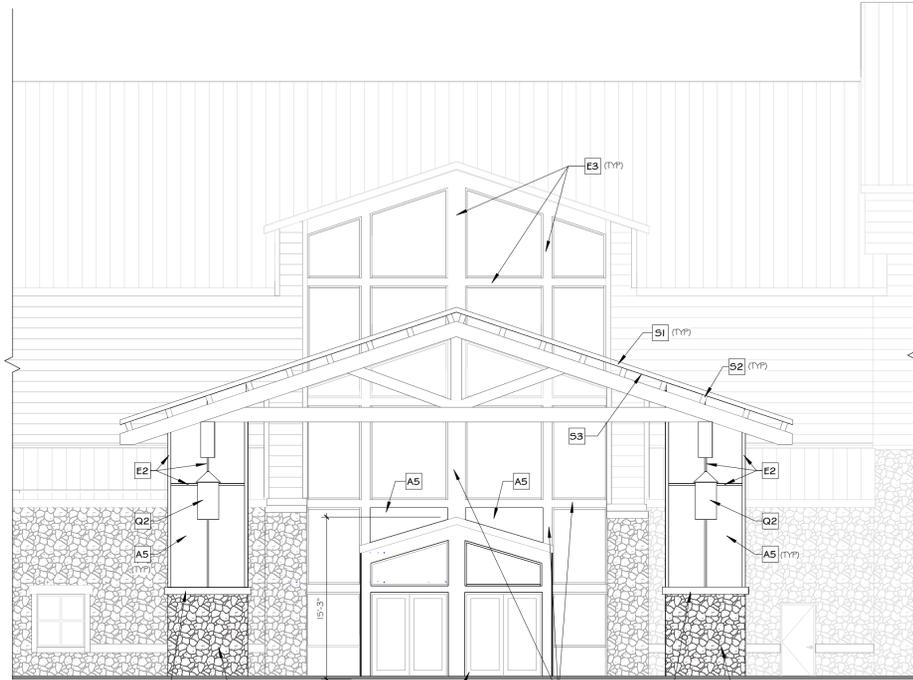


ELEVATION NI - EAST

SCALE: 1/4" = 1'-0"

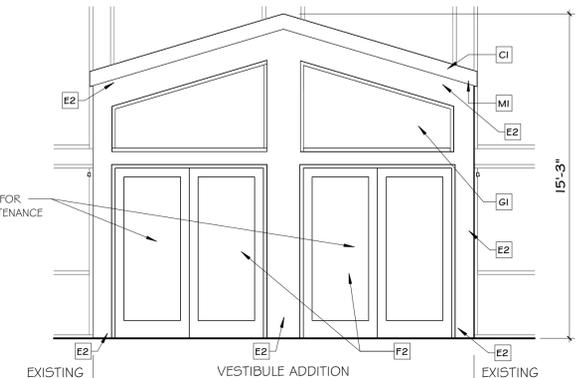


EXTERIOR FINISH SCHEDULE			
BOX	MATERIAL / MANUFACTURER	DESCRIPTION / COLOR	NOTES
A1	8" FIBER CEMENT HORIZONTAL SIDING	MATCH EXISTING "CREAM" COLOR	
A2	FIBER CEMENT SHAKE SIDING	MATCH EXISTING "RED" COLOR	
A3	12" FIBER CEMENT HORIZONTAL SIDING	MATCH EXISTING "SAGE" COLOR	
A4	VERTICAL FIBER CEMENT SIERRA B SIDING	DEEP OCEAN	
A5	FIBER CEMENT PANEL	PAINT TO MATCH SW 9183 "DARK CLOVE"	
B1	MANUF STONE VENEER	REUSE / MATCH EXISTING	
B2	MANUF STONE CAP	MATCH EXISTING	
B3	MANUF STONE SILL	REUSE / MATCH EXISTING	
C1	PRE-FINISHED ALUM FASCIA	MATCH EXISTING	
D1	PRE-FINISHED STANDING SEAM ROOF	MATCH EXISTING	
E1	FIBER CEMENT TRIM	MATCH EXISTING TRIM "CREAM" COLOR	
E2	FIBER CEMENT TRIM	PAINT TO MATCH SW 9183 "DARK CLOVE"	
E3	EXISTING WOOD TRIM	PAINT TO MATCH SW 9183 "DARK CLOVE"	
F1	HOLLOW METAL DOOR	MATCH EXISTING	
F2	ALUMINUM STOREFRONT DOOR	MATCH EXISTING	
F3	ALUMINUM AUTOMATIC SLIDING ENTRANCE DOOR	MATCH EXISTING	
G1	ALUMINUM STOREFRONT WINDOW	MATCH EXISTING	
G2	ALUMINUM CURTAINWALL WINDOW	MATCH EXISTING	
H1	METAL COPING	MATCH EXISTING	
I1	EXPANSION JOINT COVER	MANUF STANDARD COLOR SELECTION / TBD	
J1	HOSE BIBB - SEE PLUMBING PLANS	SEE PLUMBING PLANS	
K1	SPEAKER - SEE TECHNOLOGY PLANS	SEE TECHNOLOGY PLANS	
L1	PRE-FABRICATED ALUMINUM SUN SHADE	SEE SPECIFICATIONS	
M1	PRE-FINISHED FIBER CEMENT SOFFIT	MATCH EXISTING	
M2	1X6 T&G WOOD DECKING SOFFIT	MATCH FINISH OF ADJ I&X AS INDICATED ON REF CLG PLAN	
N1	PRE-FABRICATED ALUMINUM ROOF ACCESS STAIR	MILL FINISH	
O1	DAFS SOFFIT	MATCH EXISTING WF WALL	
P1	SURVEILLANCE CAMERA - SEE TECHNOLOGY PLANS	SEE TECHNOLOGY PLANS	
Q1	EXISTING LIGHT FIXTURE	EXISTING	
Q2	NEW LIGHT FIXTURE	SEE ELECTRICAL PLANS	
R1	ROOF MOUNTED HVAC CONDENSER	SEE MECH PLANS FOR INFO	
R2	ROOF MOUNTED COOLER CONDENSER	SEE FOOD SERVICE PLANS FOR INFO	
S1	HEAVY TIMBER TRUSS	EXISTING TO REMAIN	
S2	HEAVY TIMBER FRAMING	EXISTING TO REMAIN	
S3	WOOD DECKING	EXISTING TO REMAIN	



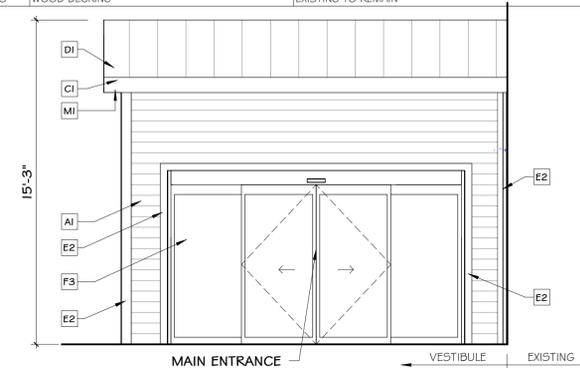
ELEVATION LI - NORTH

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



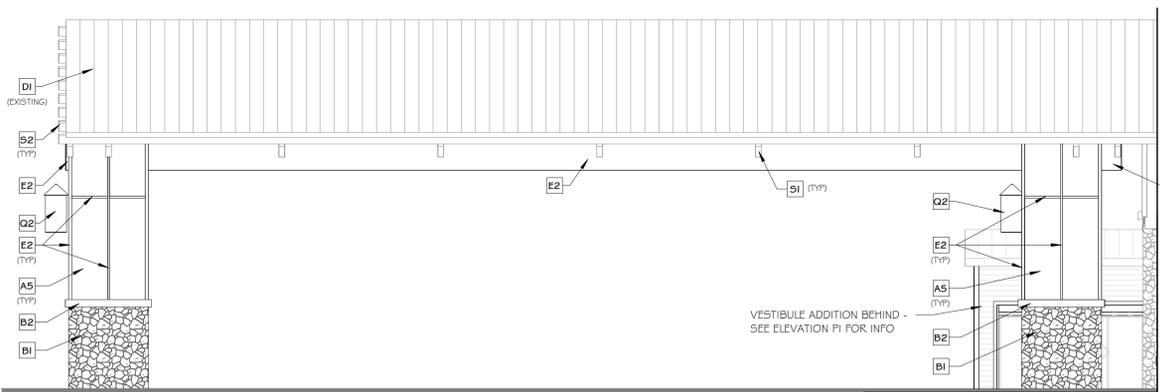
ELEVATION OI - NORTH

SCALE: 1/4" = 1'-0"



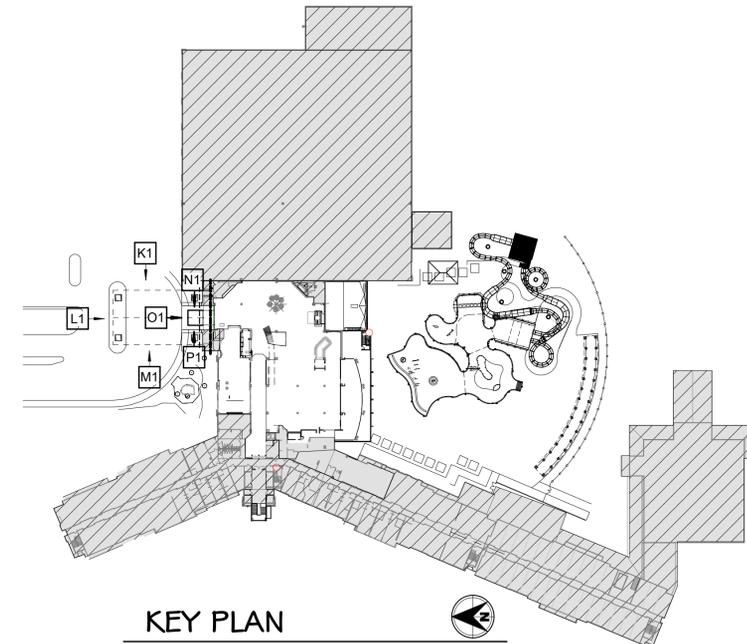
ELEVATION PI - WEST

SCALE: 1/4" = 1'-0"



ELEVATION MI - WEST

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



KEY PLAN

PURPOSE STATEMENT
 CONDITIONAL USE REQUEST CU23-37 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-52 (ORD. 2022-086) FOR A PLANNED COMMERCIAL CENTER, TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON - AND OFF - PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A HOTEL, WATER PARK, AND FOR OUTDOOR SPEAKERS. THIS REQUEST IS SPECIFICALLY TO ADD A 321 SQUARE FOOT VESTIBULE TO THE EXISTING FRONT ENTRANCE, REMOVE AND REPLACE EXISTING TREES NEAR THE ENTRY MONUMENT SIGN, REMOVE TWO ARCHITECTURAL FEATURES AND ADD A STATUE TO THE MAIN ENTRANCE AND ADD AN OUTDOOR ADVENTURE TRAIL. THE ENTIRE SITE IS THE PREMISES

CASE NAME: GREAT WOLF LODGE
 CASE NUMBER: CU23-37
 LOCATION: 100 GREAT WOLF DRIVE
 LOT 1-R BLOCK 1R, GREAT WOLF GRAPEVINE

 MAYOR

 SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

 CHAIRMAN

DATE: _____

SHEET: 4 OF 10

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

EXTERIOR ELEVATIONS
 FOR
GREAT WOLF LODGE
LOT 1R, BLOCK 1R, GREAT WOLF ADDITION
WILLIAM L. PAYNE SURVEY, A-1211
CITY OF GRAPEVINE, TARRANT COUNTY TEXAS
30.418 ACRES
ZONED: "CC", COMMUNITY COMMERCIAL DISTRICT
Date: January 2024

REVISIONS	DATE

CLIENT
GWL - GRAPEVINE, TX

PROJECT
RENOVATION & ADDITION

GRAPEVINE / TEXAS

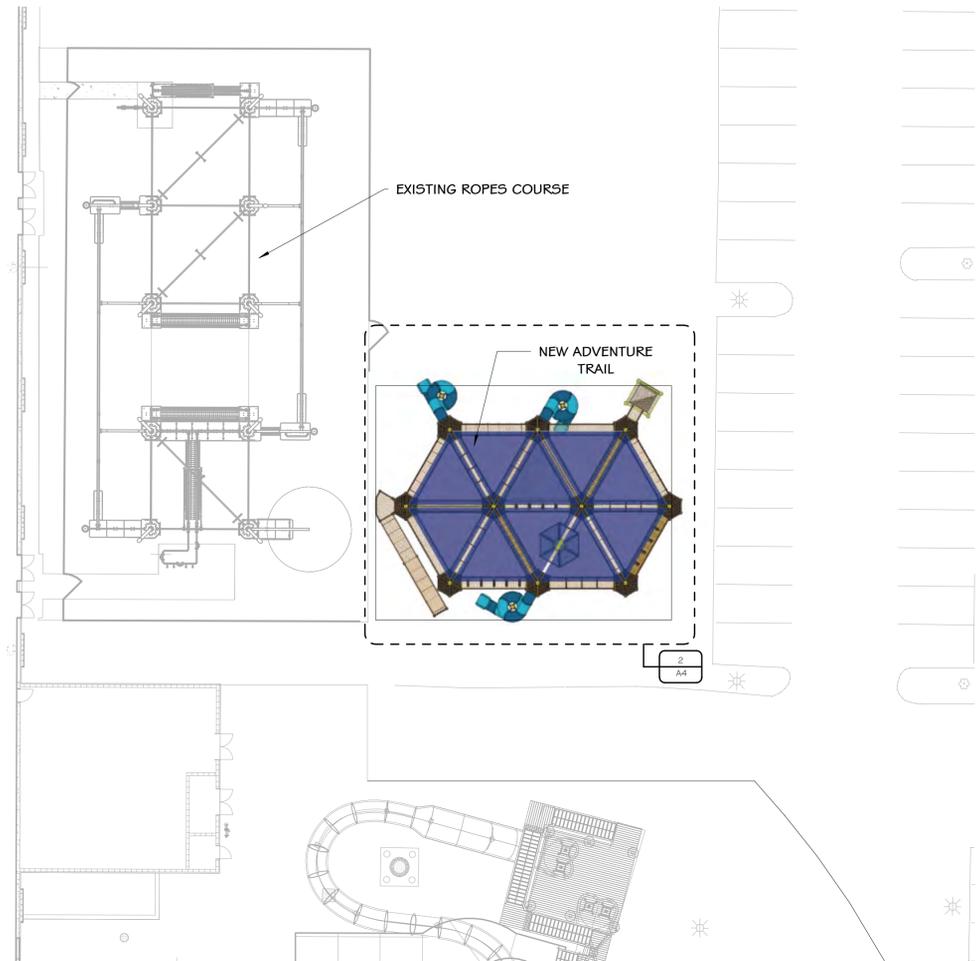
DRAWN BY
 J.HINZ
 CHECKED BY
 T.FRAWLEY
 DATE
 01.05.2024
 JOB NUMBER
 22-022
 VOLUME / BID SET

SHEET NAME
EXTERIOR ELEVATIONS

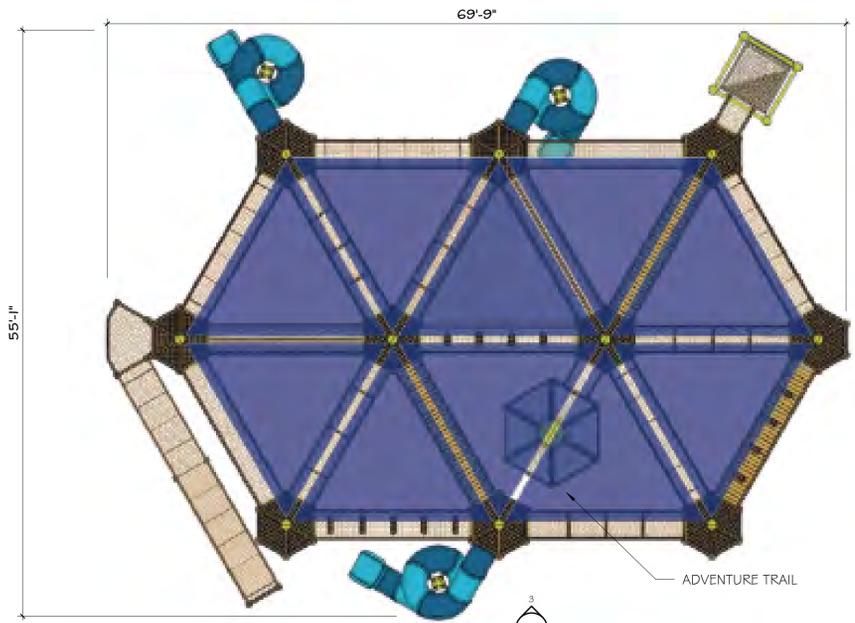
SHEET NUMBER



REVISIONS	DATE



1 OUTDOOR ADVENTURE TRAIL - ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



2 ADVENTURE TRAIL - PLAN
SCALE: 1/8" = 1'-0"



3 ADVENTURE TRAIL - ELEVATION
SCALE: 1/8" = 1'-0"

CASE NAME: GREAT WOLF LODGE
CASE NUMBER: CU23-37
LOCATION: 100 GREAT WOLF DRIVE
LOT 1-R BLOCK 1R, GREAT WOLF GRAPEVINE

MAYOR _____ SECRETARY _____
DATE: _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____

SHEET: 6 OF 10

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



4 ADVENTURE TRAIL - PERSPECTIVE
NOT TO SCALE

Adventure Trail

DIMENSIONS							
10 Tower Adventure Trail							
# of Elements	Capacity	Imperial (ft/in)			Metric (m)		
		Length	Width	Area	Length	Width	Area
21	96	69' 9"	55' 1"	3843 ft ²	21.26m	16.79m	357m ²
Distance Between Towers		20' 0"		6.10m			
Clearance Under Course		9' 3"		2.81m			
Platform Heights		12' 0" / 19' 6"		3.66m / 5.95m			
Top of Steel Height		31' 1"		9.48m			
Features		(7) Single Towers (3) Double Towers (1) Party Rooms (1) Spiral Climb (1) Net Elevator (1) Ramp (3) Slides					



5 PRELIMINARY COLOR SCHEME

PURPOSE STATEMENT
CONDITIONAL USE REQUEST CU23-37 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-52 (ORD. 2022-086) FOR A PLANNED COMMERCIAL CENTER, TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON - AND OFF - PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A HOTEL, WATER PARK, AND FOR OUTDOOR SPEAKERS. THIS REQUEST IS SPECIFICALLY TO ADD A 321 SQUARE FOOT VESTIBULE TO THE EXISTING FRONT ENTRANCE, REMOVE AND REPLACE EXISTING TREES NEAR THE ENTRY MONUMENT SIGN, REMOVE TWO ARCHITECTURAL FEATURES AND ADD A STATUE TO THE MAIN ENTRANCE AND ADD AN OUTDOOR ADVENTURE TRAIL. THE ENTIRE SITE IS THE PREMISES

OUTDOOR ADVENTURE TRAIL
FOR
GREAT WOLF LODGE
LOT 1R, BLOCK 1R, GREAT WOLF ADDITION
WILLIAM L. PAYNE SURVEY, A-1211
CITY OF GRAPEVINE, TARRANT COUNTY TEXAS
30.418 ACRES
ZONED: "CC", COMMUNITY COMMERCIAL DISTRICT
Date: January 2024

CLIENT
GWL - GRAPEVINE, TX

PROJECT
RENOVATION & ADDITION

GRAPEVINE / TEXAS

DRAWN BY: J.HINZ
CHECKED BY: T.FRAWLEY
DATE: 01.05.2024
JOB NUMBER: 22-022
VOLUME / BID SET

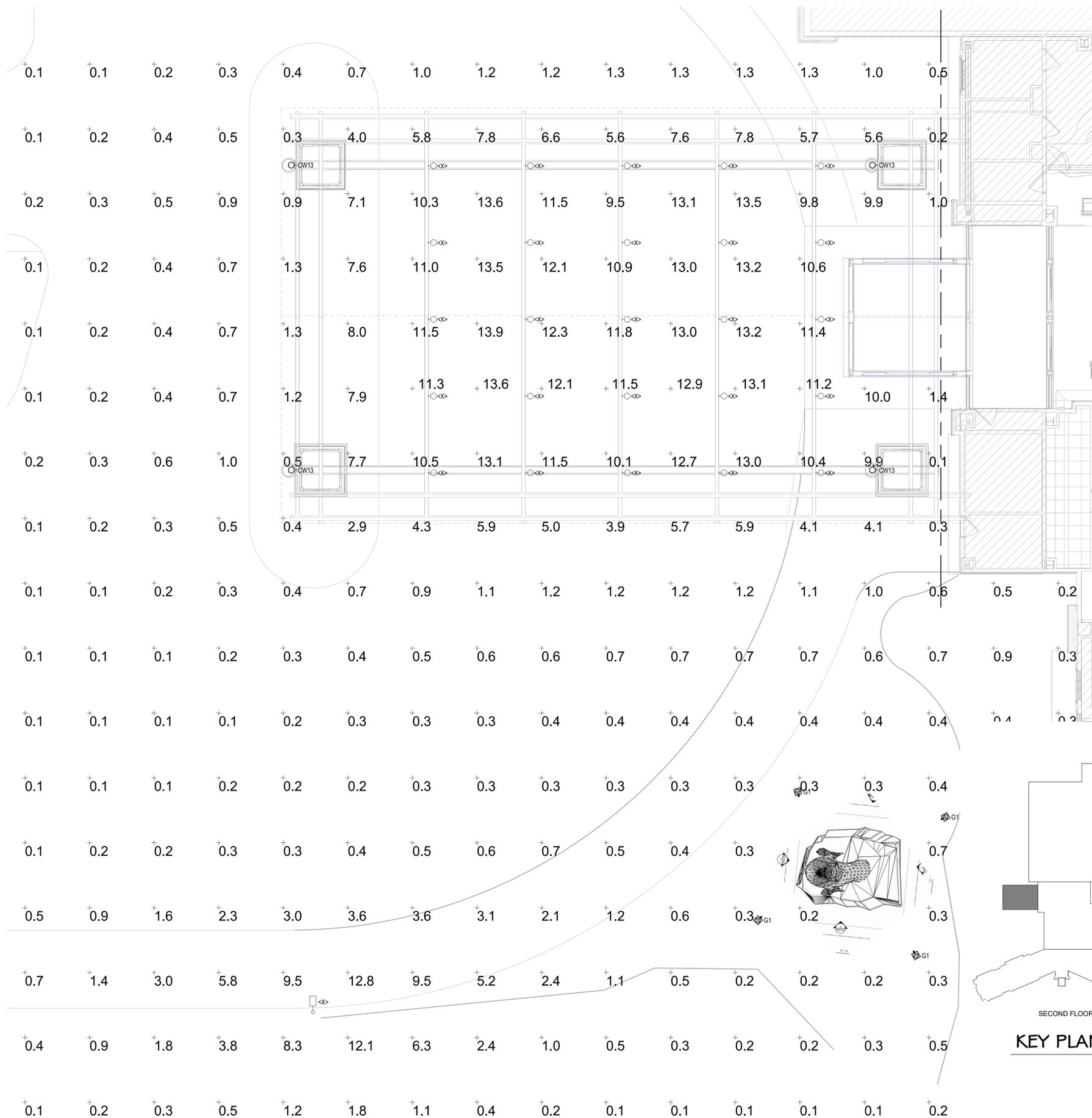
SHEET NAME
OUTDOOR ADVENTURE TRAIL

SHEET NUMBER

A4

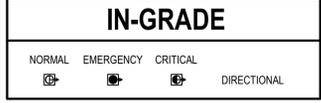
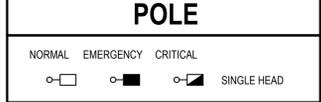
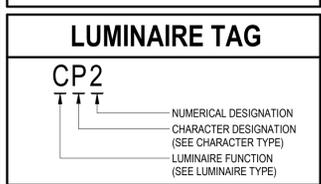
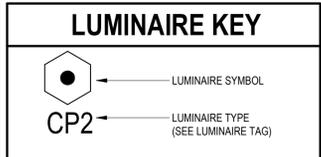
R1.01_GWL - Grapevine - Outdoor AT.skp
November 06, 2023
This drawing contains a confidential proprietary design that cannot be reproduced or divulged, in whole or in part, without written authorization from RCI Adventure Products. All design, manufacturing, reproduction, use, sale, or other rights regarding this design are expressly reserved. The information in this drawing may contain patents pending.





- ### GENERAL NOTES
1. ALL INFORMATION PROVIDED ON THIS SHEET MAY NOT BE IMPLEMENTED INTO THE PROJECT.
 2. "LD" DRAWINGS ARE FOR INFORMATION ONLY. REFER TO THE ELECTRICAL DRAWING FOR CIRCUIT INFORMATION.
 3. REFER TO FIXTURE SPECIFICATIONS FOR COMPLETE FIXTURE INFORMATION.
 4. REFER TO FIXTURE MOUNTING DETAIL SHEETS FOR SPECIFIC MOUNTING CONDITIONS.
 5. CONTRACTOR TO PROVIDE TRANSFORMERS AND BALLASTS FOR ALL FIXTURES SPECIFIED AS REMOTE TRANSFORMERS OR BALLAST. ALL TRANSFORMERS AND BALLAST SPECIFIED AS REMOTE SHALL BE MOUNTED OUT OF VIEW OF GUESTS.
 6. CONTRACTOR TO CONFIRM ALL REMOTE TRANSFORMER AND BALLAST LOCATIONS WITH LANDSCAPE OR FACILITY ARCHITECT.
 7. CONTRACTOR TO VERIFY EXACT MOUNTING LOCATION OF ALL ACCENT LIGHTS IN FIELD WITH LIGHTING DESIGNER.
 8. UNLESS OTHERWISE INDICATED, ALL MOUNTING BOXES FOR LIGHTING FIXTURES MOUNTED TO FACADES TO BE RECESSED INTO STRUCTURE. COORDINATE JBOX LOCATION WITH OTHER TRADES.
 9. INFORM CONSTRUCTION MANAGER IN WRITING IN A TIMELY WAY OF ANY DISCREPANCIES DISCOVERED.
 10. CONTRACTOR TO VERIFY CONDITIONS ON WHICH THIS WORK DEPENDS IN OTHER ISSUED CONSTRUCTION DRAWINGS AND ON SITE SUCH AS BUT NOT LIMITED TO:
 - DIMENSIONS
 - LEVELS
 - MATERIALS
 - DETAILS

- ### CITY OF GRAPEVINE STANDARD NOTES FOR SITE PLANS
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.
- NOTE:** THE ENTIRE SITE IS THE PREMISES.



PURPOSE STATEMENT

CONDITIONAL USE REQUEST CU23-37 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN (CU22-82 (ORD. 2022-086)) FOR A PLANNED COMMERCIAL CENTER, TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A HOTEL, WATER PARK, AND FOR OUTDOOR SPEAKERS. THIS REQUEST IS SPECIFICALLY TO ADD A 321 SQUARE FOOT VESTIBULE TO THE EXISTING FRONT ENTRANCE, REMOVE AND REPLACE EXISTING TREES NEAR THE ENTRY MONUMENT SIGN, REMOVE TWO ARCHITECTURAL FEATURES AND ADD A STATUE TO THE MAIN ENTRANCE AND ADD AN OUTDOOR ADVENTURE TRAIL. THE ENTIRE SITE IS THE PREMISES.

CASE NAME: GREAT WOLF LODGE
 CASE NUMBER: CU23-37
 LOCATION: 100 GREAT WOLF DRIVE
 LOT 1-R BLOCK 1R, GREAT WOLF GRAPEVINE

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING
COMMISSION

CHAIRMAN

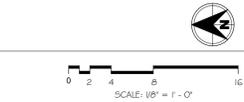
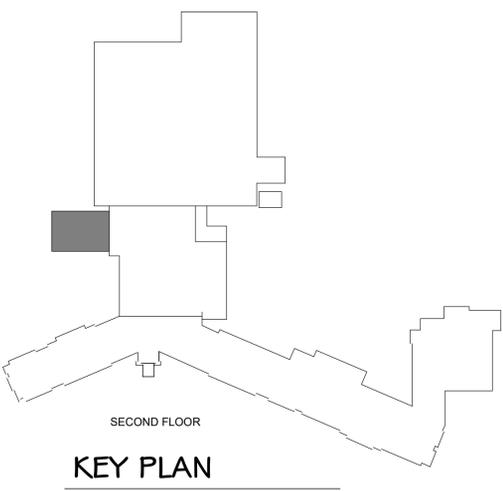
DATE: _____

SHEET: 7 OF 10

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

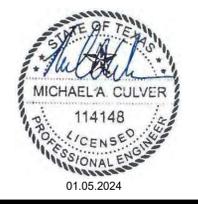
DEPARTMENT OF PLANNING
SERVICES

**ELECTRICAL LIGHTING PORTE COCHERE
SITE PLAN & PHOTOMETRICS**
 FOR
GREAT WOLF LODGE
LOT 1R, BLOCK 1R, GREAT WOLF ADDITION
WILLIAM L. PAYNE SURVEY, A-1211
CITY OF GRAPEVINE, TARRANT COUNTY
TEXAS
30.418 ACRES
ZONED: "CC", COMMUNITY COMMERCIAL
DISTRICT
Date: January 2024



2 PARTIAL PORTE COCHERE
 SCALE: 1/8" = 1'-0"

This document contains confidential or proprietary information of Architectural Design Consultants, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.



REVISIONS	DATE

CLIENT
GWL - GRAPEVINE, TX

PROJECT
RENOVATION & ADDITION

GRAPEVINE / TEXAS

DRAWN BY: RLS
 CHECKED BY: MAC
 DATE: 12.04.2023
 JOB NUMBER: 22-022
 VOLUME / BID SET

SHEET NAME
ELECTRICAL LIGHTING PORTE COCHERE SITE PLAN & PHOTOMETRICS

SHEET NUMBER

E1

LUMINAIRE SCHEDULE - SITE

REV & Δ	MOUNTING HEIGHT	TYPE	MANUFACTURER	REPRESENTATIVE	MODEL	DESCRIPTION	DIMENSIONS	UL/IP	FINISH	MATERIAL	MOUNTING	LAMP						VOLTAGE	LISTED WATTAGE	CONTROL GEAR	ACCESSORIES	NOTES	
												MANUFACTURER	MODEL	QTY	OPTIC	CCT	CRI						LUMENS
C: CHARACTER	25' - 6"	<-x>	-	-	-	EXISTING TO REMAIN EXTERIOR ADJUSTABLE FLOOD LIGHT MOUNTED WITHIN TRELIS	-	-	-	-	SURFACE	-	-	1	-	-	-	0 W	-	0 VA	-	-	-
	12' - 6"	CW13	WAC LIGHTING	ITG // LISA LOCKERBY // (630) 901-4980	WS-W52610(TBD) CUSTOM MOD 2700K CCT	EXTERIOR WALL SCONCE - PORTRE COCHERE	10" H X 4" L X 6" W	IP65	TBD	TBD	SURFACE	INTEGRAL	WHITE	1	-	2700K	90	415	12 W	120V	12 VA	INTEGRAL ELY DIMMING DRIVER	-
G: INGRADE	0' - 0"	G1	HEPER LIGHTING	CHICAGO LIGHTWORKS // JOHN RAPACZ // (708) 309-5198	LR9005-524-US-WW-350-827-0-10 V-SS	INGRADE AT WOLF STATUE WITH WALL WASH OPTIC	9-61/64" L X 11-1/16" W X 15 3/64" H	IP67	STAINLESS STEEL	STAINLESS STEEL	DIRECT BURIAL	INTEGRAL	WHITE	1	WALL WASH	2700K	80	792	10 W	UNV	10 VA	INTEGRAL 0-10V	-
P: POLE / PARKING	15' - 0"	<-x>	-	-	-	EXISTING TO REMAIN SITE POLE	-	-	-	-	DIRECT BURIAL	-	-	1	-	-	-	0 W	-	0 VA	-	-	

ZEROX Dyno LR9005-524-US



Configurations

Light distribution [WW] 49x33°
 Delivered lumens flux 793 - 930 lm
 Rated input power 10 W
 Color temperature 2700 K CRI 80, 3000 K CRI 80, 4000 K CRI 70, 4000 K CRI 80
 Lifetime L90 (hour) >42,000
 Lifetime L80 (hour) >42,000

Options

Control On/Off, 0-10V
 Product colors [SS]

Technical information

Mounting Ground recessed mountable
Housing Corrosion resistant stainless steel housing (AISI 316L / EN 1.4571 grade)
Fasteners Stainless steel (AISI 304 / EN 1.4301 grade)
Gasket Silicone
Lens / Reflector High reflectance aluminum coating, multifaceted micro reflector
Glass / Diffuser Tempered safety glass
Impact protection IK10
Ingress protection IP67
Input voltage 120-277V 50/60Hz
Insulation class Class I
Weight 15 lbs
LED module High power LEDs on metal core PCB
Driver Internal LED driver
Driver surge protection 2/2 kv
Power factor > 0.95
Through wiring Single power cord entry
Operating temperature -30...50°C
Power cord 12" of rubber-sheathed power cord



Project name	Type	Quantity
LR9005-524-US		

Light distribution	Rated input power	Color temperature	Control	Product colors
[WW] Wall-wash - 49x33°	[350] 10 W	[827] 2700 K CRI 80 [830] 3000 K CRI 80 [740] 4000 K CRI 70 [840] 4000 K CRI 80	[ONOFF] On/Off [0-10V] 0-10V	[SS] Stainless steel

Accessories (included)	Accessories (to be ordered separately)
[007501028] Plastic case for ZEROX [141407400] Connector set - 5-pole	[160404012] Case removing vacuum

Configuration code	Light distribution	Delivered lumens flux	Rated input power	Color temperature	Control
LR9005-524-US-WW-350-740	[WW] Wall-wash - 49x33°	930 lm	10 W	4000 K CRI 70	On/Off, 0-10V
LR9005-524-US-WW-350-827	[WW] Wall-wash - 49x33°	793 lm	10 W	2700 K CRI 80	On/Off, 0-10V
LR9005-524-US-WW-350-830	[WW] Wall-wash - 49x33°	818 lm	10 W	3000 K CRI 80	On/Off, 0-10V
LR9005-524-US-WW-350-840	[WW] Wall-wash - 49x33°	880 lm	10 W	4000 K CRI 80	On/Off, 0-10V

HEPER USA LLC
 W227 N546 Westmound Drive Waukesha, 53186
 Wisconsin, United States
 +1 312 910 9740
 info@hepergroup.com

We reserve the right to change specifications without prior written notice. Edition: 30.11.2023. For current version visit heperlighting.com. All flux (±7% tolerance) and power values (±10% tolerance) are derived following appropriate IES, CIE, and applicable standards.

1/4

exp. **GWL—Grapevine, TX**
 Grapevine, TX

205 North Michigan Ave, Suite 3600
 Chicago, IL 60601
 312.616.6383

1 of 2

Release: 30 NOV 23
 Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

HEPER USA LLC
 W227 N546 Westmound Drive Waukesha, 53186
 Wisconsin, United States
 +1 312 910 9740
 info@hepergroup.com

We reserve the right to change specifications without prior written notice. Edition: 30.11.2023. For current version visit heperlighting.com. All flux (±7% tolerance) and power values (±10% tolerance) are derived following appropriate IES, CIE, and applicable standards.

3/4

exp. **GWL—Grapevine, TX**
 Grapevine, TX

205 North Michigan Ave, Suite 3600
 Chicago, IL 60601
 312.616.6383

2 of 2

Release: 30 NOV 23
 Revision:

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

PURPOSE STATEMENT

CONDITIONAL USE REQUEST CU23-37 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-52 (ORD. 2022-086) FOR A PLANNED COMMERCIAL CENTER, TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A HOTEL, WATER PARK, AND FOR OUTDOOR SPEAKERS. THIS REQUEST IS SPECIFICALLY TO ADD A 321 SQUARE FOOT VESTIBULE TO THE EXISTING FRONT ENTRANCE, REMOVE AND REPLACE EXISTING TREES NEAR THE ENTRY MONUMENT SIGN, REMOVE TWO ARCHITECTURAL FEATURES AND ADD A STATUE TO THE MAIN ENTRANCE AND ADD AN OUTDOOR ADVENTURE TRAIL. THE ENTIRE SITE IS THE PREMISE.

CITY OF GRAPEVINE STANDARD NOTES FOR SITE PLANS

- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
- PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
- ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE 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.

NOTE: THE ENTIRE SITE IS THE PREMISES.

CASE NAME: GREAT WOLF LODGE
 CASE NUMBER: CU23-37
 LOCATION: 100 GREAT WOLF DRIVE
 LOT 1-R BLOCK 1R, GREAT WOLF GRAPEVINE

 MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING
 COMMISSION

 CHAIRMAN

DATE: _____

SHEET: 8 OF 10

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

LIGHTING CUTSHEETS

FOR
GREAT WOLF LODGE
LOT 1R, BLOCK 1R, GREAT WOLF ADDITION
WILLIAM L. PAYNE SURVEY, A-1211
CITY OF GRAPEVINE, TARRANT COUNTY
TEXAS
30.418 ACRES
ZONED: "CC", COMMUNITY COMMERCIAL
DISTRICT
Date: January 2024



ARCHITECTURAL DESIGN CONSULTANTS, INC.
 30 Wisconsin Dells Parkway | P.O. Box 580
 Lake Delton, WI 53940
 Phone: 608.254.6181 | Fax: 608.254.2139

This document contains confidential or proprietary information of Architectural Design Consultants, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.



REVISIONS	DATE

CLIENT
GWL - GRAPEVINE, TX

PROJECT
RENOVATION & ADDITION

GRAPEVINE / TEXAS

DRAWN BY
 RLS
 CHECKED BY
 MAC
 DATE
 12.04.2023
 JOB NUMBER
 22-022
 VOLUME / BID SET

SHEET NAME
LIGHTING CUTSHEETS

SHEET NUMBER

E2

WAC LIGHTING

Latitude

Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W52610	3000K	BR BK BLK BK BR BK	12W	765	415

Example: WS-W52610-BK
 *For 277V special order, add an "F" before the finish: WS-W52610F-BK

For custom requests please contact custom@wacighting.com

DESCRIPTION

Classic architectural lighting form offered in complementary sizes.

FEATURES

- Classic architectural look that pairs well with a multitude of commercial applications.
- Weather resistant powder coated finishes.
- Light engine factory sealed for maximum protection from the elements
- Etched oval glass diffuser provides even illumination
- Title 24 may not be available for all finishes, check for availability
- ALED dimming technology
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CR:	90
Dimming:	ELV: 100-10%
Rated Life:	44000 Hours, 50000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, P65, Title 24 JAB 2019 Compliant Wet Location Listed
Construction:	Aluminum hardware with glass diffuser

REPLACEMENT PARTS

RPL-GLA-52610 - Glass for WS-W52610

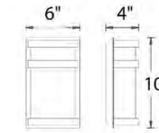
Fixture Type: _____
 Catalog Number: _____
 Project: _____
 Location: _____



FINISHES:



LINE DRAWING:



WS-W52610

wacighting.com | Phone: (800) 526-2386 | Fax: (800) 526-2385 | Headquarters/Eastern Distribution Center: 64 Harbor Park Drive, West Nyack, NY 10994
 *Lighting is subject to change without notice. © 2024 WAC Lighting, Inc. All rights reserved. No part of this document may be reproduced without written permission from WAC Lighting, Inc.

GWL—Grapevine, TX Renovation & Addition
Grapevine, TX

TYPE
CW13

Release: 30 NOV 23
Revision:

205 North Michigan Ave, Suite 3600
Chicago, IL 60601
312.616.0000

1 of 1

CUT SHEET FOR REFERENCE ONLY. REFER TO FINISHES SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

PURPOSE STATEMENT

CONDITIONAL USE REQUEST CU23-37 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-52 (ORD. 2022-086) FOR A PLANNED COMMERCIAL CENTER, TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A HOTEL, WATER PARK, AND FOR OUTDOOR SPEAKERS. THIS REQUEST IS SPECIFICALLY TO ADD A 321 SQUARE FOOT VESTIBULE TO THE EXISTING FRONT ENTRANCE, REMOVE AND REPLACE EXISTING TREES NEAR THE ENTRY MONUMENT SIGN, REMOVE TWO ARCHITECTURAL FEATURES AND ADD A STATUE TO THE MAIN ENTRANCE AND ADD AN OUTDOOR ADVENTURE TRAIL. THE ENTIRE SITE IS THE PREMISE.

CITY OF GRAPEVINE STANDARD NOTES FOR SITE PLANS

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.

NOTE: THE ENTIRE SITE IS THE PREMISES.

CASE NAME: GREAT WOLF LODGE
 CASE NUMBER: CU23-37
 LOCATION: 100 GREAT WOLF DRIVE
 LOT 1-R BLOCK 1R, GREAT WOLF GRAPEVINE

 MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING
 COMMISSION

 CHAIRMAN

DATE: _____

SHEET: 9 OF 10

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

DEPARTMENT OF PLANNING
 SERVICES

LIGHTING CUTSHEETS

FOR
GREAT WOLF LODGE
LOT 1R, BLOCK 1R, GREAT WOLF ADDITION
WILLIAM L. PAYNE SURVEY, A-1211
CITY OF GRAPEVINE, TARRANT COUNTY
TEXAS
30.418 ACRES
ZONED: "CC", COMMUNITY COMMERCIAL
DISTRICT
Date: January 2024



experience | architecture | design

ARCHITECTURAL DESIGN CONSULTANTS, INC.

30 Wisconsin Dells Parkway | P.O. Box 580
 Lake Delton, WI 53940
 Phone: 608.254.6181 | Fax: 608.254.2139

This document contains confidential or proprietary information of Architectural Design Consultants, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.



01.05.2024

REVISIONS	DATE

CLIENT

GWL - GRAPEVINE, TX

PROJECT

RENOVATION & ADDITION

GRAPEVINE / TEXAS

DRAWN BY

RLS

CHECKED BY

MAC

DATE

12.04.2023

JOB NUMBER

22-022

VOLUME / BID SET

SHEET NAME

LIGHTING CUTSHEETS

SHEET NUMBER

E3

TREES TO BE REMOVED

TREE NO.	TREE SIZE (in.)	TREE TYPE
1	9	PINE
2	9	PINE
3	9	PINE
4	9	PINE
5	9	PINE
6	9	PINE
7	9	PINE
8	9	PINE
9	6	PINE
10	7	PINE

THE PURPOSE OF THE TREE REMOVAL/REPLACEMENT ASSOCIATED WITH THIS PROJECT IS TO INCREASE VISIBILITY/AESTHETICS OF THE EXISTING GREAT WOLF LODGE MONUMENT SIGN ALONG HIGHWAY 26

TREES TO BE PLANTED

TREE NO.	TREE SIZE (in.)	TREE HEIGHT (ft.)	TREE TYPE
1	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
2	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
3	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
4	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
5	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
6	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
7	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
8	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
9	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
10	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
11	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
12	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
13	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
14	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
15	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
16	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
17	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
18	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
19	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
20	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
21	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
22	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
23	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
24	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
25	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
26	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
27	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
28	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST
29	3	10	SPECIES TO BE SELECTED FROM CITY OF GRAPEVINE APPROVED LIST

NOTE:

- ALL TREE CALIPER INCHES ARE TO BE MEASURED 4.5 FEET ABOVE GROUND LEVEL.
- NO REPLACEMENT TREE MAY BE PLANTED WITHIN A VISIBILITY TRIANGLE, A WATER COURSE, OR AN EXISTING OR PROPOSED STREET OR ALLEY.
- A REPLACEMENT TREE THAT DIES WITHIN TWO YEARS OF THE DATE IT WAS PLANTED MUST BE REPLACED BY ANOTHER REPLACEMENT TREE THAT COMPLIES WITH THE TREE PRESERVATION PERMIT.

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: JANUARY 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF HISTORIC
LANDMARK SUBDISTRICT HL23-03; 220 BLEVINS STREET



APPLICANT: Curtis Ratliff

PROPERTY LOCATION AND SIZE:

The subject property is located at 220 Blevins Street, platted as Block 1, Lot 3, Ratliff Addition. The property has 72.2 feet of frontage along Blevins Street.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 220 Blevins Street and platted as Block 1, Lot 3, Ratliff Addition.

On October 30, 2023 owner Curtis Ratliff, submitted an application for Historic Landmark Overlay, HL23-03, for property located at 220 Blevins Street. The property features a 2,842 square foot single-family residence. The property is located in the historic Ambrose Foster Survey and was once a part of the Yancey Farm that adjoined the historic Thomas J. Nash Farm of 1859. The 2006 Ratliff House Landmark Subdistrict would be established to recognize this significant structure designed by a master architect David Walter George and to retain its historic integrity and cultural history for the City of Grapevine.

PRESENT ZONING AND USE:

The property is currently zoned "R-7.5", Single Family District.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "R-1", Single-Family Dwelling District prior to the 1984 City-wide Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "PO", Professional Office District – Ratliff Chiropractic
- SOUTH: "R-7.5", Single Family District – Single-family structures
- EAST: "R-7.5", Single Family District – Single-family structures
- WEST: "R-7.5", Single Family District – Single-family structures

AIRPORT IMPACT:

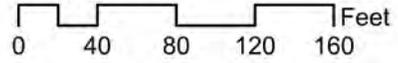
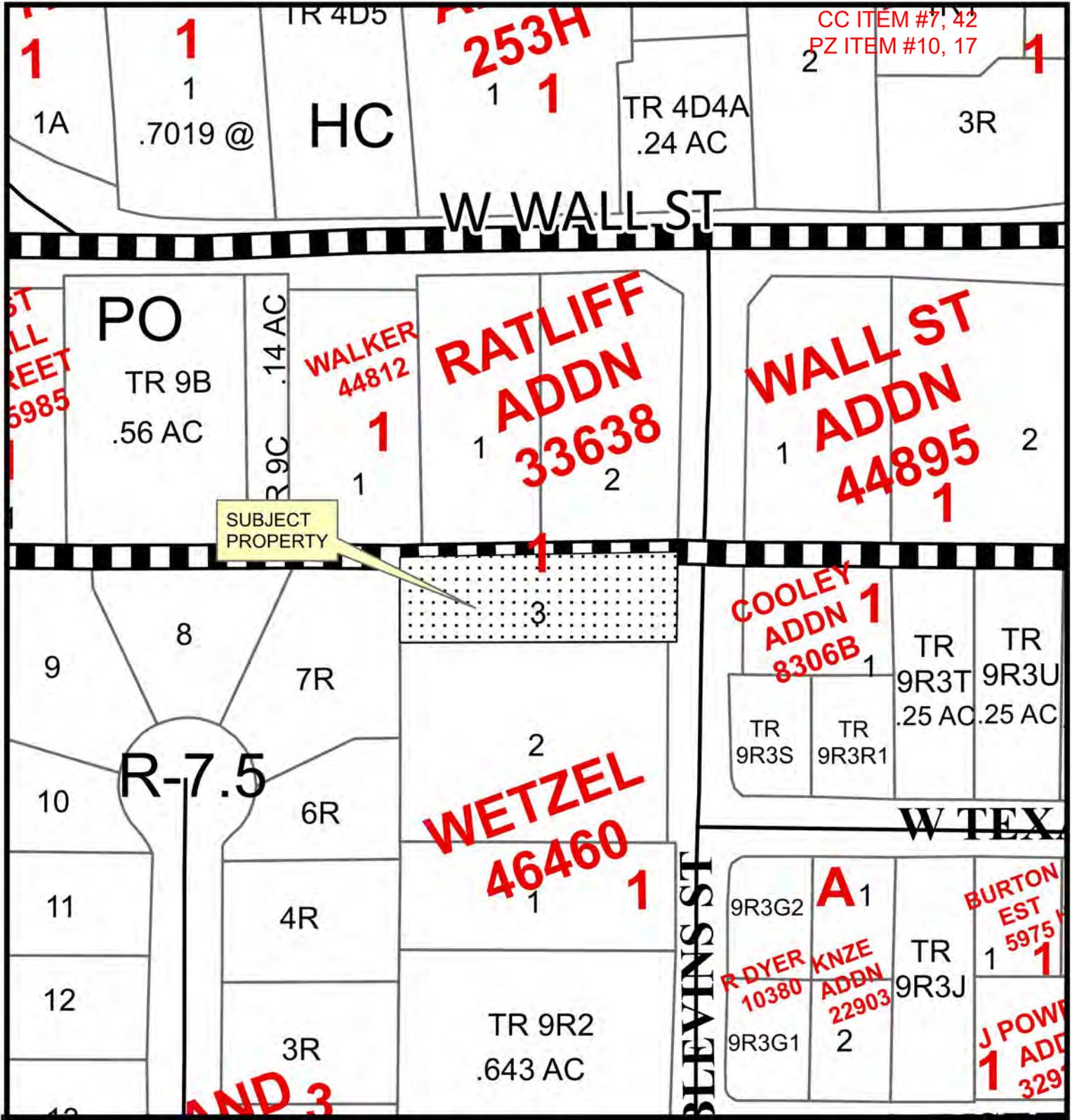
The subject tract is not located within any zone of effect as defined on the "Aircraft Sound Exposure: Dallas/ Fort Worth Regional Airport Environs" map.

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

Blevins Street is not designated on the City's Thoroughfare Plan.



HL23-03; 220 Blevins Street

Date Prepared: 12/29/2023

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.

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER
ERICA MAROHNIC, DIRECTOR OF PLANING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, DECEMBER 13, 2023

SUBJECT: HISTORIC LANDMARK OVERLAY #HL23-03
2006 RATLIFF HOUSE
ARCHITECT DAVID WEBSTER GEORGE
220 BLEVINS STREET
CURTIS RATLIFF, OWNER/APPLICANT

WDK
Em

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following property addressed as:

220 Blevins Street, legally described as Block 1, Lot 3, Ratliff Addition,
City of Grapevine.

BACKGROUND:

Historic Landmark Overlay application #HL23-03 was submitted by the owner Curtis Ratliff on October 30, 2023 to Landmark his and his wife Linda Ratliff's house that was designed by architect David Webster George a fellow of Frank Lloyd Wright. The 2006 Ratliff House Landmark Subdistrict would be established to recognize this significant structure designed by a master architect David Walter George and to retain its historic integrity and cultural history for the City of Grapevine. The property is located in the historic Ambrose Foster Survey. The site was once a part of the Yancey Farm that adjoined the historic Thomas J. Nash Farm of 1859.

The House adds character, interest and value to the Grapevine Historic Township. Designed for Dr. Curtis and Linda Ratliff, David George brought Frank Lloyd Wright's "organic" philosophy of architecture to the design of the Ratliff House. It was designed to "blend in with the land, merge with the outdoors in multiple locations, and feel like it grew up from the soil, like a native flower."

The house embodies seven of a possible twelve points of designation merit for Landmark Designation to be considered for Historic Landmark Designation including the following categories:

Embodiment of distinguishing characteristics of an architectural type or specimen; Identification as the work of an architect or master builder whose work has influenced the development of the city; Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant and architectural innovation; relationship to other distinctive buildings, sites or areas which are eligible for preservation; value as an aspect of community sentiment or public pride; the House identifies with a person who significantly

contributed to the development of the City of Grapevine, Dr. Curtis Earl Ratliff and his wife Linda Ann Ratliff; and Exemplification of the cultural, economic, social or historical heritage of the City of Grapevine.

Staff recommends approval of Historic Overlay #HL23-03 for landmarking the 2006 Ratliff House at 220 Blevins Street, Block 1, Lot 3 Ratliff Addition.



A Future With A Past

December 14, 2023

Curtis Ratliff
220 Blevins Street
Grapevine, Texas 76051

**RE: HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK SUBDISTRICT #HL23-03
2006 RATLIF HOUSE
220 BLEVINS STREET
GRAPEVINE, TEXAS 76051**

This letter confirms on December 13, 2023 the Historic Preservation Commission **approved** #HL23-03 Historic Landmark Sub-district for property listed as:

220 Blevins Street, legally described as Block 1, Lot 3, Ratliff Addition, City of Grapevine, Texas.

Final approval and the ordinance associated with this District must be received from City Council. You will be notified of this public hearing at a later date. A copy of the Historic Preservation Commission meeting minutes will be available after the Chairman has signed the approved minutes at the next scheduled meeting. If you need a copy for your records, please contact me at 817-410-3197 after the next regular meeting of the Historic Preservation Commission.

Thank you,

David Klempin
Historic Preservation Officer

Enclosures

cc: Erica Marohnic, Director of Planning Services
Plans Reviewers
Building Clerks
HL File

wdk

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANTS/AGENT NAME CURTIS RATLIFF
COMPANY NAME _____
ADDRESS 220 BLEVINS ST
CITY/STATE/ZIP GRAPEVINE TX 76051
WORK PHONE _____ FAX NUMBER _____
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY OWNER
3. PROPERTY OWNER(S) NAME CURTIS RATLIFF
ADDRESS 220 BLEVINS ST
CITY/STATE/ZIP GRAPEVINE TX 76051
WORK PHONE _____ FAX NUMBER _____
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
220 BLEVINS ST
LEGAL DESCRIPTION: LOT(S) 3 BLOCK 1 ADDITION RATLIFF
SIZE OF SUBJECT PROPERTY _____ ACRES 14,000 SQUARE FEET
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION R7.5
6. PRESENT USE OF PROPERTY Residential

RECEIVED

OCT 30 2023



- 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) CURTIS RATLIFF

APPLICANT SIGNATURE Curtis Ratliff

OWNER (PRINT) CURTIS RATLIFF

OWNER SIGNATURE Curtis Ratliff

OWNER (PRINT) _____

OWNER SIGNATURE _____

The State of _____

O:\ZCU\FORMS\APPHIST

www.grapevintexas.com

RECEIVED

OCT 30 2023

WR

1/23

#HL23-03

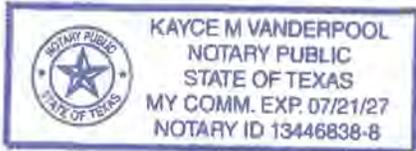
County of Tarrant

Before me Curtis Ratliff on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through TX DL 04015436 (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30 day of October, A.D. 2023

SEAL

Kayce M. Vanderpool
Notary Signature



The State of _____

County of _____

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

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

SEAL

Notary Signature

RECEIVED

OCT 30 2023

Filter by: Residential Personal Business Commercial Mineral Results per page: 10

Account, Owner, Address

41009096 (Residential)

220 BLEVINS ST, GRAPEVINE

Interactive Map

Property Type: Residential

Legal Description: RATLIFF ADDITION - GV Block 1 Lot 3

AIN: 33638---1---3

State Code: A

Year Built: 2006

Agent of Authority: No Agent on record.

Protest Deadline Date: 2023-05-30

Site Number: 41009096

Site Name: RATLIFF ADDITION - GV-1-3

Site Class: A1 - Residential - Single Family

Number of Parcels: 1

Building SQft: 2,842

Percentage Complete: 100%

Land Sqft: 14,425

Land Acres: 0.3311

Pool:

[Property Value](#)

[Geolocation](#)

[Taxing Units](#)

[Ownership](#)

[Exemptions](#)

[Documents](#)

Current Ownership

Name: RATLIFF CURTIS EARL

Address: 220 BLEVINS ST, GRAPEVINE, TX 76051

Address Recipient: CURTIS EARL RATLIFF

Name: RATLIFF LINDA ANN

Address: 220 BLEVINS ST, GRAPEVINE, TX 76051

Address Recipient: LINDA ANN RATLIFF

Previous Ownership & Transfers

Document Number	Deeded Owner	Document Date	Book	Page
D218134031	RATLIFF CURTIS EARL;RATLIFF LINDA ANN	06/19/2018		
	RATLIFF CURTIS E	01/01/2005		

[Explore](#)

[News](#)

[Events](#)

RECEIVED

OCT 30 2023

#HL23-03

41009096 (Residential)
220 BLEVINS ST, GRAPEVINE

CC ITEM #7, 42
PZ ITEM #10, 17

Interactive Map

Property Type: Residential
Legal Description: RATLIFF ADDITION - GV Block 1 Lot 3
AIN: 33638----1----3
State Code: A
Year Built: 2006
Agent of Authority: No Agent on record.
Protest Deadline Date: 2023-05-30
Site Number: 41009096
Site Name: RATLIFF ADDITION - GV-1-3
Site Class: A1 - Residential - Single Family
Number of Parcels: 1
Building SQFt: 2,842
Percentage Complete: 100%
Land Sqft: 14,425
Land Acres: 0.3311
Pool: None

[Property Value](#) [Geolocation](#) [Taxing Units](#) [Ownership](#) [Exemptions](#) [Documents](#)

5 Years historical Value

Year	Land Appr.	Imprv. Appr.	Total Appr.	Land Mkt.	Imprv. Mkt.	Total Mkt.
2023	\$217,700	\$354,640	\$572,340	\$217,700	\$627,038	\$844,738
2022	\$217,649	\$302,660	\$520,309	\$217,649	\$490,008	\$707,657
2021	\$217,649	\$255,359	\$473,008	\$217,649	\$433,490	\$651,139
2020	\$180,000	\$250,007	\$430,007	\$180,000	\$340,000	\$520,000
2019	\$180,000	\$210,915	\$390,915	\$180,000	\$340,000	\$520,000
2018	\$180,000	\$175,377	\$355,377	\$180,000	\$292,596	\$472,596



Information: Information relating to the current year should be considered a "work in progress".
Prior year data is informational only and does not necessarily replicate the values [published by Tarrant County Tax Office](#).
The information provided is purely for ad valorem taxation purposes.

Explore

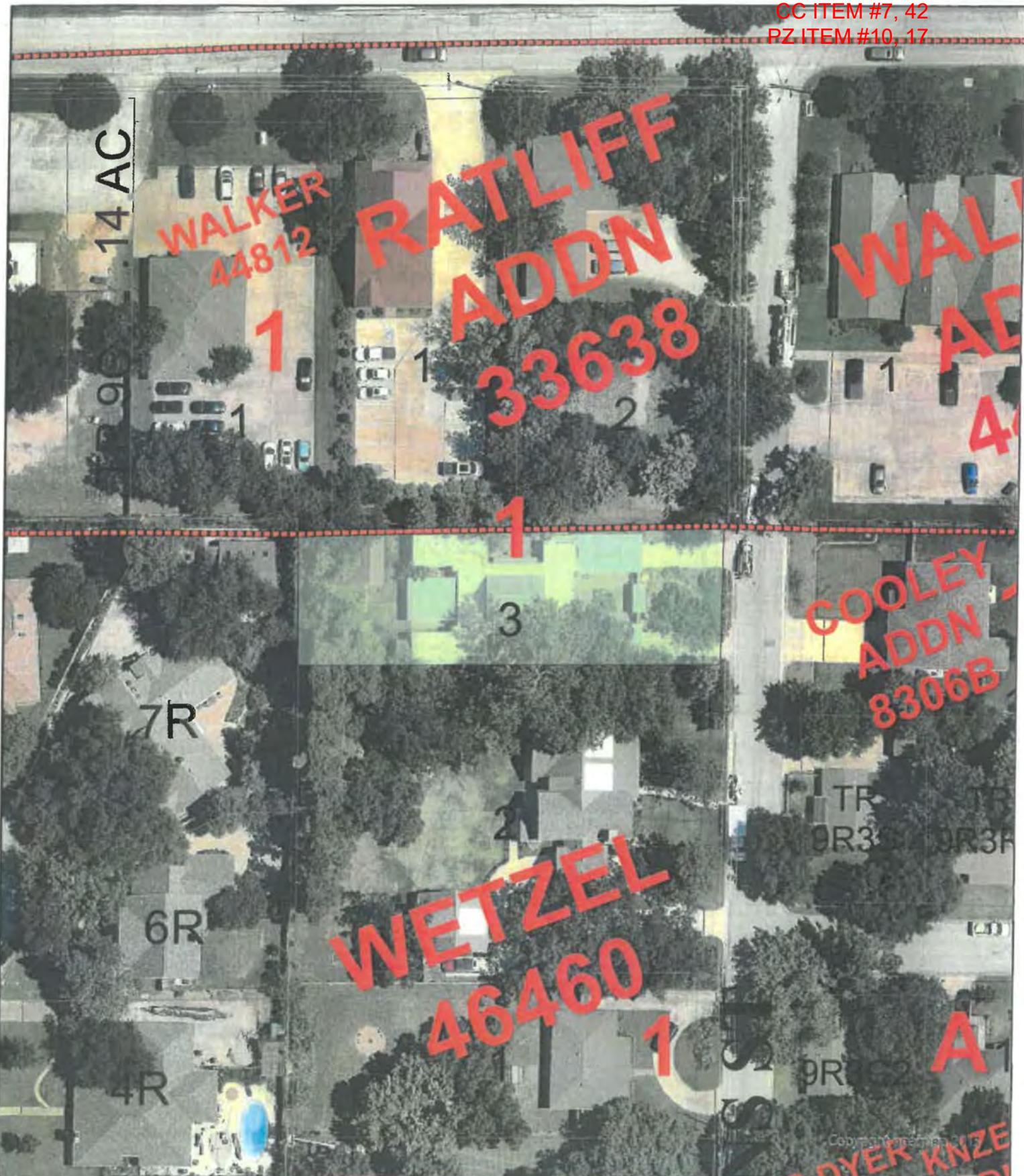
[News](#)

[Events](#)

[Search Our Site](#)

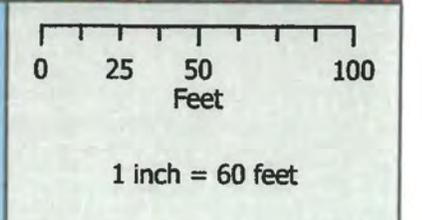
Services

[Online Account](#)



- Zoning
- Parcels
- Grapevine City Limits
- Historic Landmark Subdistricts

#HL23-03
220 Blevins Street
11/30/2023



W WALL ST

TR 9C .14 AC

WALKER
44812

RATLIFF
ADDN
33638

WALL
AD
4

1

1

2

1

1

3

COOLEY
ADDN
8306B

7R

BLEVINS ST

TR
9R3S

TR
9R3F

2

WETZEL
46460

W TEXAS ST

6R

N S ST

9R3G2

A 1

4R

1

1

DYER KNZE

- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

#HL23-03
220 Blevins Street
11/30/2023



1 inch = 60 feet



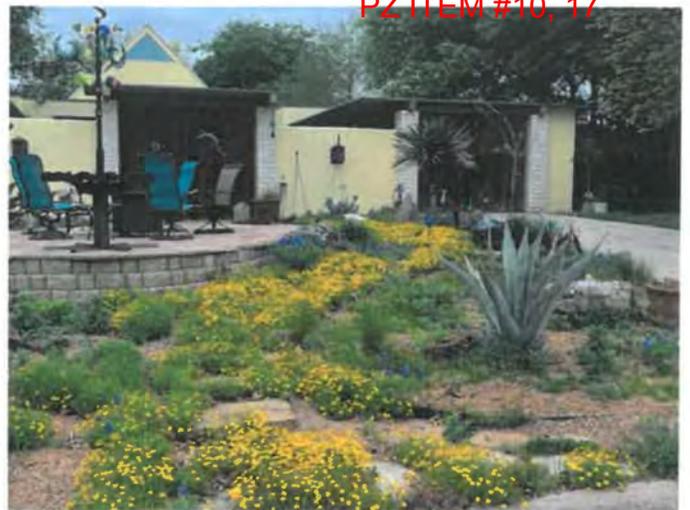
Aerial View of 220 Blevins Street



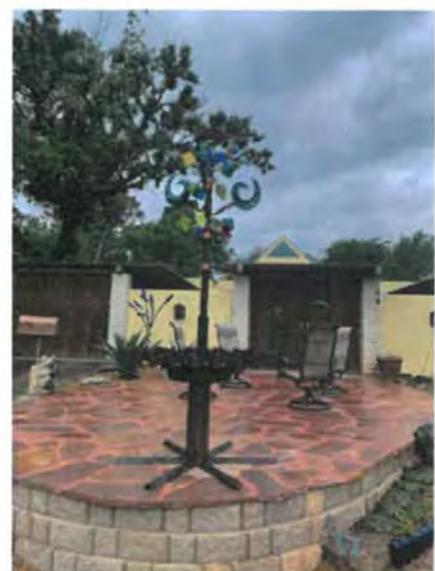
View showing two garages without a fourth wall



Courtyard Entrance Doors



Ratliff House 220 Blevins Street



Projecting Patio with Sculpture



Closet



Bath



Chicago Tribune Article by Cathy Frisinger – November 22, 2007

Dr. Curtis and Linda Ratliff's House was featured in the Chicago Tribune due to its Architectural significance.

**GRAPEVINE HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK DESIGNATION FORM**

1. Name Ratliff House

Historic

And/or common: Dr. Curtis and Linda Ratliff House

2. Location

Address 220 Blevins St., Grapevine, TX land survey Ratliff Addition

Location/neighborhood _____ block/lot Block 1; Lot 3 tract size 14,425 sq. ft.

3. Current zoning R 7.5

4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input checked="" type="checkbox"/> residence
<input type="checkbox"/> site	Accessible		<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
	<input type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> yes: unrestr.		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> military	<input type="checkbox"/> other

5. Ownership

Current owner: Dr. Curtis Ratliff phone: 817-846-0799

Address: 220 Blevins St. city: Grapevine state: TX zip: 76051

6. Form Preparation

Name & title David Klempin organization: Grapevine Convention & Visitors Bureau

Contact: Historic Preservation Officer phone: 817-410-3197

7. Representation on Existing Surveys

Tarrant County Historic Resources National Register of Historic Places
 other _____ Recorded Texas Historic Landmark
 _____ Texas Archaeological Landmark

for office use only

8. Date Rec'd: _____ Survey Verified: Yes No

9. Field Chk date: _____ By: _____

10. Nomination

Archaeological Structure District
 Site Structure & Site

11. Historic Ownership

original owner Ambrose Foster – original settler

significant later owner(s) Dr. Curtis E. Ratliff and Linda Ann Ratliff

12. Construction Dates

Original 2006

alterations/additions

13. Architect – David Webster George – a fellow of Frank Lloyd Wright

original construction 2006

alterations/additions

14. Site Features

Natural Lush neighborhood with native trees.

urban design Neighborhood on west side of Ball Street – developed over time.

15. Physical Description

Condition	Check One:		Check One:
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> Moved (date: _____)
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

House adds character, interest and value to the Grapevine Historic Township.

Renowned architect David Webster George designed the Ratliff House for Dr. Curtis and Linda Ratliff. He had designed a previous home that Dr. Ratliff had owned, and Dr. Ratliff loved the way the house “lived.” George brought Frank Lloyd Wright’s “organic” philosophy of architecture to the design of the Ratliff House. It was designed to “blend in with the land, merge with the outdoors in multiple spots, and feel like it grew up from the soil, like a native flower.”

Embodiment of distinguishing characteristics of an architectural type or specimen.

The Ratliff House is full of surprises. It features two garages without a “fourth wall” which enable the garages to be open to a courtyard and be usable as party space. The house is full of surprises – such as a decoupage paper floor and bathrooms which are entered through what appears to be large armoires. The main living space has a cathedral ceiling that houses the living, dining and kitchen areas. There are no hallways and not many doors in the house. Walls of windows open to a courtyard which connects the house with the out-of-doors.

Identification as the work of an architect or master builder whose work has influenced the development of the city.

Dr. Curtis Ratliff, through his association with David Webster George, introduced uniqueness, high quality design, unique materials and labor-intensive techniques that brought beauty and style to his Grapevine residence and to the Township area. Grapevine has many historic sites, some which were architecturally designed. This residence is sure to mature through time and be remembered as an important historic site because of the work of its original owners and as a home that was specifically designed by a great architect.

Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant and architectural innovation.

George’s architecture is marked by a pattern of modules and of articulated edges that define particular places. The module is generally expressed as a 32” plan grid that subdivides into construction elements such as modular brick, and expands oftentimes as repeated structural or spatial bays. Structures can be opened up in unexpected ways to let light into the interior. George believed in organic architecture. His work often features a skylight where the roof meets the chimney allowing natural light down the face of the fireplace. He obtained the most primitive version of a detail, allowing

him to keep closer to the origin of materials. As a college student George was mostly interested in art and geometry, which is obvious in his designs. His use of light is of high importance to the beauty and utility of the structure.

Relationship to other distinctive buildings, sites or areas which are eligible for preservation:

The Ratliff House is located slightly west of the Grapevine Historic Township. Its unique style, use of quality materials, fine craftsmanship and its embodiment of the spirit of hospitality reflects the fine Grapevine way of life. Grapevine is known for excellent quality of life, walkability and ability to enjoy the natural elements. The Ratliff House has those features, and while it is not a mirror of other homes in the Grapevine Historic Township in the common Folk Victorian or Queen Anne styles, its own unique Prairie style fits perfectly into the Township area because of its quality and excellent design.

Value as an aspect of community sentiment or public pride.

The Ratliff House is a work of love, and what could make a home closer to its owners' hearts than sweat equity? Curtis and Linda did much of the work on the house themselves: stuffing in denim insulation with their own hands, installing a rough cedar fence post by post and more. Dr. Ratliff promised his bride a unique house when they married...one that would match the unique personality of Linda – a former model and actress. He definitely came through for her, himself and the City of Grapevine.

16. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

David Webster George:

David Webster George, Dallas and Fort Worth Architect and architect for the Ratliff House, was born in Tulsa, Oklahoma on December 26, 1922. He attended the University of Oklahoma school of architecture for two years before serving in the U.S. Army from 1944 to 1946 with the 131st Infantry Division (Texas National Guard) as 2nd Lt. and 1st Lt. David was later called into the Korean Conflict in 1952. He served as Capt. in the 3rd Infantry Division Artillery for 1st ROK Artillery Corp. After World War II, David became an apprentice to Frank Lloyd Wright. He studied architecture with Mr. Wright at Taliesin in Wisconsin and Arizona in the late 1940s. He left Taliesin and enrolled in architecture school at North Carolina State and graduated with a degree in Architecture in 1949. In 1950, David married Xena Gill of Fort Worth. After Xena's death in 1983, David married Tinkie Wrightsman who had two sons, Jim and Don Wrightsman.

George formed The Architects Partnership in Dallas in 1960. After the death of Frank Lloyd Wright, George was called in to assist in supervising the construction of the Dallas Theater Center. He worked with Taliesin Architects on various projects in the Dallas/Fort Worth area over the years and attended many Taliesin reunions both in Wisconsin and at Taliesin West in Arizona. George was a recipient of 12 architectural design awards and was elected as a Fellow of the American Institute of Architects. He has also received recognition from the Architectural League of New York and the American Federation of Arts.

George was known for using a rhythmic system of grids and natural materials that blend in with the environment. Among his many commissions, George designed buildings in the Hill Country at Horseshoe Bay, Olla Podrida in Dallas, Red Apple Inn in Arkansas and Green Oaks Inn in Fort Worth. Dallas and Fort Worth are dotted with residences he designed. Throughout his 50+ year career, George's work appeared in many national magazines and publications. He was honored by the Dallas Chapter of the AIA for a home he designed in the Preston Hollow area of Dallas designated as the Premier Home on the Annual Tour of Homes. He had long relationships with his clients and the homes he designed. Second and third owners wanting to add to one of his homes sought him to make the modifications. He never used a drawing board, T-square or computer-aided design; he said it would ruin his imagination if he drew with a computer. He drew on a lap board. He left his firm in 1984, but worked in architecture until the day he died on October 7, 2013. There are fewer than 10 surviving architects who worked and studied under Frank Lloyd Wright in his Wisconsin compound as George did.

House identifies with a person who significantly contributed to the development of the City of Grapevine

Dr. Curtis Earl Ratliff and Linda Ann Ratliff:

Dr. Curtis Ratliff joined the board of the Grapevine Heritage Foundation in 2000 and accepted an assignment on the Nash Farm Committee. He took the responsibility of overseeing the construction of the Pole Barn and personally drove to Austin to select the cedar posts which beautifully support the roof canopy. The Pole Barn was completed in 2005 and has been the keystone building at the farm where tours begin and end, weddings and dances are held, educational classes are presented, and many a good meal has been served.

The Spring into Nash and Nash Farm Fall Round-Up festivals grew over the years with each seasoned step transitioning to more and more sophisticated learning opportunities. One of the early educational activities Dr. Ratliff shepherded was the "Punkin Chunkin' Catapult Competition." It was a showstopper, and garnered plenty of media coverage for Nash Farm.

Dr. Ratliff taught numerous classes and demonstrated countless heritage art techniques over the years including butchering and curing meat, making rope, and teaching heritage farm management skills. His classes are nearly always sell-outs and meet the educational wants and needs of Texans.

Linda Ratliff instituted the Scare Crow Family Saga that entertained and intrigued passers-by on Ball Street for nearly 20 years. By changing the Scare Crow Families' clothing and positions, their silent story communicated loudly. The Ratliffs

became involved in historic preservation and heritage education all over the nation. They attended ten annual conferences of the National Trust for Historic Preservation, representing Grapevine with the highest levels of historic preservation leadership in the United States. They also attended and presented training at the Association for Living History, Farm and Agricultural Museums (ALHFAM) which held one of its annual conference in Grapevine at Nash Farm.

Dr. Ratliff and Linda have presented Nash Farm to the world through every season of the year, including sharing Victorian Christmas traditions. For many years, Dr. Ratliff “banged the pan” in holiday celebration with great joy and enthusiasm with Linda Ratliff at his side, greatly adding to Grapevine’s position as the Christmas Capital of Texas.

In 2020, Dr. Ratliff was honored by the Grapevine Convention & Visitors Bureau with the Don Bigbie Legends of Grapevine Tourism and Hospitality Award for his leadership in the development of historic attractions and events, including Nash Farm, the Palace Arts Center and for his volunteer service in many festivals and events.

Because of the Ratliff’s devotion and love of Grapevine and its past, present and future, and because they are recognized as leaders by the community, the state and the nation, in 2022 the Grapevine Heritage Foundation named the pole barn structure the “Dr. Curtis Ratliff and Linda Ratliff Nash Farm Pole Barn Pavilion.”

Exemplification of the cultural, economic, social or historical heritage of the City of Grapevine:

The Ratliff House exemplifies the Cultural, Economic, Social and Historical heritage of the City of Grapevine because it exemplifies the personalities of its builders, Dr. Curtis and Linda Ratliff. They were and are committed to sharing the history and heritage of Grapevine. They worked tirelessly to support Grapevine’s tourism economy through their devotion to Nash Farm and the educational programs offered there. They were committed to teaching the world about Texas wine through their leadership in the Grapevine Wine Pouring Society as charter members and their volunteer service at Grapevine’s festivals and special events. Through the text on plaques honoring them and through the architectural significance of their home which they built near the Grapevine Historic Township and is visible to the world and says “quality – and this is the place to invest your life and livelihood,” they exemplify all that is good about the City of Grapevine.

17. Bibliography

1895 Sam Street Map; Texas Architect magazine, 7/8/2012; Chicago Tribune, 11/8/2007; Fort Worth Star-Telegram, 11/3/2007; David Webster George obituary, 10/7/2013; Plaque placed on Nash Farm Pole Barn, 2022.

18. Attachments

- | | |
|--|--|
| <input type="checkbox"/> District or Site map | <input type="checkbox"/> Additional descriptive material |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Footnotes |
| <input type="checkbox"/> Photos (historic & current) | <input type="checkbox"/> Other (_____) |

Designation Merit

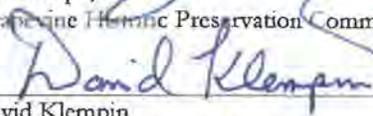
- | | |
|---|---|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. <u> x </u></p> | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. <u> x </u></p> |
| <p>B. Location as the site of a significant historical event. <u> </u></p> | <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. <u> x </u></p> |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. <u> x </u></p> | <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. <u> </u></p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city <u> x </u></p> | <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. <u> </u></p> |
| <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. <u> </u></p> | <p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. <u> </u></p> |
| <p>F. Embodiment of distinguishing characteristics of an architectural type or specimen. <u> x </u></p> | <p>L. Value as an aspect of community sentiment or public pride. <u> x </u></p> |

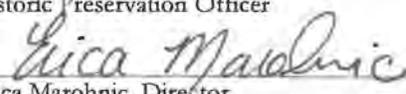
Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.


Sean Shope, Chairman
Grapevine Historic Preservation Commission


David Klempin
Historic Preservation Officer


Erica Marohnic, Director
Planning and Zoning Services

Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

Check One:

- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
- No, I am not interested in obtaining a marker for my property.
-
- Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

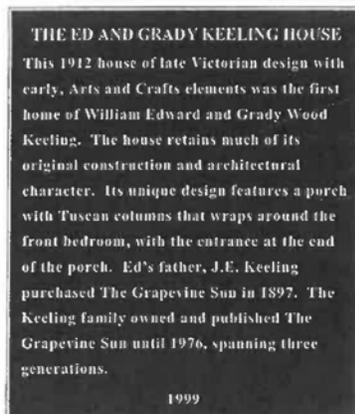
Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.

ORDINANCE NO. 2024-010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL23-03 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 3, RATLIFF ADDITION (220 BLEVINS STREET) AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5", SINGLE FAMILY DISTRICT; PROVIDING FOR THE ADOPTION OF THE 220 BLEVINS 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 HL23-03 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 “R-7.5”, Single Family Residential District within the following described property: 220 Blevins Street and legally platted as Block 1, Lot 3, Ratliff 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 220 Blevins 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 16th day of January, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

Design Guidelines

Ratliff House

220 Blevins Street

Block 1, Lot 3 Ratliff Addition

Historic Landmark Subdistrict

Grapevine, Texas

Grapevine Township Revitalization Project, Inc.

City of Grapevine

200 S. Main

Grapevine, Texas 76051

December 13, 2023

Table of Contents

PREFACE

I. SITE

- Setbacks Driveways,
- Parking Lots
- Service and Mechanical Areas
- Fences

II. BUILDING FABRIC

- Preservation
- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

V. EXISTING NON-CONTRIBUTING BUILDINGS

- Minor changes
- Major alterations
- Demolitions
- Building replacement

Preface

The 2006 Ratliff House Landmark Subdistrict is established to recognize this significant structure designed by a master architect David Walter George and to retain its historic integrity and cultural history for the City of Grapevine. The property is located in the historic Ambrose Foster Survey. The site was once a part of the Yancey Farm that adjoined the historic Thomas J. Nash Farm of 1859.

Period of Significance

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 the house should reflect the character of the house 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 in the 220 Blevins Street Historic Landmark Subdistrict.

David Webster George:

David Webster George, Dallas and Fort Worth Architect and architect for the Ratliff House, was born in Tulsa, Oklahoma on December 26, 1922. He attended the University of Oklahoma School of architecture for two years before serving in the U.S. Army from 1944 to 1946 with the 131st Infantry Division (Texas National Guard) as 2nd Lt. and 1st Lt. David was later called into the Korean Conflict in 1952. He served as Capt. in the 3rd Infantry Division Artillery for 1st ROK Artillery Corp. After World War II,

David became an apprentice to Frank Lloyd Wright. He studied architecture with Mr. Wright at Taliesin in Wisconsin and Arizona in the late 1940s. He left Taliesin and enrolled in architecture school at North Carolina State and graduated with a degree in Architecture in 1949. In 1950, David married Xena Gill of Fort Worth. After Xena's death in 1983, David married Tinkie Wrightsman who had two sons, Jim and Don Wrightsman.

George formed The Architects Partnership in Dallas in 1960. After the death of Frank Lloyd Wright, George was called in to assist in supervising the construction of the Dallas Theater Center. He worked with Taliesin Architects on various projects in the Dallas/Fort Worth area over the years and attended many Taliesin reunions both in Wisconsin and at Taliesin West in Arizona. George was a recipient of 12 architectural design awards and was elected as a Fellow of the American Institute of Architects. He has also received recognition from the Architectural League of New York and the American Federation of Arts.

George was known for using a rhythmic system of grids and natural materials that blend in with the environment. Among his many commissions, George designed buildings in the Hill Country at Horseshoe Bay, Olla Podrida in Dallas, Red Apple Inn in Arkansas and Green Oaks Inn in Fort Worth. Dallas and Fort Worth are dotted with residences he designed. Throughout his 50+ year career, George's work appeared in many national magazines and publications. He was honored by the Dallas Chapter of the AIA for a home he designed in the Preston Hollow area of Dallas designated as the Premier Home on the Annual Tour of Homes. He had long relationships with his clients and the homes he designed. Second and third owners wanting to add to one of his homes sought him to make the modifications. He never used a drawing board, T-square or computer-aided design; he said it would ruin his imagination if he drew with a computer. He drew on a lap board. He left his firm in 1984, but worked in architecture until the day he died on October 7, 2013. There are fewer than 10 surviving architects who worked and studied under Frank Lloyd Wright in his Wisconsin compound as George did.

2006 Ratliff House, 220 Blevins Street

House adds character, interest and value to the Grapevine Historic Township.

Renowned architect David Webster George designed the Ratliff House for Dr. Curtis and Linda Ratliff. He had designed a previous home that Dr. Ratliff had owned, and Dr. Ratliff loved the way the house “lived.” George brought Frank Lloyd Wright’s “organic” philosophy of architecture to the design of the Ratliff House. It was designed to “blend in with the land, merge with the outdoors in multiple spots, and feel like it grew up from the soil, like a native flower.”

Embodiment of distinguishing characteristics of an architectural type or specimen.

The Ratliff House is full of surprises. It features two garages without a “fourth wall” which enable the garages to be open to a courtyard and be usable as party space. The house is full of surprises – such as a decoupage paper floor and bathrooms which are

entered through what appears to be large armoires. The main living space has a cathedral ceiling that houses the living, dining and kitchen areas. There are no hallways and not many doors in the house. Walls of windows open to a courtyard which connects the house with the out-of-doors.

Identification as the work of an architect or master builder whose work has influenced the development of the city.

Dr. Curtis Ratliff, through his association with David Webster George, introduced uniqueness, high quality design, unique materials and labor-intensive techniques that brought beauty and style to his Grapevine residence and to the Township area. Grapevine has many historic sites, some which were architecturally designed. This residence is sure to mature through time and be remembered as an important historic site because of the work of its original owners and as a home that was specifically designed by a great architect.

Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant and architectural innovation.

George's architecture is marked by a pattern of modules and of articulated edges that define particular places. The module is generally expressed as a 32" plan grid that subdivides into construction elements such as modular brick, and expands oftentimes as repeated structural or spatial bays. Structures can be opened up in unexpected ways to let light into the interior. George believed in organic architecture. His work often features a skylight where the roof meets the chimney allowing natural light down the face of the fireplace. He obtained the most primitive version of a detail, allowing him to keep closer to the origin of materials. As a college student George was mostly interested in art and geometry, which is obvious in his designs. His use of light is of high importance to the beauty and utility of the structure.

Relationship to other distinctive buildings, sites or areas which are eligible for preservation:

The Ratliff House is located slightly west of the Grapevine Historic Township. Its unique style, use of quality materials, fine craftsmanship and its embodiment of the spirit of hospitality reflects the fine Grapevine way of life. Grapevine is known for excellent quality of life, walkability and ability to enjoy the natural elements. The Ratliff House has those features, and while it is not a mirror of other homes in the Grapevine Historic Township in the common Folk Victorian or Queen Anne styles, its own unique Prairie style fits perfectly into the Township area because of its quality and excellent design.

Value as an aspect of community sentiment or public pride.

The Ratliff House is a work of love, and what could make a home closer to its owners' hearts than sweat equity? Curtis and Linda did much of the work on the house themselves: stuffing in denim insulation with their own hands, installing a rough cedar fence post by post and more. Dr. Ratliff promised his bride a unique house when they married...one that would match the unique personality of Linda – a former model and actress. He definitely came through for her, himself and the City of Grapevine.

House identifies with a person who significantly contributed to the development of the City of Grapevine

Dr. Curtis Earl Ratliff and Linda Ann Ratliff:

Dr. Curtis Ratliff joined the board of the Grapevine Heritage Foundation in 2000 and accepted an assignment on the Nash Farm Committee. He took the responsibility of overseeing the construction of the Pole Barn and personally drove to Austin to select the cedar posts which beautifully support the roof canopy. The Pole Barn was completed in 2005 and has been the keystone building at the farm where tours begin and end, weddings and dances are held, educational classes are presented, and many a good meal has been served.

The Spring into Nash and Nash Farm Fall Round-Up festivals grew over the years with each seasoned step transitioning to more and more sophisticated learning opportunities. One of the early educational activities Dr. Ratliff shepherded was the "Punkin Chunkin' Catapult Competition." It was a showstopper, and garnered plenty of media coverage for Nash Farm.

Dr. Ratliff taught numerous classes and demonstrated countless heritage art techniques over the years including butchering and curing meat, making rope, and teaching heritage farm management skills. His classes are nearly always sell-outs and meet the educational wants and needs of Texans.

Linda Ratliff instituted the Scare Crow Family Saga that entertained and intrigued passers-by on Ball Street for nearly 20 years. By changing the Scare Crow Families' clothing and positions, their silent story communicated loudly. The Ratliffs became involved in historic preservation and heritage education all over the nation. They attended ten annual conferences of the National Trust for Historic Preservation, representing Grapevine with the highest levels of historic preservation leadership in the United States. They also attended and presented training at the Association for Living History, Farm and Agricultural Museums (ALHFAM) which held one of its annual conference in Grapevine at Nash Farm.

Dr. Ratliff and Linda have presented Nash Farm to the world through every season of the year, including sharing Victorian Christmas traditions. For many years, Dr. Ratliff "banged the pan" in holiday celebration with great joy and enthusiasm with Linda Ratliff at his side, greatly adding to Grapevine's position as the Christmas Capital of Texas.

In 2020, Dr. Ratliff was honored by the Grapevine Convention & Visitors Bureau with the Don Bigbie Legends of Grapevine Tourism and Hospitality Award for his leadership in the development of historic attractions and events, including Nash Farm, the Palace Arts Center and for his volunteer service in many festivals and events.

Because of the Ratliff's devotion and love of Grapevine and its past, present and future, and because they are recognized as leaders by the community, the state and the nation, in 2022 the Grapevine Heritage Foundation named the pole barn structure the "Dr. Curtis Ratliff and Linda Ratliff Nash Farm Pole Barn Pavilion."

Exemplification of the cultural, economic, social or historical heritage of the City of Grapevine:

The Ratliff House exemplifies the Cultural, Economic, Social and Historical heritage of the City of Grapevine because it exemplifies the personalities of its builders, Dr. Curtis and Linda Ratliff. They were and are committed to sharing the history and heritage of Grapevine. They worked tirelessly to support Grapevine's tourism economy through their devotion to Nash Farm and the educational programs offered there. They were committed to teaching the world about Texas wine through their leadership in the Grapevine Wine Pouring Society as charter members and their volunteer service at Grapevine's festivals and special events. Through the text on plaques honoring them and through the architectural significance of their home which they built near the Grapevine Historic Township and is visible to the world and says "quality – and this is the place to invest your life and livelihood," they exemplify all that is good about the City of Grapevine.

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.

EXISTING NON-CONTRIBUTING STRUCTURES

An application for a Certificate of Appropriateness will be required for changes to existing non-contributing structures within the District. Non-contributing structures are those which do not represent the period of significance of the 420 East Wall Street Historic Landmark Subdistrict. The period of significance for the District is 1882-1956. The City of Grapevine Historic Preservation Staff may approve minor alterations to non-contributing structures. Major alterations, demolition or replacement of structures shall undergo the review process of the Grapevine Historic Preservation Commission. Replacement buildings shall follow the criteria of the City of Grapevine's "Design Guidelines for Historic Commercial and Residential Properties" and reflect the period significance of 1882-1956.

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: JANUARY 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF TRANSIT
DISTRICT OVERLAY APPLICATION TDO23-03, 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 18 units on a 1.24-acre lot.

This project was heard and denied without prejudice at a joint meeting of the Council and Commission on November 21, 2023, proposing 20 condominium units on 1.24 acres. Since this meeting, the applicant has revised their site plan, and removed two end-units from the centrally located building bringing the net density from 16 dwelling units per acre to 14.5 dwelling units per acre, making it closer in density to Phase II of the development to the west. In addition, through the removal of the two units, the site has gained four additional off-street parking spaces for guests and 2,353 square feet of additional open space in two new courtyards. Below is a quick reference comparison table:

Case Comparison Table		
	TDO23-02 (denied 11/21/23)	TDO23-03
Number of Units	20	18
Open Space	14,262 sq. ft.	16,615 sq. ft.
Impervious Surface Area	44,270 sq. ft.	37,485 sq. ft.
Off-Street Parking Spaces	22 (6 parallel and 16 driveway for central building)	22 (6 parallel, 4 within new courtyards, and 12 driveways for the central building)

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 in 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.

Since then, development for Grapevine Brownstones, PH I, CU22-02 (Ord. 2022-22-016), and 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 an 18-unit residential condominium development which aesthetically appears as four-story brownstones on the 1.24-acre site; 14.5 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 18 units including three immediately fronting East Nash Street, three fronting East Dallas Road, and 12 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 a private two-car garage. Six guest parking spaces are provided as parallel spaces adjacent to the lot's east property line and four, two on the north and south sides of Building No. 6 within two new courtyard areas. 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 agenda memorandum 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 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. 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 City-wide 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.

- On November 21, 2023, City Council denied without prejudice, transit district overlay request TDO23-02 to allow for 20 condominium units that resemble brownstone townhomes on 1.24 acres. The council provided the applicant with direction regarding density and off-street parking.

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" 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.

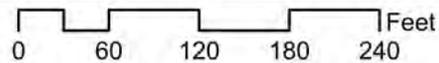
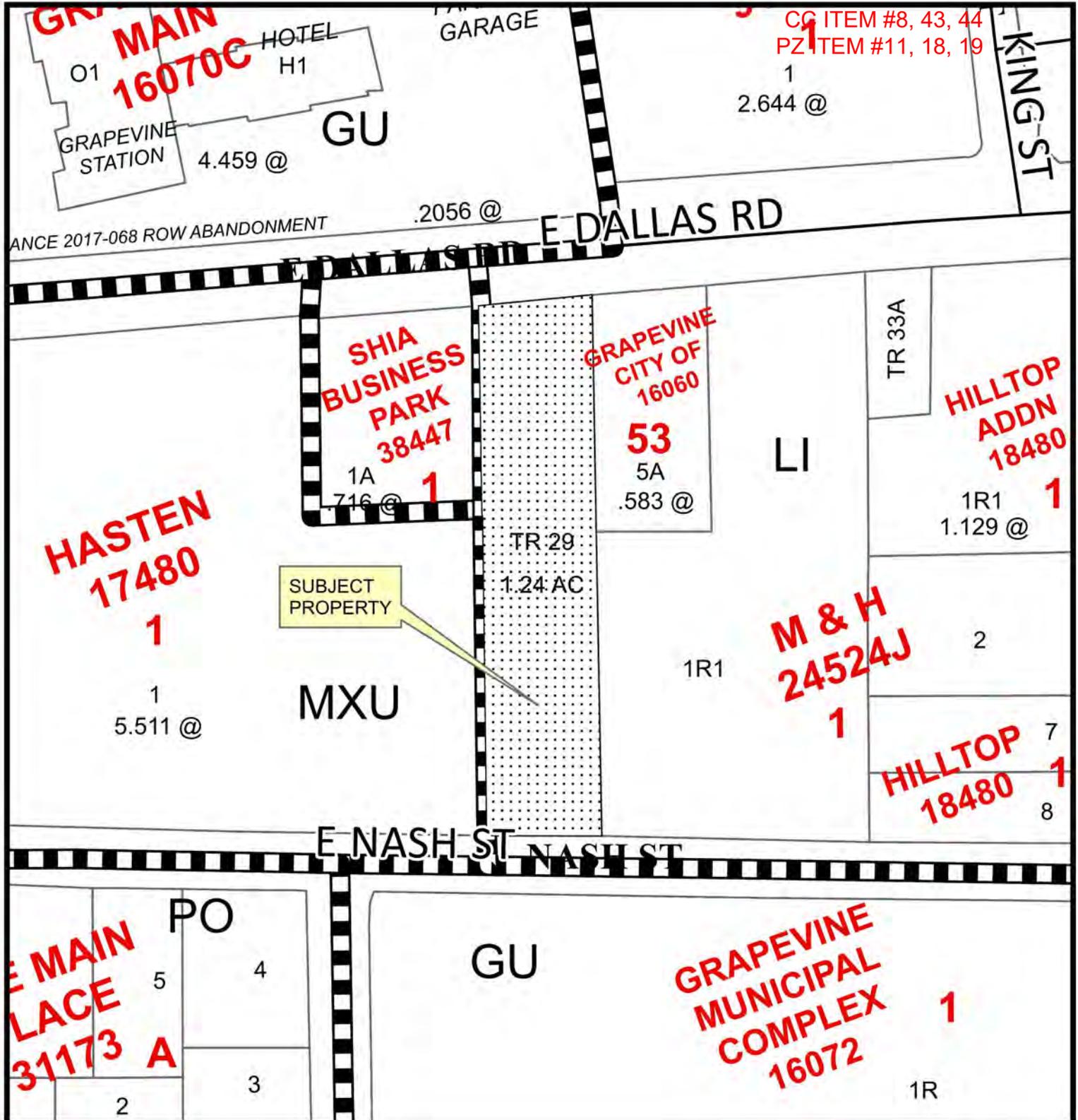
MASTER PLAN APPLICATION:

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 comply with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Dallas Road as a Type C Minor Arterial with a minimum 80-foot right-of-way developed as 4 lanes with a dedicated left turn lane. Nash Street is not designated on the City's thoroughfare plan.

/ng/em



**TDO23-03; Grapevine Brownstones PH II
235 East Nash Street**

Date Prepared: 12/29/2023

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.



December 4, 2023

Development Services
Planning Division
PO Box 95104
Grapevine, TX 76099

City of Grapevine Planning Services,

NuCiti Capital Partners, LLC and NCP Grapevine Brownstones II, LLC have prepared a Transit District Overlay (TDO) application for the development of 18 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 MESA Planning and ArchiTexas and MESA Planning, have approved the adjusted plans for the Phase 2 development that meets the requirements of the TDO ordinance and will not cause harm to surrounding properties.

The revision for Phase 2 of the Grapevine Brownstones addressed ALL the key tenets requested by Grapevine Planning and Zoning and City Council:

- 1) Proper balance of density: Phase 2 density will be balanced with previously approved Grapevine Brownstones Phase 1
- 2) More Greenspace is provided by the creation of 2 courtyards in the community.
- 3) More community guest parking was accomplished by adding parking more guest parking spaces in the courtyard area: parking numbers exceed requirements and provide more quest parking for the living convenience of the residents of the enlarged conv

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 substantially increase the walkability and visual perspective of the city's Right of Way, continuing the premium architectural theme exhibited on Hotel Vin, Grapevine Main, and as described within the TDO. The addition of this combined development will certainly be an economic stimulus in the Transit District, Dallas Road Corridor, all along Main Street and throughout the City of Grapevine.

Respectfully,

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

DEC 07 2023

TDO23-03

06 December 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, as revised pursuant to City Council direction, is a redesign of a second phase project previously reviewed by this review team. The primary issues addressed by the review team in earlier reviews, and now addressed in this review, were those related to requirements and intents of Grapevine's Transit District Ordinance. This project is located within the "High Intensity" zone (established in the ordinance) and projects located within this area are meant to have a special relation to the public domain(s) they address. This project addresses two important Public Domains: Dallas Road (directly across from the central activity of the district, Grapevine Main) and Nash Street. To make certain that this revised 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 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 ROAD TREATMENT:** NCP Phase 2 extends eastwardly, along the southerly side of Dallas Road, the same streetscape treatments agreed 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 (a 5 ft. tree planting zone, a min 5 ft. walkway, and a min 15 ft. set

NuCiti Capital Partners, LLC -The Brownstones at Grapevine Main

Page | 2

back from the curb to unit) and is therefore, recommended for approval.

Because this is a residential use and not a commercial one, it is appropriate that the ground plane between the walk and the unit entry stop be a landscape space as it is not intended that public gathering should occur at individual unit entries. In this way the continuity of streetscape is extended but the non-residential exposures are avoided.

4. **Pedestrian Enhancements:** The redesign of the project now contains more interior pedestrian spaces than the previous designs. Because the unit entries (along Dallas Road and Nash) are facing the street (and open to it) instead of protected from Dallas Road and Nash Street, the interior spaces created further breakdown the tendency of such projects to become "defensive" in their relationship to the public way and instead this project knits interior pedestrian space with perimeter pedestrian space, thereby energizing a more urban fabric.

In summary, NCP Brownstones 2 as revised, works to successfully blend the intents of the Transit District Ordinance, as relates to the "High Intensity" Zone, with the particular needs of a single-family unit residential use.

Sincerely,



Craig Melde, Sr. Principal

TD023-03
DEC 07 2023

NCP Grapevine Brownstones II, LLC
TDO Application for 18 Single Family Townhomes

Addresses/Legal Descriptions

Lot 1:

Address: 235 E Nash Street, Grapevine TX 76051

Legal Description: Clifton Wayne Johnson Jr, Vol. 12126, Pg. 1506, D.R.T.C.T.

TDO23-03

DEC 07 2023



CITY OF GRAPEVINE TRANSIT DISTRICT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

NCP GRAPEVINE BROWNSTONES II, LLC ; GREG GIFFORD

Street address of applicant / agent:

129 S. MAIN ST. SUITE 215

City / State / Zip Code of applicant / agent:

GRAPEVINE / TX / 76051

Telephone number of applicant / agent:

409-487-6101

Fax number of applicant / agent:

Email address of applicant / agent

Mobile phone number of applicant / agent

409-487-6101

Applicant's interest in subject property:

DEVELOPER

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 Block

Addition CLIFTON WAYNE JOHNSON, SR. VOLUME 12126, PAGE 1506 D.R.T.C.

Size of subject property

1.2420

Acres

54,100

Square footage

Present zoning classification:

L1

Proposed use of the property:

TDO

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:

CLIFTON 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:

817-925-8814

Fax number of property owner:

- 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

M. Gregory Gifford
Print Applicant's Name:

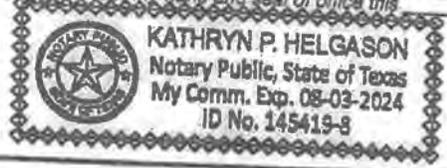
[Signature]
Applicant's Signature:

The State Of Texas
County Of Tarrant

Before Me Kathryn P. Helgason (notary) on this day personally appeared M. Gregory 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 9th day of November, A.D. 2021.



[Signature]
Notary In And For State Of Texas

C. Wayne Johnson
Print Property Owners Name:

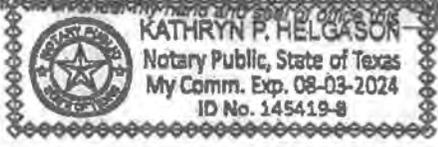
[Signature]
Property Owner's Signature:

The State Of Texas
County Of Tarrant

Before Me Kathryn P. Helgason (notary) on this day personally appeared C. Wayne 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 9th day of November, A.D. 2021.



[Signature]
Notary In And For State Of Texas

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: 11-9-2021

Signature of Owner



Date: 11-9-2021

TD023-03
DEC 07 2023

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: 11-9-2021

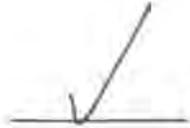
Property Owner Signature 
Date: 11-9-2021

DEC 07 2023

TD023-03

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 1500
D.R.T.E.T

Austin G. Turner
Public Works Department

12-5-2023
Date

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

DEC 07 2023

TD023-03

ORDINANCE NO. 2024-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING TRANSIT DISTRICT OVERLAY TDO23-03 TO ALLOW THE DEVELOPMENT OF A 18-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 18-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 16th day of January, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE JANUARY 16, 2024

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 DATEJanuary 9, 2024

APPLICANTGreg Gifford, NCP Grapevine Brownstones II

REASON FOR APPLICATION..... Final platting one (1) lot
for 18 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 23-03

OPEN SPACE REQUIREMENTNo

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 18 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
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains south 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) 18 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	21,177sqft
Lot Area	N/A	54,100sqft
Total Impervious Area	N/A	37,485sqft / 70%
Open Space	5,410sqft	16,615sqft / 30%
Parking required per unit	45	58 22 are off-street parking guest spaces
Number of buildings	N/A	5
Number of total dwellings	N/A	18
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

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

The purpose of this Transit District overlay request is to develop 18 condominium units meeting Section 41B, Transit District Overlay standards of the Zoning Ordinance

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



CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-03
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

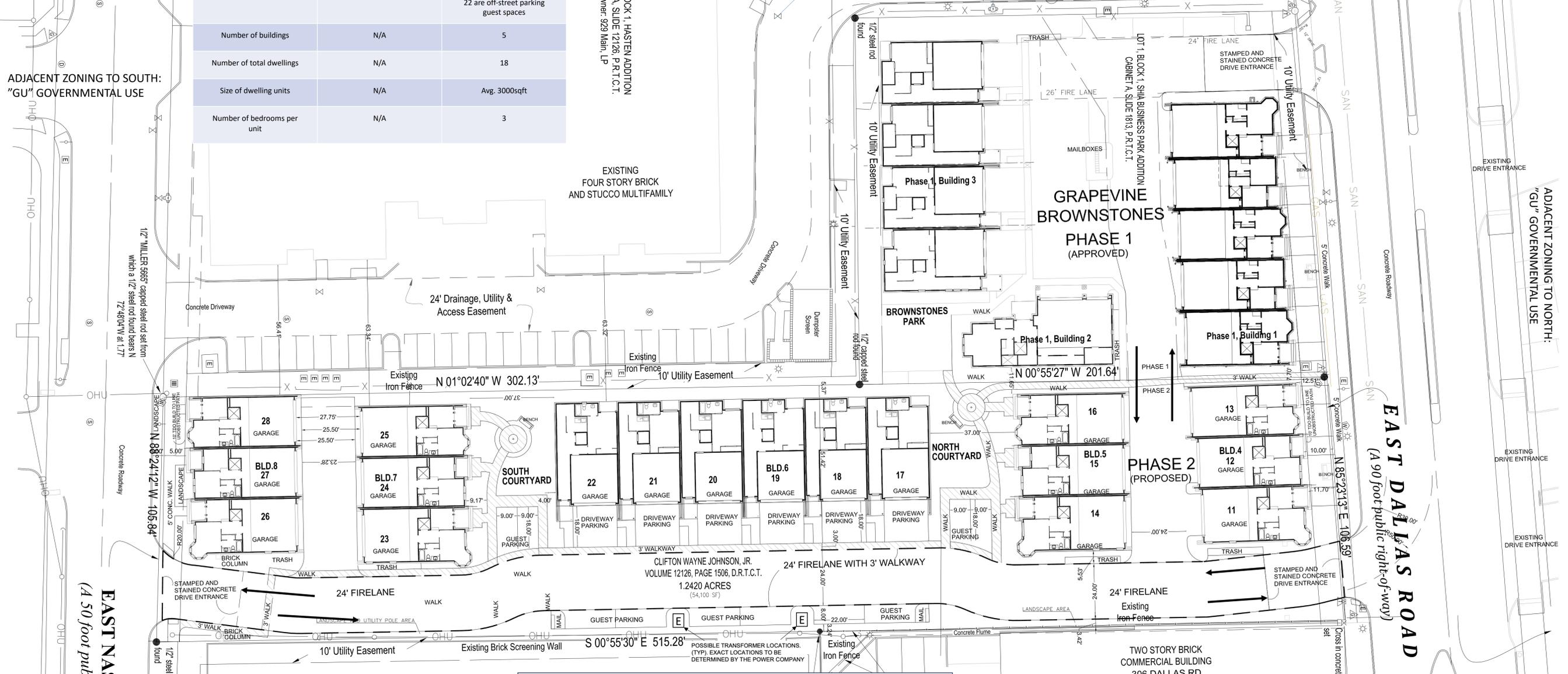
SHEET 1 OF 13

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

DEPARTMENT OF PLANNING SERVICES

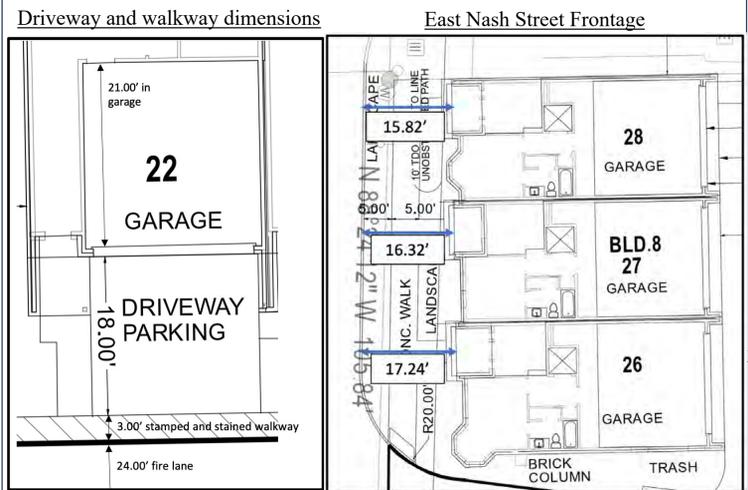
SITE PLAN

for
TDO23-03; 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: December 4, 2023

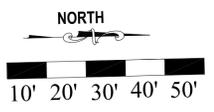


EAST NASH STREET
(A 50 foot public right-of-way)

EAST DALLAS ROAD
(A 90 foot public right-of-way)



- Notes:
- 1) Refuse disposal areas shall be landscaped and screened from view in accordance with the Zoning Ordinance.
 - 2) Mechanical and electrical equipment including air conditioning units, shall be designed, installed, and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view in accordance with the Zoning Ordinance.
 - 3) Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - 4) The masonry requirements of Section 54 of the Zoning Ordinance shall be met.
 - 5) Illuminated signage was included in the determination of the site illumination levels.
 - 6) Outdoor lighting shall comply with illumination standards within Section 55 of the Zoning Ordinance unless specifically excepted.
 - 7) Proposed ground signage shall meet the minimum requirements of Section 60 of the Zoning Ordinance and is contingent upon approval of a separate building permit with Building Services.
 - 8) All onsite electrical conductors associated with new construction shall be located underground.
 - 9) Uses shall conform in operation, location, and construction to the following performance standards in Section 55 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive 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.



LOT 5A, BLOCK 53
ORIGINAL TOWN OF GRAPEVINE
INST. NO. D221218008, O.P.R.T.C.T.
Owner: D. L. Rogers Corp.

CLIFTON WAYNE JOHNSON, JR.
VOLUME 12126, PAGE 1506, D.R.T.C.T.
1.2420 ACRES
(54,100 SF)

EAST DALLAS ROAD
(A 90 foot public right of way)

Line	Bearing	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	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'

S MAIN STREET
(A 100 foot public right-of-way)

LOT 1, BLOCK 1, HASTEN ADDITION
CABINET A, SLIDE 12126, P.R.T.C.T.
OWNER: 929 MAIN, LP
CURRENT ZONING: MXU

LOT 2, BLOCK 1
1.2420 ACRES
(54,100 SF)
CURRENT ZONING: LI

LOT 1R, BLOCK 1
M & H ADDITION
CAB. A, SL. 1090L, P.R.T.C.T.
OWNER: BHA REAL ESTATE HOLDINGS, LLC
CURRENT ZONING: LI

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.

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

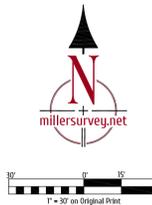
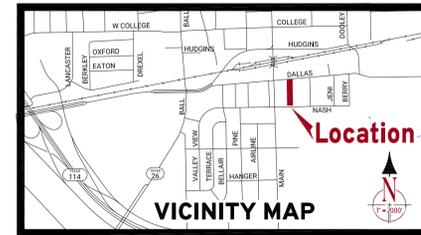
I, Jason B. Rawlings, of Miller Surveying, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in 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



This Plat Filed as Instrument No. _____ Date: _____ Job No. 23039 • Plot File 23039 Plat



AVIGATION RELEASE
THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Sidney Suzette Fenton and Hughey A. Adams, 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.

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

PLANNING & ZONING COMMISSION:

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____

City Secretary: _____

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

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 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

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

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

The purpose of this Transit District overlay request is to develop 18 condominium units meeting Section 41B, Transit District Overlay standards of the Zoning Ordinance

Name of Preparer:
Miller Surveying, Inc
817-577-1052

CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-03
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

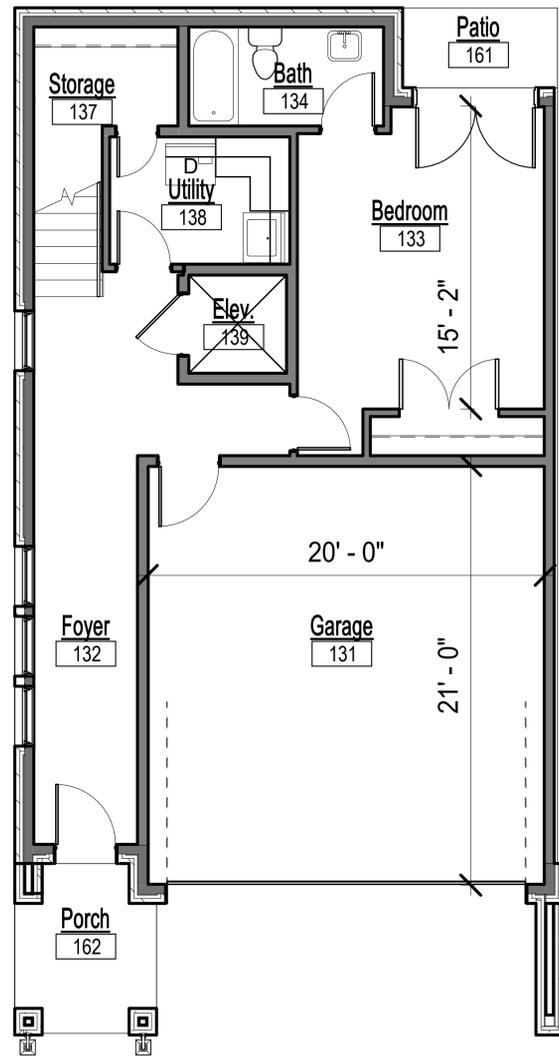
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
SHEET 2 OF 13

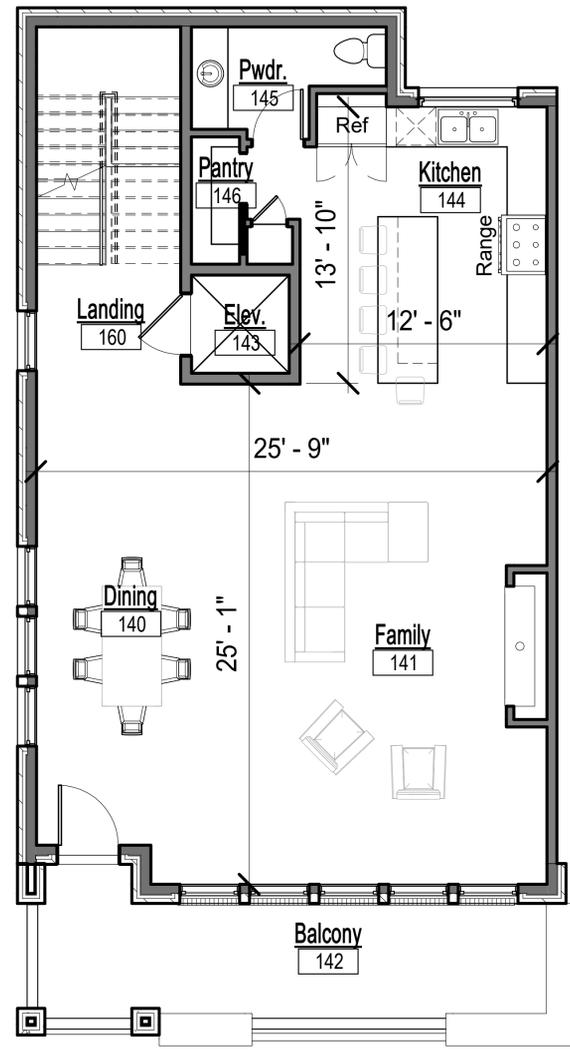
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF PLANNING SERVICES

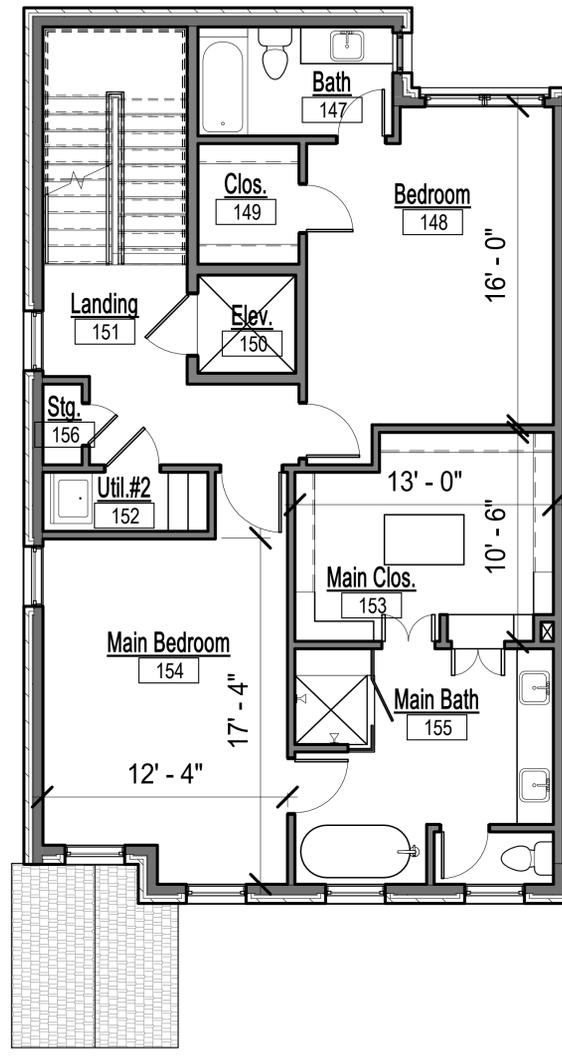
SURVEY
for
TDO23-03; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: December 4, 2023



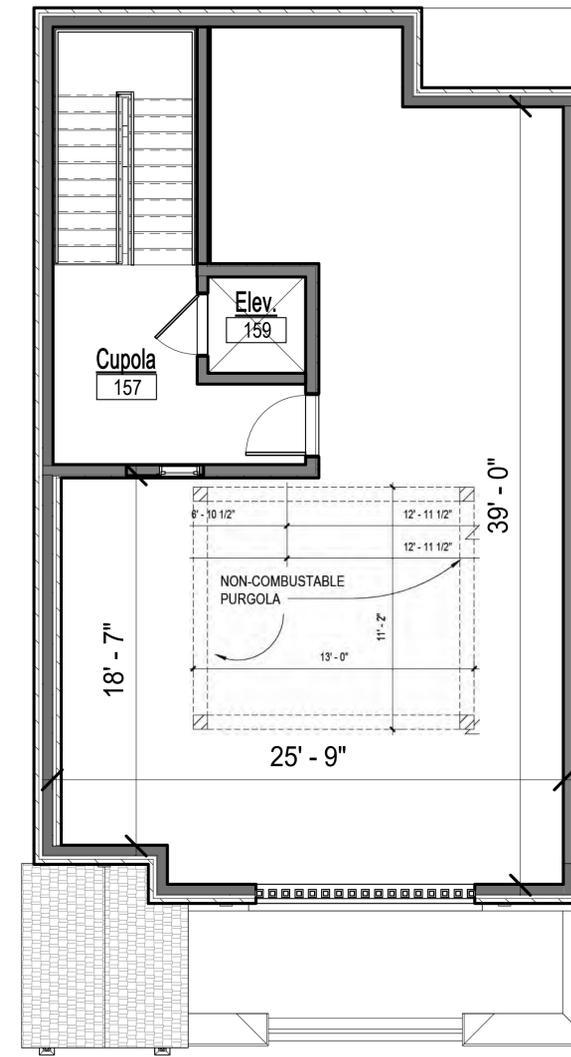
1 **Level 1**
1/8" = 1'-0"



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

The purpose of this Transit District overlay request is to develop 18 condominium units meeting Section 41B, Transit District Overlay standards of the Zoning Ordinance

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



CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-03
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

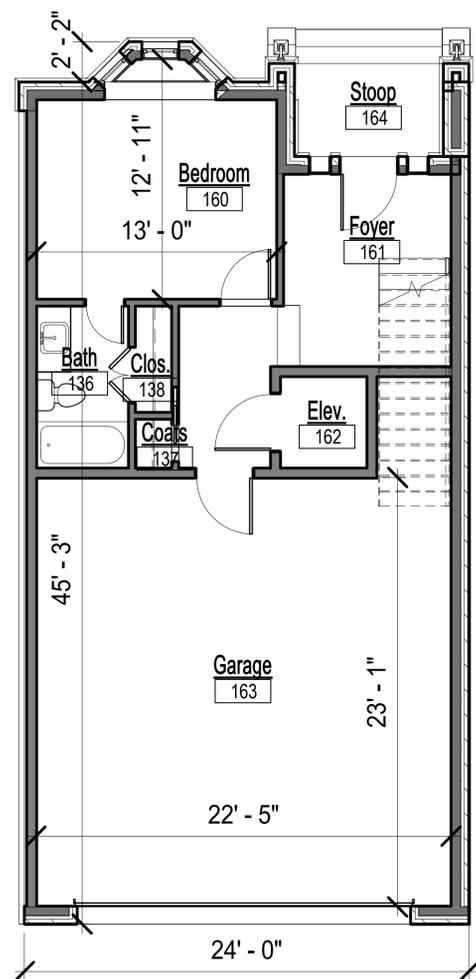
CHAIRMAN _____

SHEET 3 OF 13

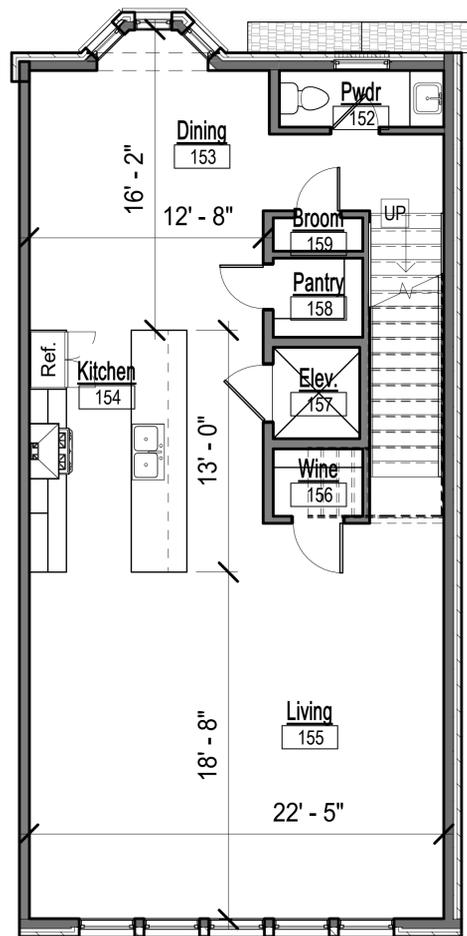
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF PLANNING SERVICES

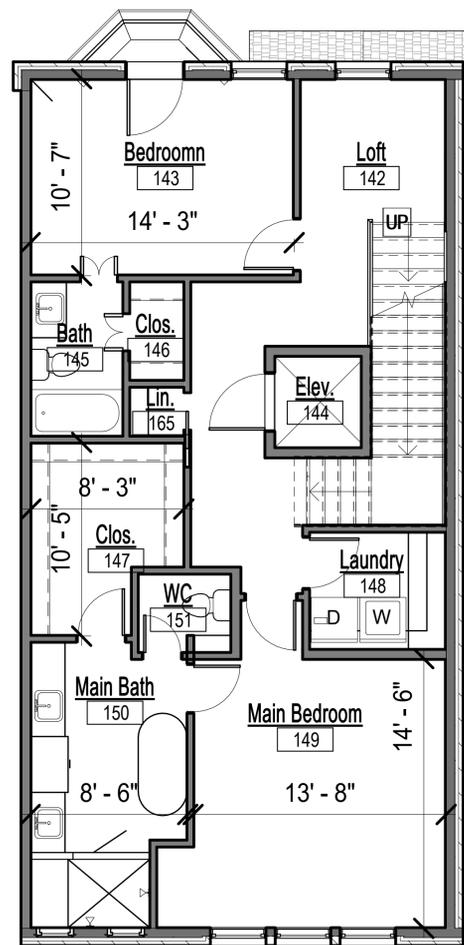
FLOOR PLAN
for
TDO23-03; Grapevine Brownstones, PH II
Block 1, Lot 2, Hasten Addition
William Dooley Survey, Ab. No. 601
City of Grapevine, Tarrant County, Texas
1.242 acres or 54,100 sq. ft.
Existing Zone: "LI", Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: December 4, 2023



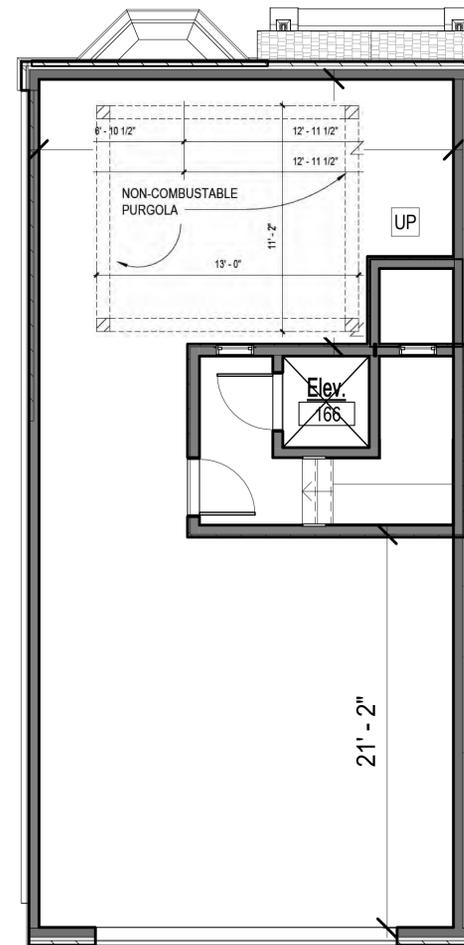
1 **Level 1**
1/8" = 1'-0"



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

COPYRIGHT 2022 SCHAUMBURG ARCHITECTS

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

The purpose of this Transit District overlay request is to develop 18 condominium units meeting Section 41B, Transit District Overlay standards of the Zoning Ordinance

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



CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-03
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET 4 OF 13

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

DEPARTMENT OF PLANNING SERVICES

FLOOR PLAN
for
TDO23-03; 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: December 4, 2023

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

CLASSICAL CAST DETAILING

ORNATE LIGHTING

CAST STONE

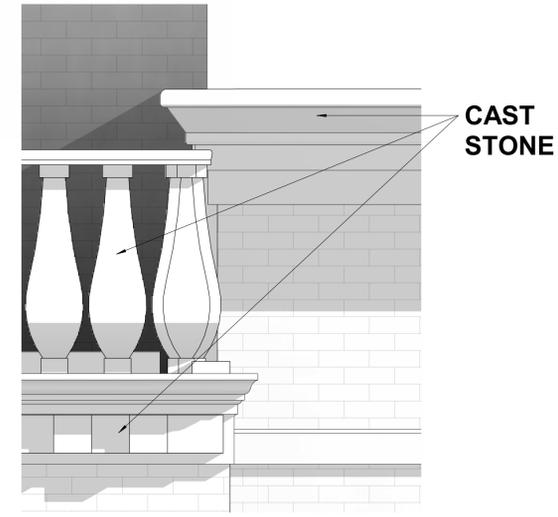
CAST STONE WATER TABLE

X1 - UNIT A - Level 2
10'-0"

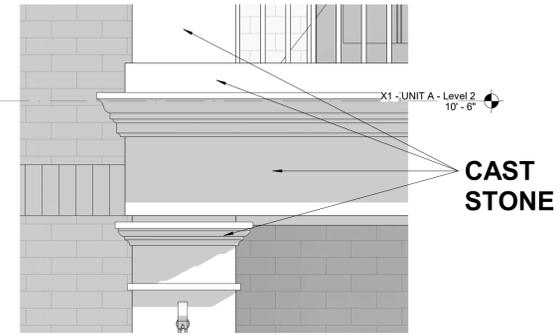
X1 - UNIT A - Raised
Entries
0'-0"

X1 - UNIT A - Level 1 ff
-1'-0"

X1 - UNIT A - GARAGE
-2'-0"



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



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

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

2 Details Study
NTS



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

X1 - UNIT A - Cupola Clg
47'-0"

X1 - UNIT A - Parapet
41'-4"

X1 - UNIT A - Cupola Floor
38'-0"

X1 - UNIT A - Roof
36'-6"

X1 - UNIT A - Level 3 C.L.G.
34'-0"

X1 - UNIT A - Level 3
24'-0"

X1 - UNIT A - Level 2
10'-6"

X1 - UNIT A - Raised
Entries

X1 - UNIT A - Level 1 ff
-1'-0"

X1 - UNIT A - GA-1 -3'-0"
-2'-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

The purpose of this Transit District overlay request is to develop 18 condominium units meeting Section 41B, Transit District Overlay standards of the Zoning Ordinance

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



CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-03
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR SECRETARY

DATE

PLANNING AND ZONING COMMISSION

CHAIRMAN

SHEET 5 OF 13

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

DEPARTMENT OF PLANNING SERVICES

ELEVATIONS
for
TDO23-03; 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: December 4, 2023

EAST DALLAS ROAD ELEVATION



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

The purpose of this Transit District overlay request is to develop 18 condominium units meeting Section 41B, Transit District Overlay standards of the Zoning Ordinance

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



CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-03
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET 6 OF 13

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

DEPARTMENT OF PLANNING SERVICES

ELEVATIONS

for
TDO23-03; 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: December 4, 2023

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.

EAST NASH STREET ELEVATION



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

The purpose of this Transit District overlay request is to develop 18 condominium units meeting Section 41B, Transit District Overlay standards of the Zoning Ordinance

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



CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-03
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET 7 OF 13

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

DEPARTMENT OF PLANNING SERVICES

ELEVATIONS

for
TDO23-03; 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: December 4, 2023

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.

PHASE II COMMUNITY ELEVATION



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

The purpose of this Transit District overlay request is to develop 18 condominium units meeting Section 41B, Transit District Overlay standards of the Zoning Ordinance

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



CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-03
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

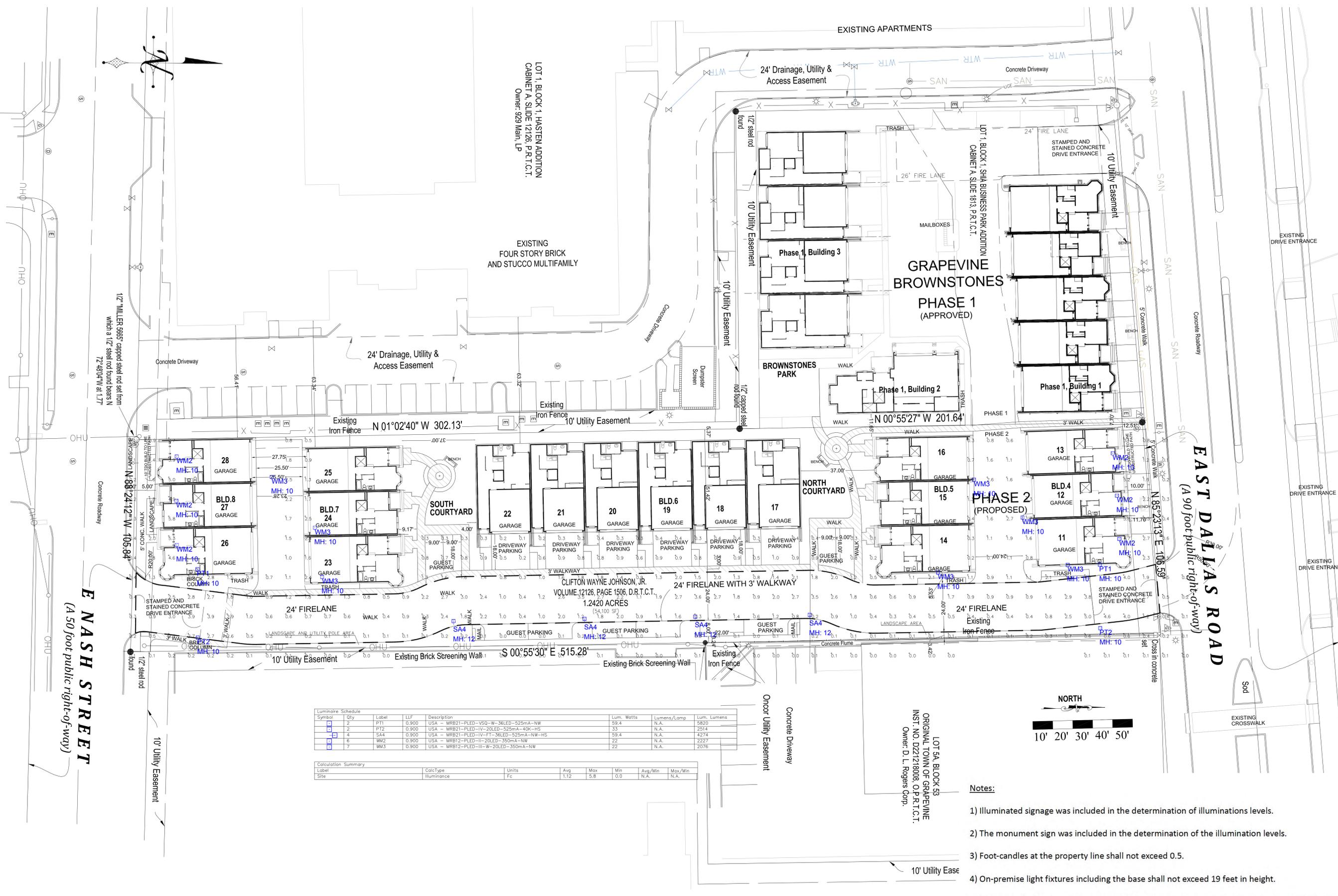
SHEET 8 OF 13

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

DEPARTMENT OF PLANNING SERVICES

ELEVATIONS
for
TDO23-03; 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: December 4, 2023

- 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.



Luminaire Schedule Symbol	Qty	Label	LLF	Description	Lum. Watts	Lumens/Lamp	Lum. Lumens
PT1	2	PT1	0.900	USA - MRB21-PLD-VSQ-W-36LED-525mA-NW	59.4	N.A.	5820
PT2	2	PT2	0.900	USA - MRB21-PLD-IV-20LED-525mA-40K-HS	33	N.A.	2514
SA4	4	SA4	0.900	USA - MRB21-PLD-IV-FT-36LED-525mA-NW-HS	59.4	N.A.	4214
WM2	6	WM2	0.900	USA - MRB12-PLD-III-20LED-350mA-NW	22	N.A.	2227
WM3	7	WM3	0.900	USA - MRB12-PLD-III-W-20LED-350mA-NW	22	N.A.	2076

Calculation Summary Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	1.12	5.8	0.0	N.A.	N.A.

LOT 5A, BLOCK 53
 ORIGINAL TOWN OF GRAPEVINE
 INST. NO. D21218008 O.P.R.T.C.T.
 Owner: D. L. Rogers Corp.

- 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

The purpose of this Transit District overlay request is to develop 18 condominium units meeting Section 41B, Transit District Overlay standards of the Zoning Ordinance

TLS Consultant: Shad Campbell
 (817) 267-9300



CASE NAME: Brownstones Phase II
 CASE NUMBER: TDO23-03
 LOCATION: 235 E Nash St
 Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET **9** OF **13**

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

DEPARTMENT OF PLANNING SERVICES

PHOTOMETRIC PLAN

TDO23-03; 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: December 4, 2023

LANDSCAPE PLAN



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 MATERIAL SCHEDULE								
QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS	
CANOPY TREES								
2	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	AUTUMN BLAZE MAPLE	ACER X FREEMANII	2.5'	6'	4'	30 GAL	FULL & MATCHED, STRAIGHT TRUNK	
12	VITEX (SINGLE TRUNK)	VITEX AGNUS-CASTUS	2.5'	6'	4'	30 GAL	FULL & MATCHED, SINGLE STRAIGHT TRUNK	
10	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	2'	6'	4'	10 GAL	FULL & MATCHED, STRAIGHT TRUNK	
SHRUBS & LARGE PERENNIALS								
42	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	-	24' MIN	24' MIN	5 GAL	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	
76	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	-	24' MIN	24' MIN	5 GAL	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	
GROUND COVER & ORNAMENTAL GRASS								
310 SF	MEXICAN FEATHERGRASS	NASSELLA TENUISSIMA	-	12" MIN	-	1 GAL	12" O.C. TRIANGULAR SPACING	
245 SF	AUTUMN SAGE	SALVIA GREGGII	-	12" MIN	-	1 GAL	12" O.C. TRIANGULAR SPACING	
1,555 SF	GULF MUHLY	MUHLENBERGIA CAPILLARIS	-	12" MIN	-	1 GAL	12" O.C. TRIANGULAR SPACING	
1,400 SF	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	-	12" MIN	-	1 GAL	12" O.C. TRIANGULAR SPACING	
930 SF	GIANT LIRIOPE	LIRIOPE MUSCARI	-	12" MIN	-	1 GAL	12" O.C. TRIANGULAR SPACING	
TURF GRASS								
1,990 SF	BERMUDA GRASS SOD	CYNODON DACTYLON						PATCH-LAID APPLICATION
OTHER								
780 SF	DECOMPOSED GRANITE						ORANGE/BROWN COLOR RANGE, 1/2" MINUS WITH FINES	
505 LF	BED EDGING	BED EDGING	4" BROWN COLOR		INSTALL 1" ABOVE ADJACENT GRADE WITH STAKES			

PLANT SYMBOL LEGEND

CANOPY TREES	ORNAMENTAL TREES	G.C. / ORNAMENTAL GRASS	SHRUBS
CHINESE PISTACHE	AUTUMN BLAZE MAPLE	MEXICAN FEATHERGRASS	DWARF YAUPON HOLLY
CEDAR ELM	VITEX	AUTUMN SAGE	DWARF BURFORD HOLLY
	SKYROCKET JUNIPER	GULF MUHLY	TURF
		ASIAN JASMINE	BERMUDA SOD
		GIANT LIRIOPE	OTHER
			DECOMPOSED GRANITE

THE PURPOSE OF THIS TRANSIT DISTRICT OVERLAY REQUEST IS TO DEVELOP 18 CONDOMINIUM UNITS MEETING SECTION 41B, TRANSIT DISTRICT OVERLAY STANDARDS OF ZONING ORDINANCE.



Valley Quest DESIGN
LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

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

OWNER / CLIENT:

GREGG GIFFORD
MANAGING GENERAL PARTNER
NUCITI CAPITAL PARTNERS, LLC
129 S. MAIN ST., SUITE 215
GRAPEVINE, TX 76051

The purpose of this Transit District overlay request is to develop 18 condominium units meeting Section 41B, Transit District Overlay standards of the Zoning Ordinance

Project No:	2023-001_04
Drawn By:	JDB
Reviewed By:	AAC
Issue Type:	Drawings
Issue Date:	12/21/2023

REVISIONS:

No.	Date	Description



12/21/23

DECEMBER 21, 2023

PROJECT:

BROWNSTONE RESIDENTIAL DEVELOPMENT PH2

CASE NAME: Brownstones Phase II
CASE NUMBER: TDO23-03
LOCATION: 235 E Nash St
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET 10 OF 13

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

DEPARTMENT OF PLANNING SERVICES

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

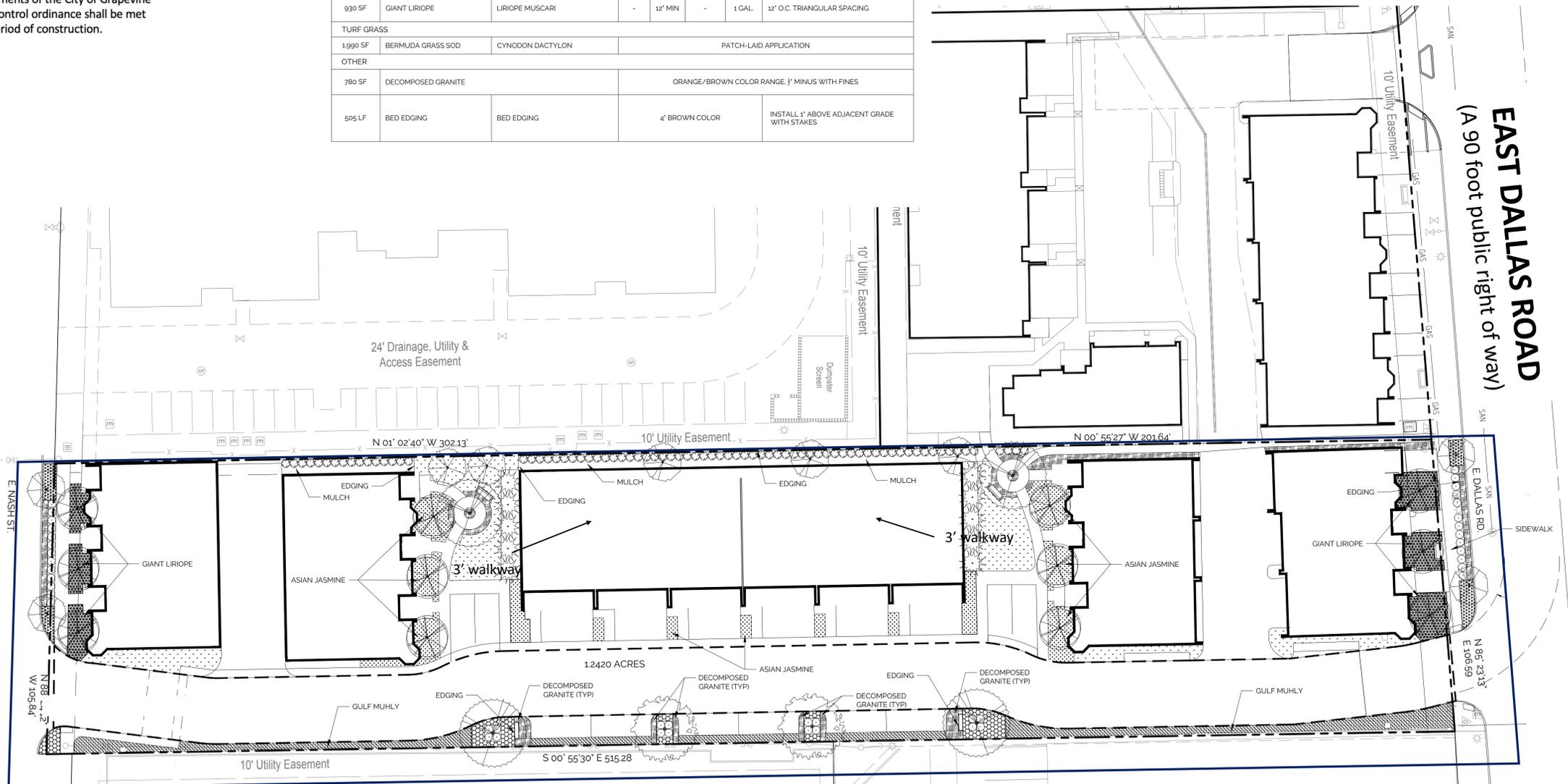
LP101

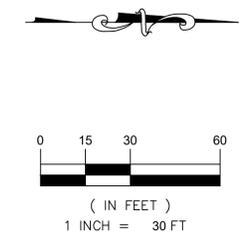
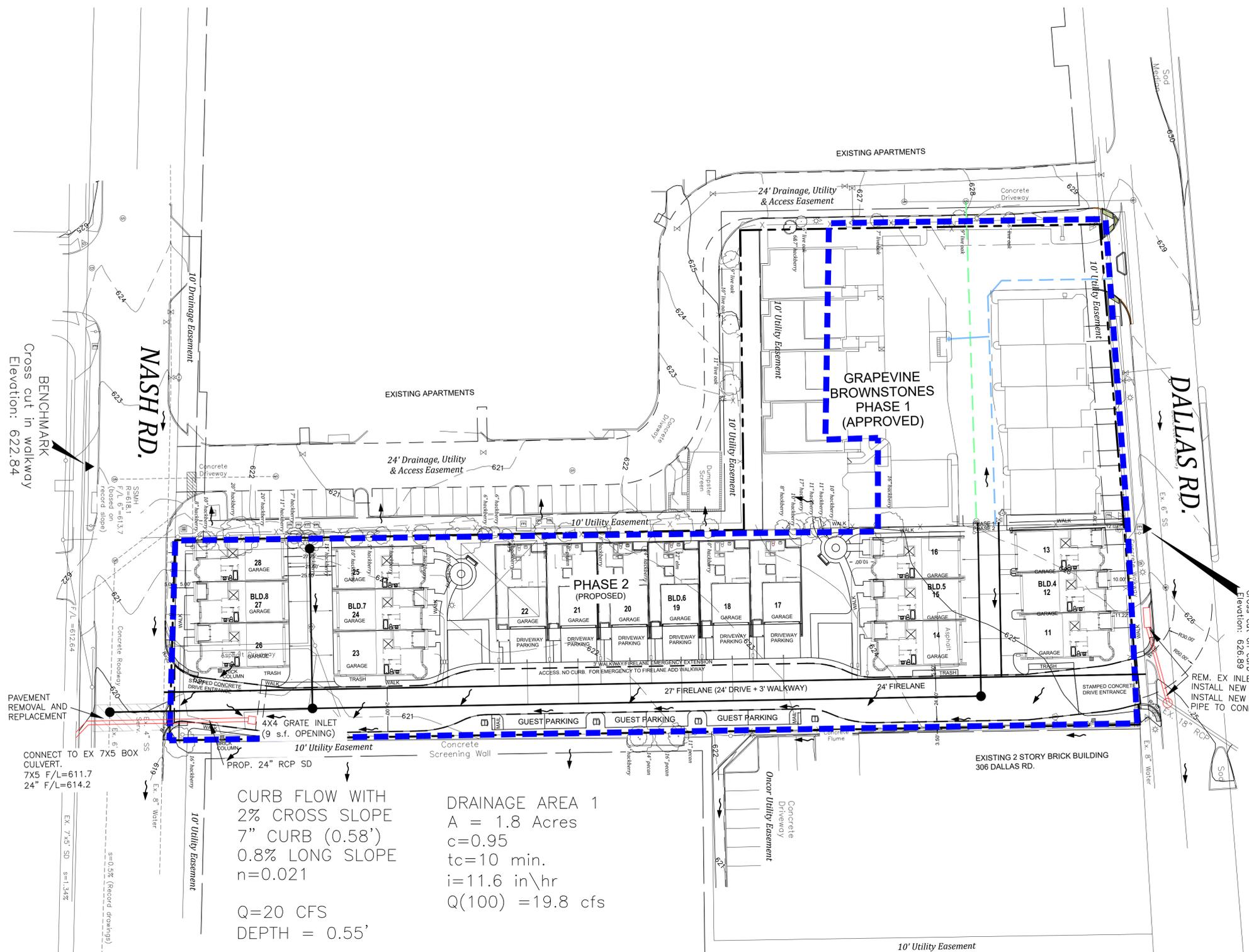
LANDSCAPE PLAN

TDO23-03; 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: December 4, 2023

EAST NASH STREET
(A 90 foot public right of way)

EAST DALLAS ROAD
(A 90 foot public right of way)





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

CASE NAME: GRAPEVINE BROWNSTONES PHASE II
CASE NUMBER: TDO23-03
LOCATION: 235 E. Nash Street
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET **11** OF **13**

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

FOR:
GRAPEVINE BROWNSTONES PHASE II
William Dooley Survey; A-422 Tract 29
City of Grapevine, Tarrant County, Texas
1.24 acres or 54,100 sqft
Zoned: LI (light industrial), proposed TRANSIT
DISTRICT OVERLAY.

Date of Preparation: 12-6-2023

CURB FLOW WITH
2% CROSS SLOPE
7" CURB (0.58')
0.8% LONG SLOPE
n=0.021
Q=20 CFS
DEPTH = 0.55'

DRAINAGE AREA 1
A = 1.8 Acres
c=0.95
tc=10 min.
i=11.6 in\hr
Q(100) =19.8 cfs

DEOTTE, INC.
CITY OF GRAPEVINE, TEXAS
REGISTERED PROFESSIONAL ENGINEER
817-337-8899 (Office) | 817-337-5133 (Fax)
PREPARED FOR: QUAIL HOLLOW DEVELOPMENT I
935 W. BOVE
SOUTHLAKE, TEXAS 76092
(214) 435-3570

STORM DRAIN PLAN
GRAPEVINE BROWNSTONES - PHASE II
NCP GRAPEVINE BROWNSTONES, LLC
GRAPEVINE, TEXAS

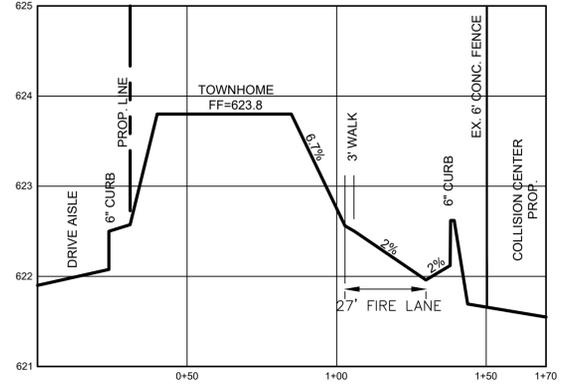
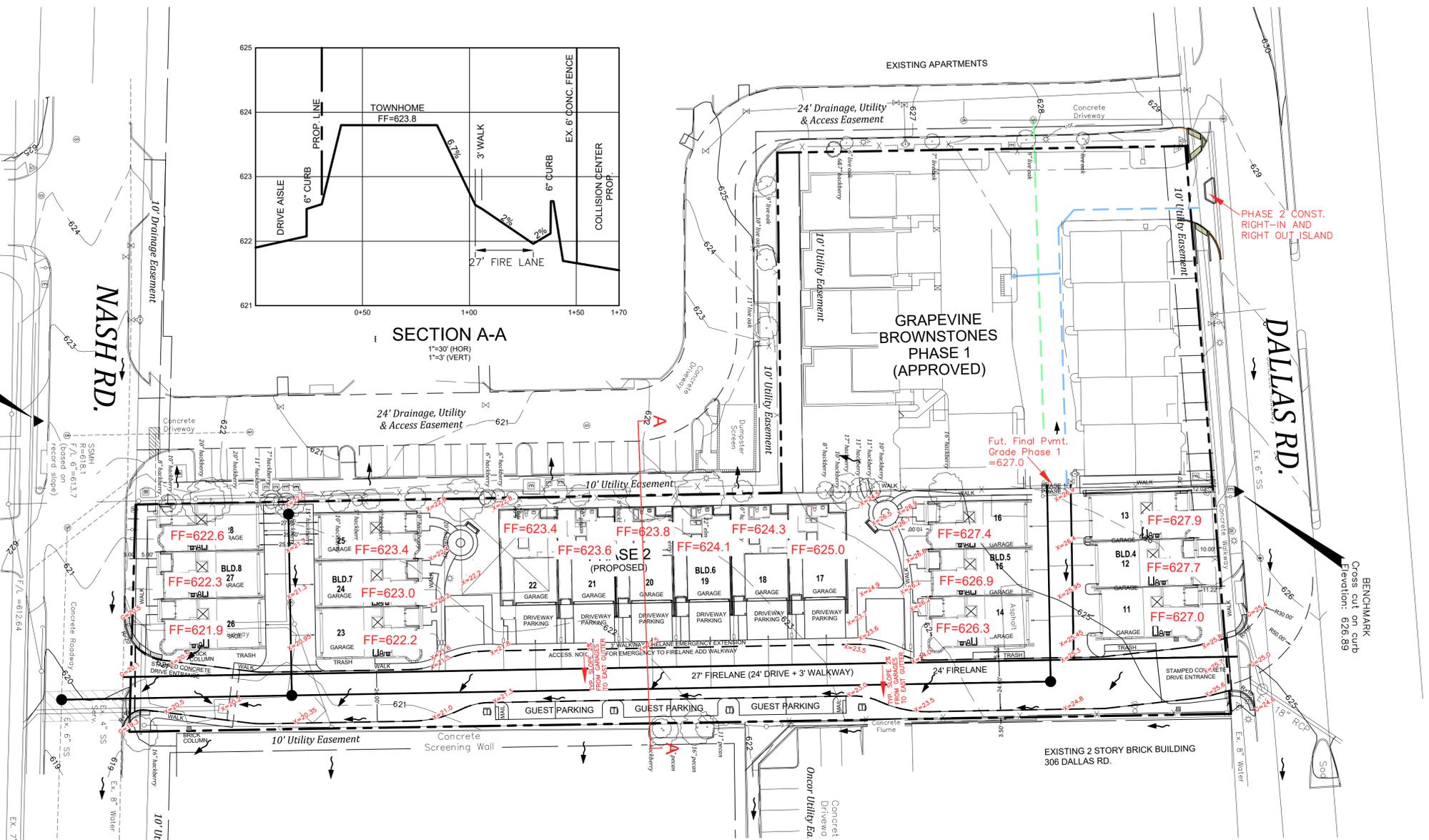


12/06/2023
DOI No. 202111500

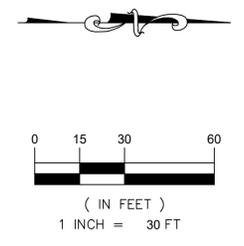
Cross cut in walkway
Elevation: 622.84

NASH RD.

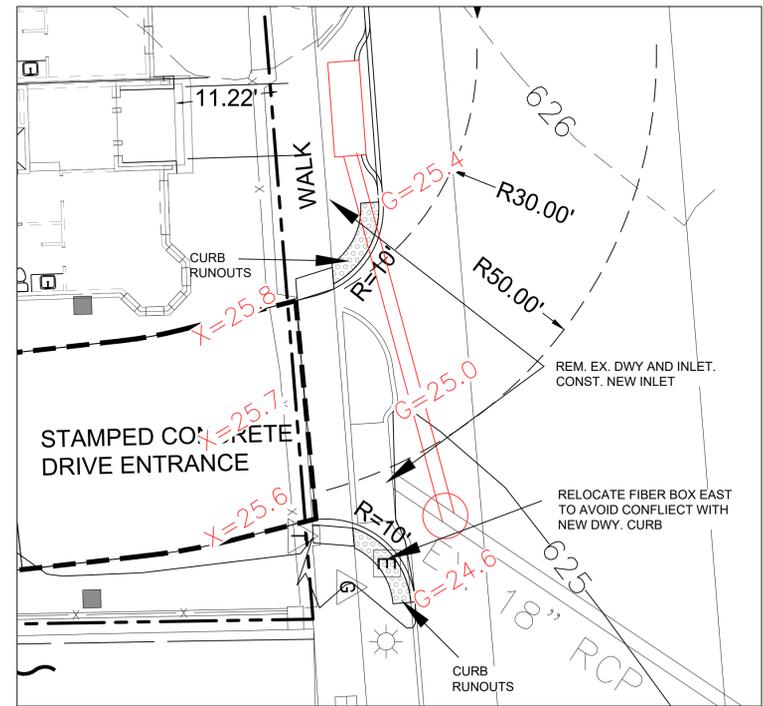
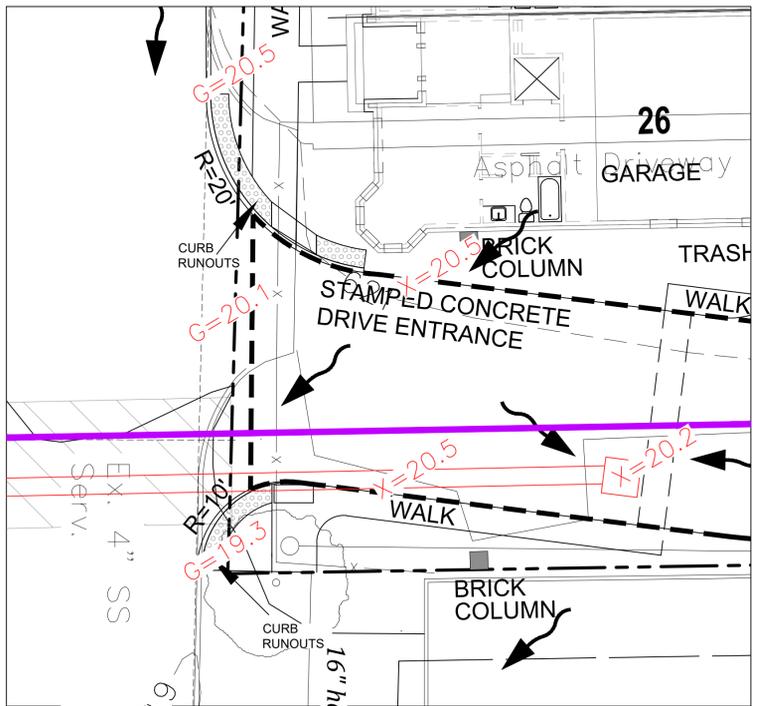
BENCHMARK



SECTION A-A
1"=30' (HOR)
1"=3' (VERT)



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



CASE NAME: GRAPEVINE BROWNSTONES PHASE II
CASE NUMBER: TDO23-03
LOCATION: 235 E. Nash Street
Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET 12 OF 13

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

FOR:
GRAPEVINE BROWNSTONES PHASE II
William Dooley Survey; A-422 Tract 29
City of Grapevine, Tarrant County, Texas
1.24 acres or 54,100 sqft
Zoned: LI (light industrial), proposed TRANSIT
DISTRICT OVERLAY.

Date of Preparation: 12-06-2023

DEOTTE, INC.
REGISTERED PROFESSIONAL ENGINEER
No. 1-003116
501 W. Main Street, Suite 200
Grapevine, TX 76039
817.337.8899 (Office) | 817.337.5133 (Fax)
PREPARED FOR: QUALI HOLLOW DEVELOPMENT I
935 W. DOYLE
SOUTHLAKE, TEXAS 76092
(214) 485-3570

PRELIMINARY GRADING PLAN
GRAPEVINE BROWNSTONES - PHASE II
NCP GRAPEVINE BROWNSTONES
GRAPEVINE, TEXAS

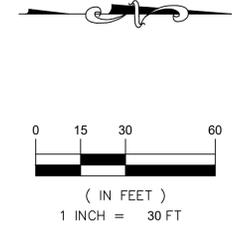
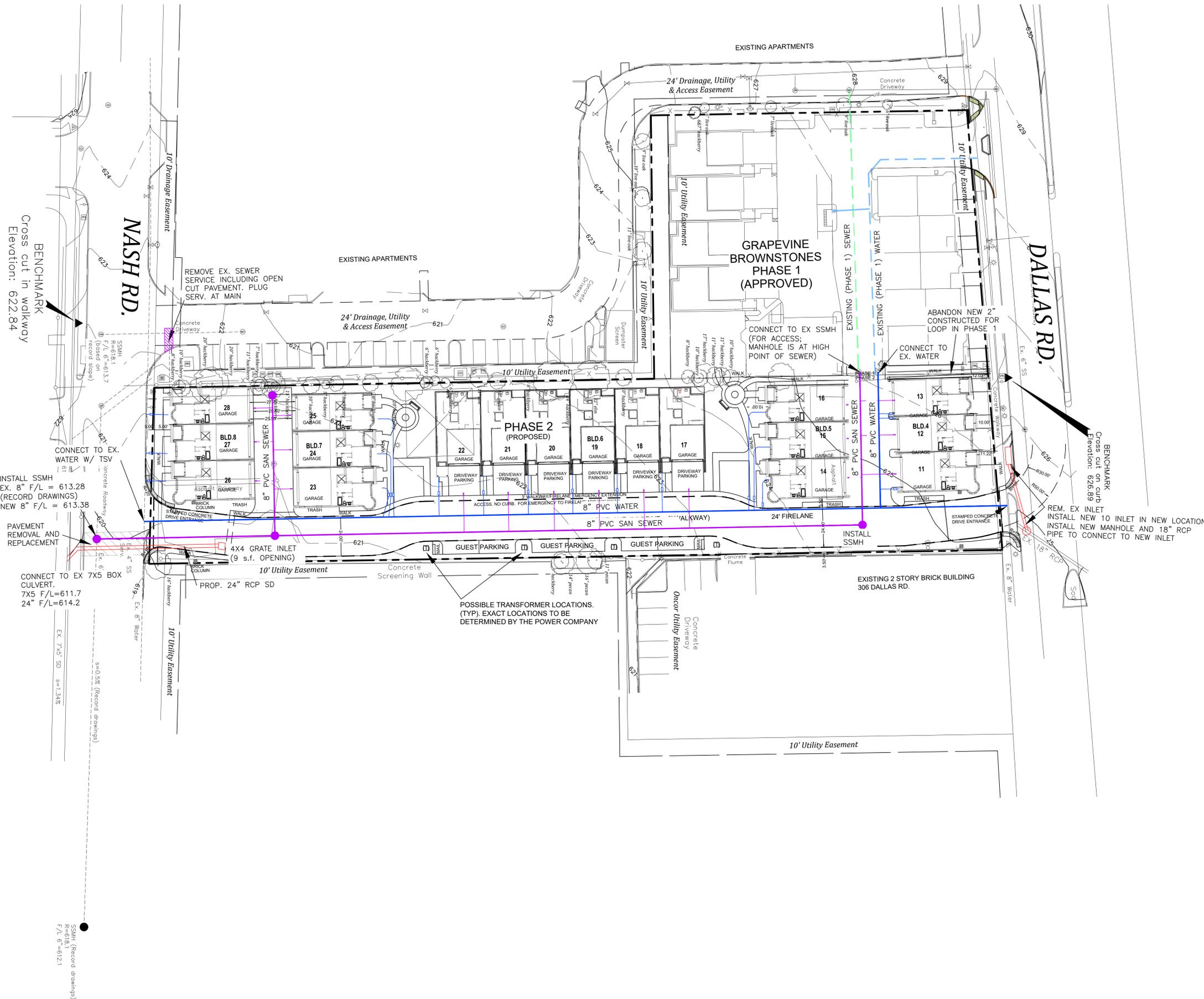
Approval signature lines with triangle symbols.

Seal of the State of Texas, Registered Professional Engineer Richard W. Deotte, No. 74232, dated 12/06/2023.

DOI No. 202111500

SHEET
12 OF 13

DOI No. 202111500 - IMPROVEMENTS FOR NCP GRAPEVINE BROWNSTONES PHASE II - WATER, SEWER, STORM DRAIN AND PAVING - GRAPEVINE, TEXAS



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

CASE NAME: GRAPEVINE BROWNSTONES PHASE II
 CASE NUMBER: TDO23-03
 LOCATION: 235 E. Nash Street
 Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

SHEET **13** OF **13**

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

FOR:
GRAPEVINE BROWNSTONES PHASE II
 William Dooley Survey; A-422 Tract 29
 City of Grapevine, Tarrant County, Texas
 1.24 acres or 54,100 sqft
 Zoned: LI (light industrial), proposed TRANSIT
 DISTRICT OVERLAY.

Date of Preparation: 12-06-2023

DEOTTE, INC.
 CIVIL, ENGINEERING, ARCHITECTURE
 935 W. DOWE
 SOUTHLAKE, TEXAS 76092
 (214) 435-3570
 PREPARED FOR: QUAIL HOLLOW DEVELOPMENT I

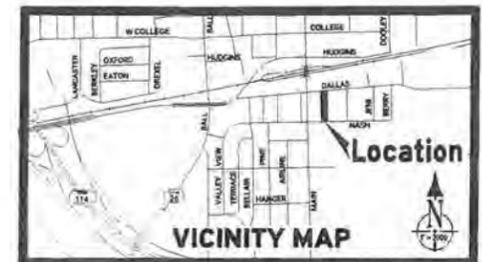
PRELIMINARY UTILITY PLAN
GRAPEVINE BROWNSTONES - PHASE II
NCP GRAPEVINE BROWNSTONES, LLC
GRAPEVINE, TEXAS

STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 RICHARD W. DEOTTE
 74232
Richard W. Deotte
 12/06/2023

DOI No. 202111500

SHEET
13 OF 13

DOI No. 202111500 - IMPROVEMENTS FOR NCP GRAPEVINE BROWNSTONES PHASE II - WATER, SEWER, STORM DRAIN AND PAVING - GRAPEVINE, TEXAS

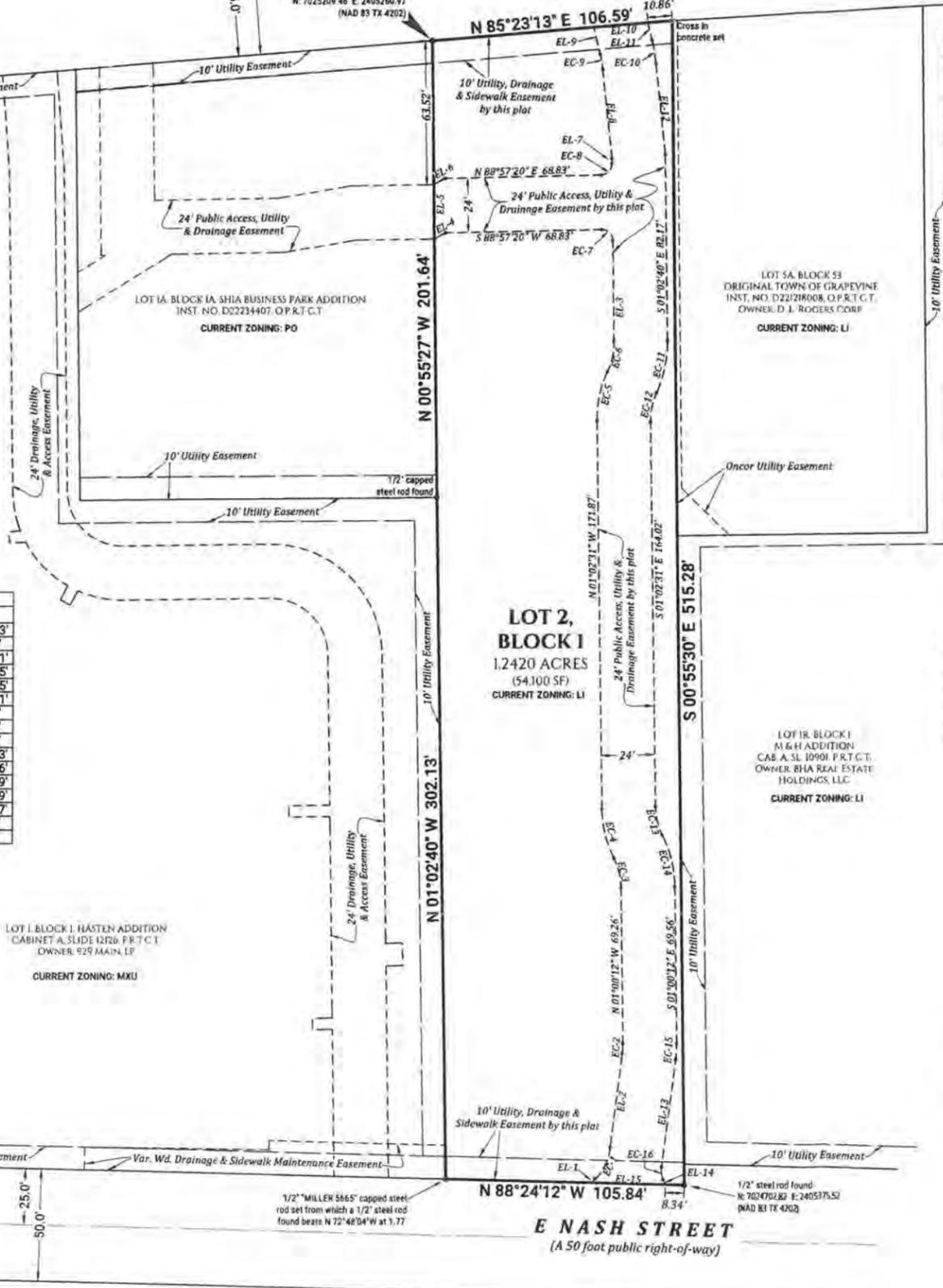


E DALLAS ROAD
(A 90 foot public right-of-way)

Point of Beginning
5/8" capped steel rod found
N: 7025209.46 E: 2405260.97
(NAD 83 TX 4202)

Line	Bearing	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" E	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	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. Adams, 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, rempse 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 be the person whose name is subscribed to 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.

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: _____

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 Gillian 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 90 degrees 55 minutes 30 seconds East with the easterly boundary line of said Johnson tract a distance of 313.29 feet to a 1/2 inch capped steel rod found for the southeast corner thereof, said rod being in the northerly right-of-way line of E Nash Street;

Thence North 85 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 302.15 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 231.64 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 growth which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system or 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____.

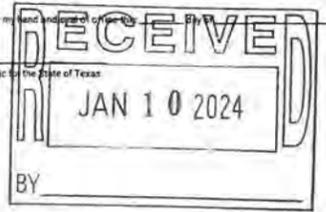
Greg Gifford
Managing Partner
NCP Grapevine Brownstones II, LLC

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



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

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE AN ORDINANCE ADOPTING GRAPEVINE YOUTH PROGRAM STANDARDS OF CARE

RECOMMENDATION: City Council to consider an ordinance amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Program Standards of Care and take any necessary action.

FUNDING SOURCE: No funding required.

BACKGROUND: The Parks and Recreation Department is required to bring the Youth Programs Standard of Care before the Council for a public meeting annually. This is required by Section 42.041(b)(14) of the Child Care Standards and Regulations of the Texas Human Resources Code.

These standards have been adopted annually by the Council since 2016 and cover all programs/camps that are operated by Parks and Recreation, the Library and Police Department.

Staff recommends approval.

ORDINANCE NO. 2024-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING SECTION 16-19, ADOPTING THE YOUTH PROGRAMS STANDARDS OF CARE, CITY OF GRAPEVINE, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grapevine, Texas (the "City") administers day camps and programs for children ages five to thirteen years old; and

WHEREAS, as required by V.T.C.A. Human Resources Code § 42.041(b)(14) (the "Code"), the City of Grapevine must meet day care licensing requirements for elementary age children for all day camps administered by the City or apply for an exemption from the Texas Department of Family and Protective Services; and

WHEREAS, the City of Grapevine Youth Programs Standards of Care will provide basic child care regulations for day camp activities operated by the Parks and Recreation and other departments in accordance with the Code; and

WHEREAS, as required by the Code, on January 16, 2024, the City Council of the City held a public hearing at its regular meeting to gather input from citizens on the proposed Youth Programs Standards of Care; and,

WHEREAS, the Youth Programs Standards of Care is attached hereto as Exhibit "A" for all intents and purposes and shall be available on the City's website; 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 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 Section 16-19 of the City of Grapevine Code of Ordinances shall be added to read as follows:

"Sec. 16-19 Youth Programs Standards of Care"

The City Council of the City of Grapevine hereby adopted the City of Grapevine Youth Programs Standards of Care for providing basic child care regulations for day camp activities operated by the Parks and Recreation Department, as well as other departments. As required by V.T.C.A. Human Resources Code § 42.041(b)(14), the Standards adopted by this ordinance include staffing ratios, minimum staff qualifications; minimum facility, health, and safety standards; and mechanisms for monitoring and enforcing the adopted local standards. A substantial copy of the City of Grapevine Youth Programs Standards of Care is attached hereto and incorporated herein for all intents and purposes and shall be available on the City's website under the Parks and Recreation subhead."

Section 3. That the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 4. That the City of Grapevine is hereby directed to provide a copy of the program standards, a notice of a public hearing, and a copy of the ordinance adopting the standards to the Texas Department of Family and Protective Services.

Section 5. That if any portion, section or part of a section of this ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

Section 6. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE,
TEXAS on this the 16th day of January, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED TO AS FORM:

Matthew C.G. Boyle
City Attorney

Exhibit "A"

**CITY OF GRAPEVINE
PARKS AND RECREATION DEPARTMENT
Youth Programs - Standards of Care**

I. GENERAL INFORMATION/ADMINISTRATION**A. Organization:**

Purpose: To provide basic childcare regulations for recreation activities operated by the Grapevine Parks and Recreation Department. This will allow the Department to qualify as exempt from requirements of the Texas Human Resource Code.

1. The governing body of the City of Grapevine Youth Programs is the City of Grapevine's City Council.
2. Implementation: Program will be the responsibility of the Grapevine Parks & Recreation Department, with the Recreation Supervisor, Outdoor Programs Coordinator and Recreation Program Coordinator supervising the overall program and administering the program on-site.
3. Programs: The Youth Programs *Standards of Care* will apply to all elementary-age day camp and programs for children ages 5 – 13 years old.
4. Other: Each site will make available for the public and staff a current copy of the Standards of Care. Parents of participants will be provided an abbreviated copy of *Standards of Care* during the registration process.

Program Sites:

▪ 121 Community Church	2701 Ira E Woods Ave
▪ Botanical Garden / Bessie Mitchell	411 Ball Street
▪ Community Outreach Center	3010 Mustang Drive
▪ Dove Waterpark	1509 Hood Lane
▪ First Baptist Church	301 East Texas Street
▪ First United Methodist Church	422 Church Street
▪ Grapevine Golf Course	3800 Fairway Drive
▪ Grapevine Public Library	1201 Municipal Way
▪ Lakeview Park	3850 Lakeview Drive
▪ Meadowmere Park	3000 Meadowmere Lane
▪ Oak Grove Baseball Complex	2520 Oak Grove Loop South
▪ Oak Grove Soccer	1299 Oak Grove Loop North
▪ Oak Grove Softball Complex	2700 Dove Loop Road

▪ Parr Park	3010 Parr Lane
▪ Pickering Park	1901 Kimball Road
▪ Pleasant Glade Pool	1805 Hall Johnson Road
▪ Rockledge Park	3600 Pilot Point
▪ The Ranch of Lonesome Dove	3880 Foxfire Lane
▪ The REC	1175 Municipal Way
▪ The Vine Arts & Events Center	225 West Worth Street

B. Implementation:

The Standards of Care Program will be the responsibility of the Grapevine Parks and Recreation Department, with the Recreation Program Coordinator overseeing the overall program and the daily operations/administering the programs on site.

Regulations apply to these on-going programs:

- Summer Day Camps
- Winter Break Camp
- Spring Break Camp
- Youth Programs
- Youth Sports Camps
- All Specialty Camps

C. Day Camp Objectives

1. To provide youth with the opportunity to experience a variety of recreational activities which include sports, games, arts and crafts, education, drama, special events, field trips, etc.
2. To provide a pleasant and memorable experience in a fun atmosphere.
3. To provide a safe environment; always promoting good health and welfare for all.
4. To teach children how to spend their leisure time wisely, in an effort to meet several needs; emotional, physical and social.

D. Exemption Status:

Once an exempt status is established, the Licensing Division will not monitor the recreational program. The Licensing Division will be responsible for investigating complaints of unlicensed child care and for referring other complaints to the municipal authorities or, in the case of abuse/neglect allegation, to the local authorities.

Exemption status covers ages 5 – 13. Exemption status does not cover children under the age of 5 or over the age of 13.

E. Standards of Care Review:

Standards will be reviewed annually and brought to the City Council for approval after a public hearing is held to pass an ordinance regarding section 42.04 1(b) (14) of the Texas Human Resources Code. Childcare Licensing will not regulate these programs nor be involved in any complaint investigation related to the program.

Any parent, visitor or staff may register a complaint by contacting the Recreation Supervisor at 817 410-3467 or the Lake Parks Manager at 817 410-3368.

II. STAFFING

A. Summer Camp / Recreation Coordinator: The Recreation Program Coordinator directs and manages a staff of 10-16 day-camp counselors and supervises the activities of children in a day camp environment.

1. Essential Job Functions:

- a.) Direct and supervise all counselors including hiring and training.
- b.) Complete and submit proper records including camp schedules, counselor work schedules, payroll, accident/incident reports and attendance.
- c.) Develop age appropriate camp curriculum (5-13 years) in accordance with the philosophy of the program.
- d.) Ensure staff is committed to following established guidelines, procedures and policies.
- e.) Maintain an orderly, clean and safe environment for the children while promoting a non-competitive program directed toward accentuating positive behaviors, physical development and emotional growth.
- f.) Develop and distribute a weekly schedule of activities.
- g.) Complete facility reservations and transportation needs for all camp activities.
- h.) Schedule, confirm, obtain and distribute payment for all field trips.
- i.) Maintain supplies, equipment and all necessary documentation for the operation of the camp.
- j.) Communicate to parents about camper's progress and activities.
- k.) Conduct on-going program evaluations implementing approved recommendations as needed.
- l.) Provide reports to the Recreation Supervisor on a weekly basis to monitor camp activities throughout the program.

2. Qualifications:

- a.) Bachelor's Degree in Education or Recreation is preferred, but not required.
- b.) A minimum of three years of experience as a camp counselor and/or educator.
- c.) Requires a valid Texas driver's license with a good driving record over the past three years.
- d.) Must pass city criminal background check prior to hiring.
- e.) Must pass pre-employment drug screen and/or physical.
- f.) Must complete First Aid and CPR certification prior to camp.

3. Requirements of Work:

- a.) Coordinator must complete the mandatory staff training program of at least 20 hours, in addition to planning hours with site staff prior to the start of camp. This training includes departmental orientation, customer service, sexual harassment, behavioral issues and discipline, training and examination program on sexual abuse and molestation, as well as practical skills on activities for children in games, songs and crafts.
- b.) Ability to be physically active and involved with children all day.
- c.) Ability to lift 50 pounds.
- d.) Knowledge of child development and age appropriate activities.
- e.) Advanced organizational and communication skills.
- f.) Team leadership abilities.
- g.) Varied experience in a variety of activities including, but not limited to, sports, art, nature, drama and cooperative activities.

B. Day Camp/Recreation Counselor: The Camp Counselor is responsible for direct leadership of youth ages 5 – 13 in a variety of activities including, but not limited to games, sports, arts & crafts, schedules, activities, supplies and equipment, and also responsible for cleanliness of the area used by camp participants. The counselor positions are also responsible for completing necessary forms relating to attendance, check-in/check-out procedures, accidents and incidents.

1. Essential Job Functions:

- a.) Promote a non-competitive, positive, self-image enhancing environment for each participant through the direction of non-competitive, fun, varied and well-organized activities.

- b.) Directly lead activities using a method that will provide opportunity for the involvement of all children on an equal level. The Counselor prepares, in advance, direction for activities, daily schedules and required equipment used during activities.
- c.) Accompanies youth on all field trips.
- d.) Exhibit enthusiasm for the activity to impart a feeling of excitement to camp participants.
- e.) Follow procedures for camper check in/check out. Report accidents/incidents, behavioral modifications and camp schedules.
- f.) Follow guidelines for safety and storage of equipment, including inventory of supplies.
- g.) Provide and adhere to established guidelines set forth for the safety, behavior, communication and discipline of the camp participants.
- h.) Recognize and reward positive, improved and outstanding behavior and/or accomplishments of camp participants.

2. Minimum Qualifications:

- a.) Three months to a year of experience working with children in a day camp setting depending on if applicant is applying as an RCA/LPA I Camp Counselor or RCA/LPA II Camp Counselor.
- b.) Minimum age of 16.
- c.) A valid Texas driver's license with good driving record.
- d.) Must pass criminal background check prior to hiring.
- e.) Must pass pre-employment drug screen and/or physical.
- f.) Must complete First Aid and CPR certification prior to camp.

3. Other Requirements:

- a.) Staff must complete the mandatory staff training program of at least 10 hours, in addition to planning hours with Recreation Program Coordinator prior to the start of camp. This training includes departmental orientation, customer service, sexual harassment training, behavioral issues and discipline, as well as practical skills on activities for children in games, songs and crafts.
- b.) Staff must exhibit competency, good judgement and self-control, throughout the duration of camp.
- c.) Staff should relate to children with courtesy, respect, acceptance and patience.
- d.) Staff must wear the proper uniform.
- e.) Staff will be evaluated at least once during the summer prior to the completion of camp. Evaluations will be reviewed with the camp counselors to discuss any areas of improvement or suggestions.

4. Criminal Background Checks:

Criminal background checks will be conducted on prospective day camp employees. Applicants may be disqualified if they have a job-related criminal conviction. A prospective employee will be subject to a pre-employment drug test and/or physical prior to hiring.

5. Staffing Ratios:

The state required ratio for number of children (ages 5-13) may not exceed 15:1 child to staff.

III. FACILITY STANDARDS

- A. Emergency evacuation and relocation plans will be posted at each facility.
- B. Program employees will inspect sites frequently for any sanitation or safety concerns. Those concerns should be passed on to the Recreation Supervisor.
- C. Each camp must have a fully stocked first aid kit. This shall be checked and stocked on a weekly basis by the Recreation Program Coordinator. It shall include bandages, first aid cream, rubber gloves, Neosporin, alcohol wipes, hot/cold packs, gauze, tweezers and scissors.
- D. In a situation where evacuation is necessary, the first priority of staff is to make sure all participants are in a safe location.
- E. Program sites will be inspected annually by the Fire Marshal and must comply with Fire Marshal's directives.
- F. The recommended number of fire extinguishers shall be inspected quarterly and available and "primed" for use.
- G. Fire drills should be conducted once a month during the summer camp.
- H. Medication will only be administered with written parental consent. Prescription medications shall be left with staff in their original container, labeled with the child's name, date, directions and physician's name. Medication shall be dispensed only as stated on the bottle, and not past the expiration date.
- I. Non-prescription medicine with the child's name and date on the medication may be brought if in the original container. Non-prescription medication will only be administered with written parental consent.

- J. Each indoor site shall have adequate indoor toilets and lavatories located such that children can use them independently and program staff can supervise as needed. There shall be one flush toilet per 30 children. Outdoor sites shall provide portable toilets based on number of children attending each day. Sinks shall be provided based on one sink per 30 children.
- K. All participants must wear appropriate footwear daily. Sandals and flip flops will be allowed only in swimming pool areas.

IV. SERVICE STANDARDS - Day Camp / Camp Counselors

This information will be provided to each staff as a part of the day camp manual:

- A. Camp staff shirts, shorts, and appropriate footwear are to be worn at all times.
- B. Camp participants and parents will be treated with respect at all times.
- C. Camp staff will take it upon themselves to resolve complaints. If you are unable to resolve the complaint on the spot, take the customer's name and phone number, investigate complaint resolution and then follow up with the customer.
- D. Camp staff will keep parents continuously informed of camp activities. A weekly schedule will be distributed the week prior to session and extra copies will be kept with the sign in log daily.
- E. Camp staff will note details of behavior of campers (accomplishments, discipline problems, general activities, etc.) and update parents as much as possible.
- F. Camp staff will monitor the sign in/out log at all times.
- G. Camp staff shall clean/sanitize rooms after each activity. Floors will be swept or vacuumed, chairs stacked, mirrors cleaned, and supplies put away. This is extremely important due to the fact that rooms are used throughout the day by other groups.
- H. Camp staff will dedicate their on-duty time to campers and/or parents to ensure a meaningful and pleasant experience.
- I. Prior to working with campers, camp staff will check all messages for the day.

V. OPERATIONAL ISSUES

- A. Emergency Phone numbers are kept at the front desk of the facilities, as well as with the Recreation Program Coordinator on field trips. Those numbers include fire, police, and ambulance services.
- B. A Day Camp manual is given to every Day Camp Counselor, Day Camp/Recreation Leader and Recreation Program Coordinator. The manual addresses the following items:
 - 1. Discipline Issues
 - 2. City Rules and Regulations
 - 3. Forms that must be filled out
 - 4. Service Standards
 - 5. Game/activity leadership
 - 6. Ways to interact with children
 - 7. Field Trips

Additional manuals will be located at each site for access by any staff member.

- C. Sign in/sign out sheets will be used every day. Only adults listed on sign-in/out release will be allowed to pick up children. An authorized person must enter the pickup location, present appropriate identification and sign the sheet in order for staff to release the child.
- D. Emergency evacuation and relocation plans will be posted at each facility.
- E. Parents will be notified regarding planned field trips and provided the required release forms.
- F. Enrollment information will be kept and maintained on each child and shall include:
 - 1. Child's name, birth date, home address, home telephone number, physician's phone number and address and phone numbers where parents may be reached during the day.

2. Name, driver's license number and telephone numbers of persons to whom the child can be released.
 3. Field trip release form as needed.
 4. Liability waiver.
 5. Parental consent to administer medication, medical information, and release on participant.
- G. Staff shall immediately notify the parent or other person authorized by the parent when the child is injured or has been involved in any situation that placed the child at risk.
- H. Staff shall notify parents or authorized persons of children in the facility when there is an outbreak of a communicable disease in the facility that is required to be reported to the County Department of Health. Staff must notify parents of children in a group when there is an outbreak of lice or other infestation in the group.
- I. Discipline:
1. Discipline and guidance of children must be consistent and based on an understanding of individual needs and development.
 2. There shall be no harsh, cruel, or unusual treatment.
 - a.) Children shall not be shaken, bit, hit, or have anything put in or on their mouth as punishment.
 - b.) Children shall not be humiliated, yelled at or rejected.
 - c.) Children shall not be subjected to abusive or profane language.
 - d.) Punishment shall not be associated with food.
 - e.) Corporal punishment in any form will not be tolerated.
 - f.) Staff may use brief, supervised separation from the group if necessary, but staff shall not place children in a locked room or in a dark room with the door closed.
 3. Incident reports will be filled out on any disciplinary cases, and information is to be shared with parents when picking up the child or sooner, when extreme cases occur. Continued disciplinary problems will result in the participant being asked to leave the program.
 4. Children who show patterns of endangerment to themselves, other participants or staff will be asked to leave the program.
- J. Illness or Injury

1. Parents shall be notified immediately in cases of illness or injury.
2. An ill child will not be allowed to participate if the child is suspected of having a temperature and/or accompanied by behavior changes or other signs or symptoms until medical evaluation indicates that the child can be included in the activities. In the event that an injury cannot be administered through basic first aid, staff will call 911.
3. When an injury occurs, an incident report shall be filled out immediately. The form shall be filled out completely with the original sent to the Recreation Supervisor, Outdoor Programs Coordinator and Recreation Program Coordinator and a copy kept in the Day Camp files.

VI. GENERAL GUIDELINES FOR CHILDREN

As a part of the Day Camp Manual, staff will be given the following information:

- A. A child is not allowed to use the phone unless it is an emergency. In this case, Day Camp staff should make the call for the child.
- B. Children must stay off any elevated surfaces (tables, counter tops, ping pong tables, etc.).
- C. Children should walk in the building. Running is permitted only in designated areas.
- D. Bouncing and throwing balls is permitted only in the gym or during outside activities.
- E. Active games using equipment that can cause damage to window, shades, lights, and ceilings must be played only in the gym.
- F. Children must respect staff and each other.
- G. Children must wear shoes at all times (except during aquatic activities).
- H. Children must be contained and not allowed to filter in with the general public. You must know where each and every child is AT ALL TIMES.

VII. ACTIVITIES

- A. Activities for each group will be planned according to the participant age, interest and ability. The activities should be flexible and promote social and educational advancement.

- B. A weekly calendar of activities will be posted for parents the Friday prior to that week of camp.
- C. When taking field trips, staff will:
 - 1. Count everyone before they leave the program site as well as prior to leaving the field trip site.
 - 2. Carry medical information on each child and necessary medications with them on the trip.
 - 3. Carry a first aid kit.
 - 4. Carry a cellular phone for emergency use.
 - 5. Ensure that participants are wearing a camp shirt and a City of Grapevine wristband so that children are easily identified.
- D. Swimming Pool Based Water Activities
 - 1. Require parent or legal guardian to confirm the child's swimming ability during the registration process.
 - 2. Require lifejackets to be worn when child/camper is not affirmed a good swimmer during water activities.
- E. Lake Based Water Activities
 - 1. Require parent or legal guardian to confirm the child's swimming ability during the registration process.
 - 2. Require lifejackets to be worn at all times when entering in the lake or lake-based water activities regardless of swim strength.

VIII. FIELD TRIPS

- A. Ratio on field trips will be 10:1 per staff member.
- B. Each staff member is given a list of campers. Staff is responsible for the assigned list of campers for the duration of the trip.
- C. A required face to name check will be done prior to leaving the program site, upon arrival at the field trip site, upon leaving the field trip site and upon arrival back at the program site.
- D. A notebook with all important information for each camper will be taken to each field trip.

IX. MONITORING AND ENFORCEMENT

Standards of care established by Grapevine Parks and Recreation will be monitored and enforced by City departments responsible for their respective areas as identified:

- A. Health and safety standards will be monitored and enforced by the City's Police, Fire, and Code Enforcement Departments.
- B. Staff and program issues will be monitored and enforced by the City of Grapevine Parks & Recreation Department. The Recreation Manager/Lake Parks Manager shall visit each site on a weekly basis for an informal inspection of the programs. The Recreation Supervisor, Outdoor Programs Coordinator and Recreation Program Coordinator is responsible for informally checking the camp activities on a daily basis. When this staff is not available, another full-time staff person will be assigned for daily checks.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE A PROFESSIONAL SERVICES CONTRACT TO UPDATE AND AMEND TAX INCREMENT FINANCING ZONE NO. 1 AND TAX INCREMENT ZONE NO. 2

RECOMMENDATION: City Council to consider a professional services contract to update and amend Tax Increment Financing Zone Number One and Tax Increment Zone Number Two project and financing plans with David Pettit Economic Development.

FUNDING SOURCE: Funds are available in the General Fund for an estimated amount of \$22,500.

BACKGROUND: This purchase request is for a contract to update and amend Tax Increment Financing (TIF) Zone Number One and Number Two. David Pettit Economic Development will amend the creation ordinances for TIF No. 1 and TIF No. 2 to amend the TIF board composition for each, and amend the Project and Financing Plan for TIF No. 1 and TIF No. 2 to include operating reinvestment zone project facilities as a Project Cost category per Chapter 311 of the Texas Tax Code.

Staff recommends approval.



December 15, 2023

Mr. Bruno Rumbelow
City Manager
City of Grapevine, Texas
200 S. Main Street
Grapevine, Texas 76099

RE: Professional Services Agreement

Dear Mr. Rumbelow,

David Pettit Economic Development, LLC ("DPED") is pleased to provide this proposal for economic development professional services relating to updating and amending the City of Grapevine, Tax Increment Reinvestment Zone ("TIRZ") Number One and City of Grapevine, Tax Increment Reinvestment Zone ("TIRZ") Number Two, to include amending the creation ordinance for each TIRZ, amending the Project and Financing Plan (PFP) for each TIRZ, and amending the PFP ordinance for each TIRZ.

The Project

It is our understanding that the City of Grapevine, Texas is interested in amending the creation ordinances for TIRZ #1 and TIRZ #2 to amend the TIRZ Board composition for each, and amending the Project and Financing Plan for TIRZ #1 and TIRZ #2 to include operating reinvestment zone project facilities as a Project Cost category per Chapter 311 of the Texas Tax Code.

The Assignment

Our work under this proposal would be to provide professional economic development services relating to amending TIRZ #1 and TIRZ #2, and updating the Project and Financing Plans.

The Team

We proposed working in a team organized as follows:

- You will be our point of contact and will provide overall direction to our team. You may also include other members of City staff with which we will meet regularly to review our progress and to get input and direction on our work.
- At this time, we do not anticipate the need for any additional consultants to accomplish the work described in this proposal.

Statutory Requirements

Chapter 311 of the Texas Tax Code outlines the various procedures for creating or amending a TIRZ, including amending the Project and Financing Plan. A final Amended Project and Financing Plan would need to be approved by the TIRZ Board and then by the governing body of the municipality by ordinance.

TIRZ #1 Scope of Services

Based on our conversations and our experience on previous projects, we propose the following scope of services to amend TIRZ #1 and amend and update the Project and Financing Plan previously prepared by DPED. Our proposed scope of services is divided into separate tasks, each providing a description of the work to be performed and the key products resulting from the task.

Task 1**Taxable Value Analysis**

DPED would work with City staff to develop updated projections for future land uses, and timing of proposed developments. A taxable value review of similar developments would be conducted to establish conservative assumptions of future taxable value for development in the zone. This task will be the basis for developing an updated spreadsheet model of potential TIRZ increments, given a reasonable range of development assumptions and taxable values. Key products of this task would include a spreadsheet model with projections based upon the historical taxable value review, development projections and reasonable timing expectations.

Task 2**Develop Amended TIRZ Cash Flow Model**

Based on the revised anticipated land uses and projections, DPED would develop a draft financing cash flow model (and supporting spreadsheets) for a various time periods. This model will allow the City, consultants and others to underwrite the proposed developments and test various scenarios for the eventual financing plan. Key products of this task would include excel spreadsheets of the Amended TIRZ Cash Flow Models with growth and development assumptions.

Task 3**Prepare an Amended Project and Financing Plan**

DPED will develop the Finance Plan, Project Plan, and Detailed Description of the TIRZ, and other exhibits required for local government review and approval per the state legislative requirements. This work includes the written, graphic, and PowerPoint materials and exhibits, as well as support of the process. Backup materials such as spreadsheets and databases will also be products that support the plans. Key products would include an Amended TIRZ Project and Financing Plan comprised of a legal description of the zone, proposed TIRZ projects, estimated project costs, term of the zone and a tax increment analysis.

Task 4**TIRZ Documentation Support**

DPED will provide assistance with drafting necessary documents for amending the TIRZ and amending the Project and Financing Plan including: 1) public hearing notices; 2) resolutions; 3) amendment ordinances; and 4) amended participation agreements. This can be a time-consuming process for City staff, however DPED's extensive experience in drafting these documents should help streamline the preparation of materials necessary for City Council consideration.

TIRZ #2 Scope of Services

Based on our conversations and our experience on previous projects, we propose the following scope of services to amend TIRZ #1 and amend the Project and Financing Plan. Our proposed scope of services is divided into separate tasks, each providing a description of the work to be performed and the key products resulting from the task.

Task 1**Prepare an Addendum to the existing Project and Financing Plan**

DPED will develop the additional materials necessary to amend the Project Costs portion of the existing Project and Financing Plan for TIRZ #2, and other exhibits required for local government review and approval per the state legislative requirements. This work includes the written, graphic, and PowerPoint materials and exhibits, as well as support of the process. Backup materials such as spreadsheets and databases will also be products that support the plans. Key products would include an Addendum to the TIRZ #2 Project and Financing Plan, including operating reinvestment zone project facilities as a Project Cost category per Chapter 311 of the Texas Tax Code.

Task 2

TIRZ Documentation Support

DPED will provide assistance with drafting necessary documents for amending the TIRZ and amending the Project and Financing Plan including: 1) public hearing notices; 2) resolutions; 3) amendment ordinances; and 4) amended participation agreements. This can be a time-consuming process for City staff, however DPED’s extensive experience in drafting these documents should help streamline the preparation of materials necessary for City Council consideration.

Fee for Services

Our fee for services relating to the scope of services for TIRZ #1 would be a lump sum fee of \$15,000, and a lump see of \$7,500 for the scope of services for TIRZ #2.

Fees would be charged monthly, subject to on-going progress on the work effort. Reimbursable expenses not to exceed \$500 would be charged to include out-of-pocket expenses incurred in the interest of the project at actual costs.

Changes of Scope and Additional Services

Minor additions to our scope will be treated as Additional Services. Work on Additional Services will not begin until authorized in writing by the Client.

Additional Services and Rates for Hourly Services

Additional Services shall be billed on an hourly not to exceed basis unless a fixed fee or other method of compensation is mutually agreed upon. Our current hourly rates are:

<u>Classification</u>	<u>Hourly Billing Rate</u>
David Pettit	\$325.00
Project Manager	\$250.00
Project Specialist	\$120.00
Planning Intern	\$100.00
Administrative	\$80.00

These rates apply for the current calendar year and are subject to revision on January 1, when they may be revised to reflect changes in staff salaries over the preceding year.

Term of Agreement

It is anticipated that the services covered in the proposal will be completed within twelve (12) months of the date services begin. This Agreement will terminate upon the earlier of completion of services or twelve (12) months from the date of this Agreement. Additionally, Client may terminate this Agreement for any reason upon thirty (30) days written notice to DPED and DPED will cease any and all work upon receipt of such notice, unless otherwise directed in the notice. In the event of a termination as described above, Client shall be responsible for the payment of the fees and expenses incurred by DPED pursuant to this agreement through the date of such termination.

Reimbursables

We propose to be reimbursed for out-of-pocket expenses incurred in the interest of the project at our actual cost. Reimbursable expenses include: our direct consultants and their expenses (to be reimbursed, all consultants and their bids must be approved in writing, in advance by the client); reproduction; long distance communication; document printing and delivery; document graphics and binding; delivery, postage and handling; travel time; special materials; photography; etc. (Reasonable backup will be available upon request.)

Invoices and Payments

Payment for services rendered is due within thirty (30) days of Client’s next monthly billing cycle following receipt of invoice. In the event any invoices remain unpaid 45 days after the invoice date, we suspend work until we

have been paid in full all amounts due for services and expenses. Amounts unpaid for more than 30 days after the due date may accrue interest at 10% per annum. In the event we are forced to commence a collection proceeding, you agree to pay reasonable attorney's fees and court costs, in addition to our fees billed under this proposal.

Suspension and Termination

If the project is suspended or abandoned, DPED will be compensated for all services billed prior to receipt of written notice by the Client. Services that are not billed or completed between billing periods and receipt of written notice will be reimbursed at DPED's standard hourly rates.

If the scope or schedule of the project should change beyond that to be reasonably expected due to the program changes, schedule or other reason, at their option, DPED may re-negotiate the aforementioned fees and scope of work. Any renegotiation of scope or fee will be in writing and subject to the signing of both parties.

Certifications

Guarantees and Warranties: We will not be required to execute any document that would result in our certifying, guaranteeing or warranting the existence of conditions whose existence we cannot ascertain.

Authorization to Proceed

Thank you again for this opportunity to work with you. Your signature below and the return of one copy to us for our file will confirm your approval and authorize us to proceed.

Insurance

DPED will provide proof of professional liability insurance (including errors and omissions) with minimum limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate and excess/umbrella liability of \$1,000,000 per occurrence and \$2,000,000 in the aggregate to client. Additionally, DPED shall carry the following insurance coverages:

- (a) Worker's compensation insurance at the statutory limits and employer's liability insurance, with minimum limits of \$1,000,000.00/\$1,000,000.00/\$1,000,000.00; and
- (b) Comprehensive general liability insurance, with minimum limits of \$2,000,000.00 each occurrence and \$4,000,000.00 in aggregate; and
- (c) Comprehensive automobile liability insurance, with minimum limits of \$1,000,000.00 combined single limit each occurrence; and

DPED has previously provided, or concurrently with the execution of this agreement is providing, to Client a certificate of insurance issued to Client evidencing the foregoing insurance coverages and evidencing that Client and Client's lender, if any, are additional insured parties with respect to the insurance policies referred to in the foregoing subparagraphs (b) and (c).

Notices

Any notice required or permitted to be given to either party shall be deemed to be received by such party (a) three (3) days after deposit in the United States Registered or Certified Mail, Return Receipt Requested, or (b) one (1) business day after deposit with a nationally recognized overnight delivery service for next day delivery, or (c) upon personal delivery to the party to whom addressed provided that a receipt of such delivery is obtained, or (d) on the next business day after transmission by telecopy provided that a confirmation copy is concurrently deposited in United States Certified or Registered Mail, Return Receipt Requested, in any case addressed to the parties at the following addresses:

If to Client:

City of Grapevine, Texas
200 S. Main Street
Grapevine, Texas 76099
Attention: Bruno Rumbelow, City Manager
Email: brumbelow@grapevinetexas.gov

If to DPED:

David Pettit Economic Development, LLC.
306 West Seventh Street, Suite 602
Ft. Worth, TX 76102
Attention: David Pettit
Email: dpettit@dpedllc.com

or to the parties at such other addresses or telecopy numbers as they may designate by notice to the other party as herein provided.

SUMMARY

I hope this accurately outlines the professional services you anticipated. If you have any questions or concerns please do not hesitate to contact me at 817.439.9421.

Thank you for considering David Pettit Economic Development, LLC.

Sincerely,



David Pettit
Managing Member

If this agreement meets with your approval, please sign and return one executed copy to our office as notice to proceed.

AGREED TO AND ACCEPTED BY:

City of Grapevine, Texas

By: _____

Date: _____

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: ORDINANCE AMENDING THE COMPOSITION AND POWERS OF THE TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE BOARD OF DIRECTORS

RECOMMENDATION: City Council to consider approval of an ordinance to amend the composition and powers of the Board of Directors for Tax Increment Financing Reinvestment Zone Number One, and take any necessary action.

FUNDING SOURCE: This item has no fiscal impact.

BACKGROUND: Tax Increment Financing Reinvestment Zone Number One was established in 1996 and later expanded in 2015. Initially, the Board of Directors consisted of five City Council Members and one member from each taxing entity (Tarrant County, Tarrant Community College, Tarrant County Hospital District, and Grapevine-Colleyville Independent School District).

On June 6, 2023 Mayor William D. Tate appointed his position and four City Council Members to the TIF Number One Board of Directors (5 total members) which will remain unchanged since the City of Grapevine is the only contributing taxing entity to TIF Number One.

Staff recommends approval.

ORDINANCE NO. 2024-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING ORDINANCE NO. 96-07 AND ORDINANCE NO. 2015-074 CONCERNING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, AMENDING THE COMPOSITION AND POWERS OF THE BOARD OF DIRECTORS FOR THE ZONE; PROVIDING FOR SEVERABILITY; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on February 20, 1996, the City Council of the City of Grapevine, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 96-07 designating a contiguous geographic area within the City as Reinvestment Zone Number One, City of Grapevine, Texas (the "Zone") and established a Board of Directors for the Zone (the "Board of Directors") to promote development or redevelopment in the Zone; and

WHEREAS, on December 15, 2015, City Council of the City of Grapevine, Texas, approved Ordinance No. 2015-074 that amended the Zone by adding approximately 242 acres to the Zone and extended the termination date of the Zone to December 31, 2038; and

WHEREAS, the City Council of the City of Grapevine, Texas, now desires to amend Reinvestment Zone Number One, City of Grapevine, Texas, to amend the composition and powers of the Board of Directors; 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 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. BOARD OF DIRECTORS.

The Board shall consist of five (5) members comprised of four (4) City Council members and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15). Members of the board are appointed for terms of two years unless longer terms are provided under Article XI, Section 11, of the Texas Constitution. A vacancy on the board is filled for the unexpired term by appointment of the governing body of the taxing unit that appointed the director who served in the vacant position.

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. The Board of Directors shall have all powers as provided under Chapter 311 of the Texas Tax Code, including the powers of a municipality under Chapter 380, Texas Local Government Code as provided in Section 311.010(h).”

Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone’s project plan and financing plan.

Section 3. DURATION OF THE ZONE.

That the term of the Zone prior to the adoption of this Ordinance shall remain unchanged. The termination of the Zone shall occur upon any of the following: (i) on December 31, 2038 (with the final year’s tax increment to be collected by September 1, 2039); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

Section 4. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this

Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 5. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 6. 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, this the 16th day of January 2024.

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: JANUARY 16, 2024

SUBJECT: ORDINANCE AMENDING THE COMPOSITION AND POWERS OF THE TAX INCREMENT FINANCING REINVESEMENT ZONE NUMBER TWO BOARD OF DIRECTORS

RECOMMENDATION: City Council to consider approval of an ordinance to amend the composition and powers of the Board of Directors for Tax Increment Financing Reinvestment Zone Number Two and take any necessary action.

FUNDING SOURCE: This item has no fiscal impact.

BACKGROUND: The Tax Increment Financing Reinvestment Zone Number Two was established in 1998. The Board of Directors consists of five City Council members and one member from each taxing entity (Tarrant County, Tarrant Community College, Tarrant County Hospital District, and Grapevine-Colleyville Independent School District). Upon approval, this item will amend the composition of the Board of Directors to include five City Council members and one member from each participating taxing entity whereas previously, each entity held a seat regardless of participation in the TIF.

On June 6, 2023 Mayor Tate appointed City Council members to the TIF Two Board which will remain unchanged. The City of Grapevine and Grapevine-Colleyville Independent School District are the only contributing taxing entities to TIF Two. GCISD will select their proposed appointee who will then need to be confirmed by the City Council.

ORDINANCE NO. 2024-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING ORDINANCE NO. 98-140 CONCERNING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF GRAPEVINE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, AMENDING THE COMPOSITION AND POWERS OF THE BOARD OF DIRECTORS FOR THE ZONE; PROVIDING FOR SEVERABILITY; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on December 8, 1998, the City Council of the City of Grapevine, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 98-140 designating a contiguous geographic area within the City as Reinvestment Zone Number Two, City of Grapevine, Texas (the “Zone”) and established a Board of Directors for the Zone (the “Board of Directors”) to promote development or redevelopment in the Zone; and

WHEREAS, the City Council of the City of Grapevine, Texas, now desires to amend Reinvestment Zone Number Two, City of Grapevine, Texas, to amend the composition and powers of the Board of Directors; 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 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. BOARD OF DIRECTORS.

The Board shall consist of five (5) members comprised of four (4) City Council members and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the

tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15). Members of the board are appointed for terms of two years unless longer terms are provided under Article XI, Section 11, of the Texas Constitution. A vacancy on the board is filled for the unexpired term by appointment of the governing body of the taxing unit that appointed the director who served in the vacant position.

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. The Board of Directors shall have all powers as provided under Chapter 311 of the Texas Tax Code, including the powers of a municipality under Chapter 380, Texas Local Government Code as provided in Section 311.010(h)."

Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

Section 3. DURATION OF THE ZONE.

That the term of the Zone prior to the adoption of this Ordinance shall remain unchanged. The termination of the Zone shall occur upon any of the following: (i) on December 31, 2030 (with the final year's tax increment to be collected by September 1, 2031); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

Section 4. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 5. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally

acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 6. 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, this the 16th day of January, 2024.

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: JANUARY 16, 2024

SUBJECT: 2019 INFLOW AND INFILTRATION PROJECT AND APPROPRIATION ORDINANCE

RECOMMENDATION: City Council to consider approving a contract with Douglas Dailey Construction, LLC for the construction of the 2019 Inflow and Infiltration Project and an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the above recommendation, funds will be available in the Utility Enterprise Fund in the estimated amount of \$5,803,306.

BACKGROUND: Council approved the contract with Burgess & Niple, Inc. on September 3, 2019 for the design of the 2019 Wastewater and Drainage System Improvements in the amount of \$260,000.

The plans and contract documents prepared by Burgess & Niple were used to advertise and bid the project for two areas: Northeast Outfall and Snakey Lane (see attached). The project includes over 8,000 linear feet of water and sanitary sewer main replacements including new valves, manholes, and service taps. This project will replace clay lines that are over 50 years old.

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

Bids were opened on September 18, 2023 with one bid received as follows:

Contractor Bid Amount Score
Douglas Dailey Construction LLC \$5,223,306 N/A

Burgess & Niple reviewed the bid for accuracy and completeness, and as such, recommends this firm for award of contract. Staff concurs with the selection.

Staff has also included \$580,000 or 11% in construction related costs [(5% construction contingency, 4% inspection and 2% materials testing (rounded to 580,000.00)]. This brings the total construction phase appropriation to \$5,803,306.00. The contractor has 310 calendar days to complete the project after the Notice to Proceed is issued.

Staff recommends approval.

ORDINANCE NO. 2024-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$5,803,306 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to complete the 2019 Inflow and Infiltration project; and

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

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

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

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

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

Section 2. That the City Council hereby authorizes an estimated amount of \$5,803,306 be appropriated from the Utility Enterprise Capital Fund for the 2019 Inflow and Infiltration project.

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 16th day of January, 2024

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

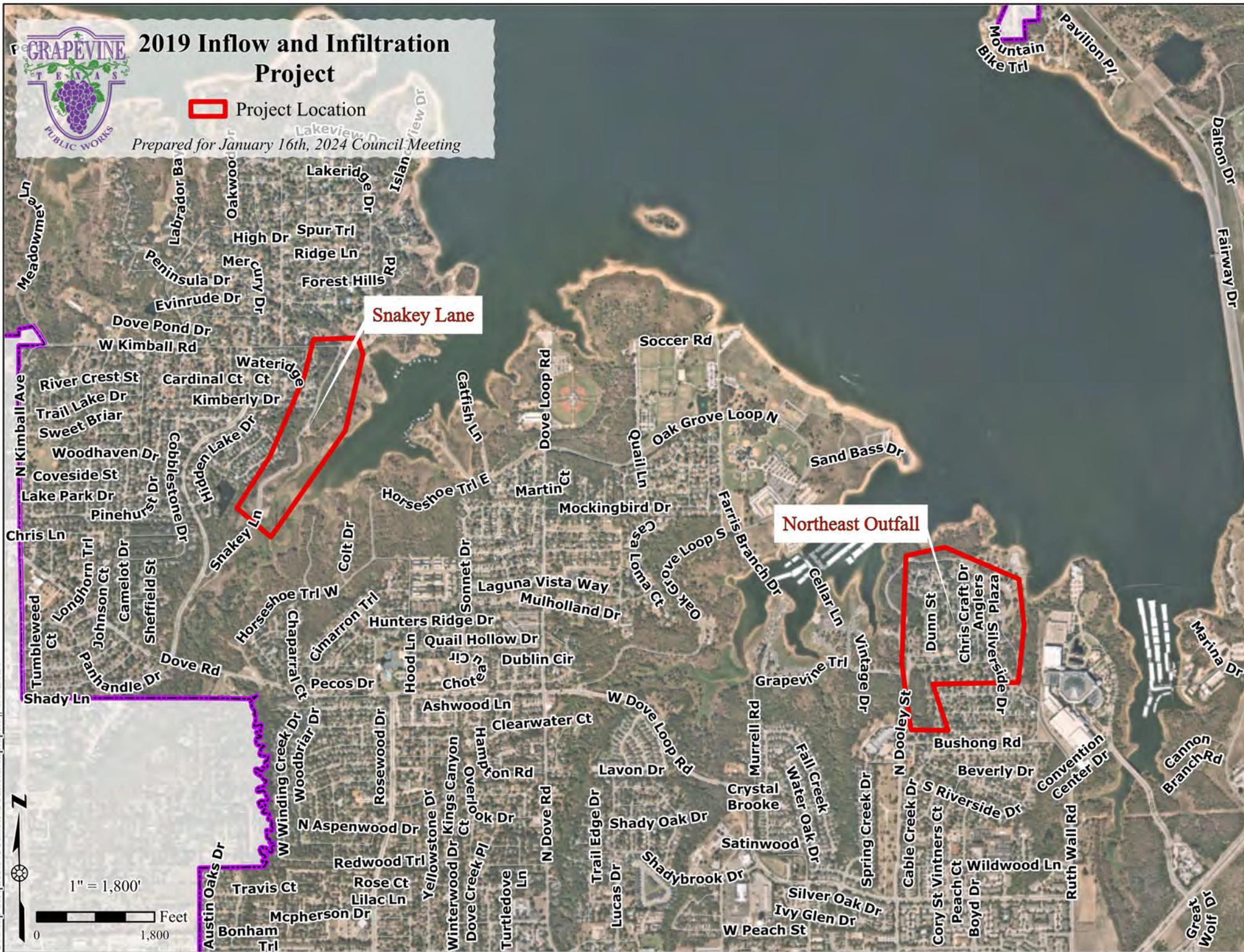
Matthew C.G. Boyle
City Attorney



2019 Inflow and Infiltration Project

Project Location

Prepared for January 16th, 2024 Council Meeting



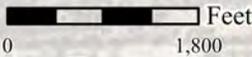
Snakey Lane

Northeast Outfall

U:\Map Requests\Council\CouncilMap.aprx || 1/9/2024



1" = 1,800'



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: AMEND AUTHORIZED REPRESENTATIVES IN TEXPOOL AND TEXPOOL PRIME INVESTMENT POOLS

RECOMMENDATION: City Council to consider a resolution amending the authorized representatives in the TexPool and TexPool Prime investment pools.

FUNDING SOURCE: This amendment will have no affect on city funds.

BACKGROUND: The authorized representatives for the TexPool and TexPool Prime investment pools require updating as a result of staffing changes. Treasurer (Amber Karkauskas) is being added and all other authorized representatives remain the same.

The attached resolution is required to update the authorized representatives.

Staff recommends approval.

RESOLUTION NO. 2024-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE AUTHORIZED REPRESENTATIVES IN THE TEXPOOL AND TEXPOOL PRIME INVESTMENT POOLS AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the City of Grapevine to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the current Texas Local Government Investment Pool authorizations for account access will be updated to reflect current staff; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

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

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

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

Section 2. That TexPool and TexPool Prime accounts will be managed by the Chief Financial Officer with the signatories on the pool accounts being the Chief Financial Officer, Assistant Director of Finance, Internal Audit Director, Director of Management Services, and the Treasurer. The individuals whose names appear in the attached Exhibit "A" are hereby designated as Authorized Representatives of the City of Grapevine and are each hereby authorized to transmit funds for investment in TexPool and TexPool Prime.

Section 3. That this resolution and its authorization shall continue in full force and effect until amended or revoked by the City of Grapevine.

Section 4. 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 16th day of January, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

EXHIBIT A

Authorized Representatives

Jeff Strawn, Chief Financial Officer

Gary Livingston, Director of Management Services

Shellie Johnson, Internal Audit Director

Rebecca Coryea, Assistant Director of Finance

Amber Karkauskas, Treasurer

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE A FIREWORK DISPLAY

RECOMMENDATION: City Council to consider a permit for a fireworks display to be held on Friday, February 9 for the Fellowship Church XO Marriage Conference.

FUNDING SOURCE:

BACKGROUND: Pyrotex, Inc. has submitted a fireworks permit application for a fireworks display at Fellowship Church. Fellowship Church is having an XO Marriage Conference on Friday, February 9. This will be a 1.3g fireworks display fired from the parking lot on the east side of the lake that will last eight minutes and a 1.4g close proximity set piece on the same side of the lake that will last 20 seconds and is mixed in with an aerial show.

Permit Request

Event: XO Marriage Conference

Location: Fellowship Church – 2450 TX-121 - Grapevine, TX

Show Date/Time: Friday, February 9, 2024– 9:05 PM

Load In time – Friday, February 9, 2024– 6:00 PM

Pyrotechnics Supplier: Pyrotex, Inc.

Lead Pyrotechnician: Paige Mejia 469-534-0635

Offices: 4368 FM 1553, Leonard, TX 75452

Contact Phones: 903 587 8000; 903 587 8001 fax; 214 384 7655 mbl

Contact email: [REDACTED]

ATF Licenses: 5-TX-147-33-6D-11659

State Licenses: see attached

Show Description

This is a ground effects display fired from the parking lot on the east side of the lake. The display is eight minutes in length and is electronically fired. All aerial shells are 2.5" in diameter or less, which requires a minimum safety distance of 175 feet; we plan on 200 feet from the closest person or structure in all directions.

There is also a close proximity set piece on the same side of the lake as the audience. This is made using indoor 1.4G lances that require a 15 foot safety distance.

This display complies with NFPA-1126 and 1123. The lead pyrotechnician will have full visual access of all effects prior to and during firing. The assistant pyrotechnicians will have 2.5 gallon water extinguishers on site and will provide a fire watch. The pyrotechnician will not fire if the area is not secure.

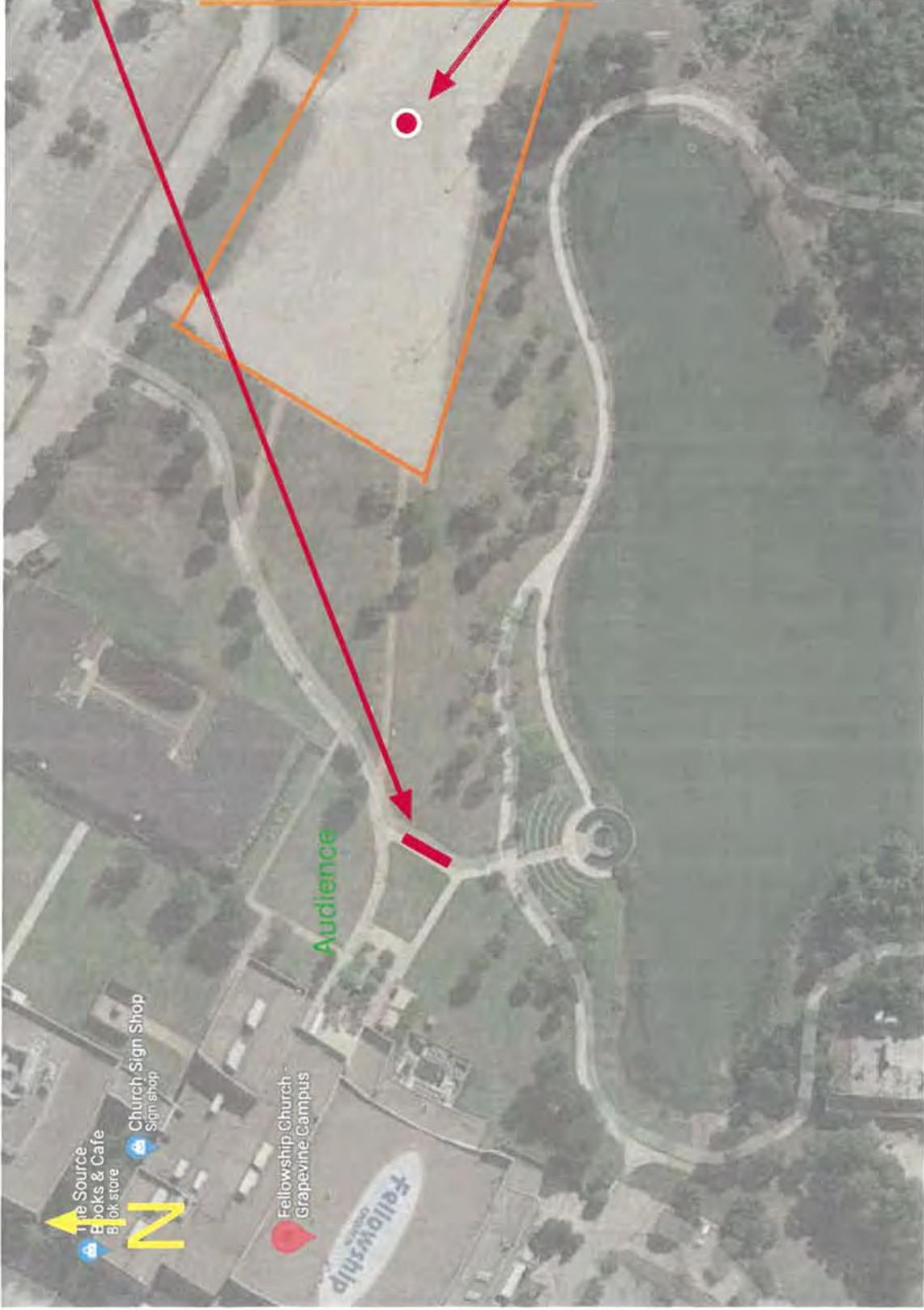
XO Marriage - set piece
Fellowship Church
2450 Hwy 121 North
Grapevine, Texas

Firing Site is located
near the audience on
the north side

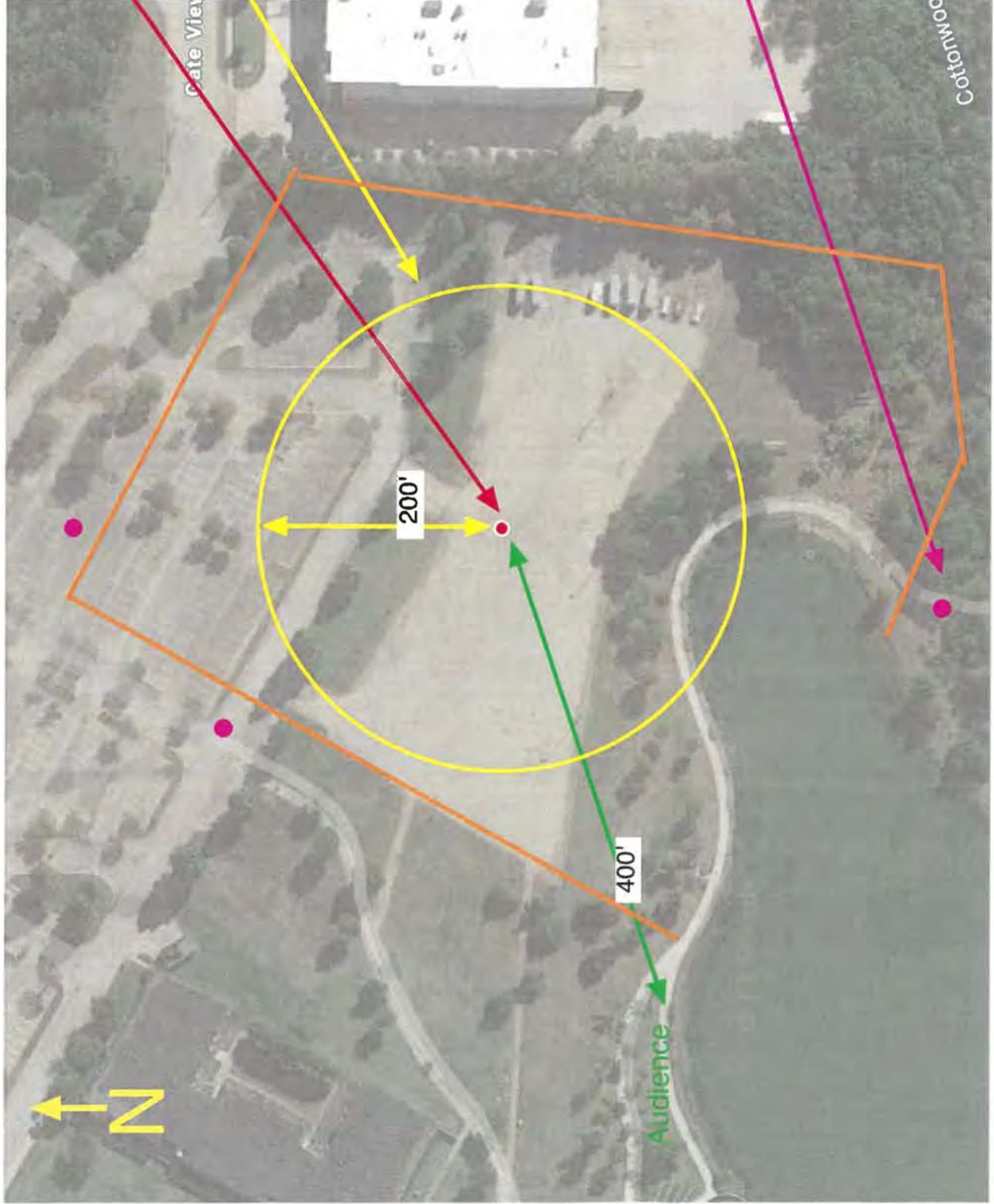
The safety perimeter is
a circle with a radius of
15' feet, centered on the
firing site. The safety
perimeter encompasses
the fallout area.

The audience is located
at the Church.

Aerial site



XO Marriage
Fellowship Church
2450 Hwy 121 North
Grapevine, Texas



Firing Site is located in the parking lot

The safety perimeter is a circle with a radius of 200 feet, centered on the firing site. The safety perimeter encompasses the fallout area.

There are no boats in the water and no hazardous material stored within 800 feet of the site.

Parking lot is closed down to the public.

The audience is located at the Church.

There are no occupied churches, dorms, classrooms, health care or correctional facilities within 600 feet of the site.

There are three security guards for the firing site.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE RENEWAL OF AN ANNUAL CONTRACT FOR MEDICAL DIRECTOR SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for Medical Director services with BEST EMS for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire) for an amount not to exceed \$34,580.

BACKGROUND: The Grapevine Fire Department requests a professional services contract with BEST EMS for Medical Control services in part due to the close affiliation between BEST EMS and Baylor Scott & White Medical Center at Grapevine. This affiliation allows on-duty Baylor Scott & White Emergency Department physicians to provide 24-hour a day medical guidance to Grapevine Fire Department paramedics by phone and in person. Dr. Justin Norheim will be the principle contact with BEST EMS.

Dr. Norheim is an Emergency Department physician at Baylor Scott & White Medical Center at Grapevine. BEST EMS currently provides Medical Control Services to numerous fire departments. The initial contract was for one year, with optional one-year renewals. If approved, this will be for the third available renewal.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4), professional services.

Staff recommends approval.

JS/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE RENEWAL OF AN ANNUAL CONTRACT FOR EMS CONTINUING EDUCATION

RECOMMENDATION: City Council to consider the renewal of an annual contract for emergency medical continuing education with BEST EMS for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire) for an amount not to exceed \$15,150.

BACKGROUND: The Texas Department of State Health Services requires all paramedics to receive a minimum of 144 hours of continuing education every four years. This contract provides the necessary CE curriculum to retain both Texas and National Registry Certifications at every level. Continuing education is provided monthly with lecture and hands on scenarios. The contract also covers the cost of cadaver labs for additional training opportunities.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4), professional services. The contract was for an initial one-year period with annual one-year renewal options. If approved, this would be the next first renewal available.

Staff recommends approval.

JS/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE PURCHASE OF FIRE EMERGENCY VEHICLE PACKAGE AND INSTALLATION

RECOMMENDATION: City Council to consider the approval for the purchase of fire emergency vehicle package and installation from Defender Supply for the Fire Department.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase Fund for a total amount not to exceed \$33,519.

BACKGROUND: This purchase is to acquire visual and audible warning equipment and install said equipment into four replacement emergency vehicles for the Fire Department.

Purchases will be made in accordance with an existing interlocal agreement with Tarrant County, Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Bids were taken by the cooperative and a contract was awarded to Defender Supply. The Fire Department, Fleet Services and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

SG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE PURCHASE OF MAINTENANCE AND SOFTWARE SUPPORT FOR SWITCHING EQUIPMENT

RECOMMENDATION: City Council to consider the approval for the purchase of maintenance and software support for switching equipment from ePlus Inc. for the IT Department.

FUNDING SOURCE: Funds are available in the General Fund (IT Technology) for an amount not to exceed \$153,525.

BACKGROUND: This purchase is for a Cisco Smartnet maintenance contract that will provide software and hardware support for the switching equipment.

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

Bids were taken by the Cooperative and a contract was awarded to ePlus inc. The IT Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval

DA/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: PURCHASE OF MITEL SOFTPHONE LICENSES

RECOMMENDATION: City Council to consider approval for the purchase of Mitel softphone licenses from Radcom Technologies for the IT Department.

FUNDING SOURCE: Funds are available in the General Fund (Administration) for an amount not to exceed 16,450.

BACKGROUND: This purchase will allow additional physical phone hardware and new soft phone licenses for various City locations. A soft phone is a "software-based" phone that allows you to make phone calls over an internet connection without needing a physical hardware (i.e., a desk phone), and it can be installed on desktops and most mobile devices. This will also allow staff to access their office phone when they are away from their desk.

This purchase will be made in accordance with existing and interlocal agreements with Sourcewell as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Bids were taken by the Cooperative and a contract was awarded to Radcom Technologies. IT and Purchasing staff have reviewed the contract for departmental specification compliance and pricing. It has been determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval

TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER **BR**

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE RENEWAL OF NETMOTION COMPLETE CLOUD HOSTING FOR THE POLICE AND FIRE DEPARTMENTS

RECOMMENDATION: City Council to consider the approval for the renewal of NetMotion complete cloud hosting from Mobile Wireless for the Police and Fire Departments.

FUNDING SOURCE: Funds are available in the CCPD Fund for an amount not to exceed \$29,799.

BACKGROUND: This purchase is for NetMotion, a secure virtual network connection that allows public safety users and devices, not on premises, the ability to connect to the public safety network and access information. NetMotion is necessary to maintain CJIS compliance.

This purchase will be made in accordance with an existing interlocal agreement with The Texas Department of Information Resources (DIR) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to Mobile Wireless. The IT Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval

RG/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE RENEWAL OF AN ANNUAL CONTRACT FOR BOOK LEASING SERVICES

RECOMMENDATION: City Council to consider approval of the renewal for an annual contract for book leasing services with the Brodart Company for the Grapevine Public Library.

FUNDING SOURCE: Funds are available in the General Fund (Library) for an amount not to exceed \$31,320.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for book leasing services for the Grapevine Public Library. The Brodart Company has a proven track record of supplying the largest selection of leasing materials for libraries and provides excellent customer service.

This purchase will be made in accordance with an interlocal agreement with the County of Brazoria, Texas as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

The County of Brazoria solicited bids on RFP 21-100, Lease Plan for Books, and a contract was awarded to the Brodart Company on November 23, 2021. The contract was for an initial one-year period with four one-year renewal options. If approved, this will be for the second renewal available.

Staff recommends approval.

CH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE RENEWAL OF AN ANNUAL CONTRACT FOR RFP 04-23 FOR PARKS JANITORIAL SERVICES

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for RFP 04-23 for Parks Janitorial Services with PureService Corporation for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the General Fund (Parks Department) and the Lake Parks Fund for an annual estimated amount of \$536,100.

BACKGROUND: The purpose of this contract is for janitorial services to be performed at various parks, medians, right-of-ways, outdoor facility hardscaping, open spaces, and outdoor athletic complexes within the City of Grapevine.

The City of Grapevine solicited a "Request for Proposal" in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). Bids were taken in accordance with the City Purchasing Policy. The contract was for an initial one-year period, with nine one-year renewal options available. If approved, this will be for the first renewal available.

Staff recommends approval.

TS/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE PURCHASE OF RESTORATION SERVICES FOR THE REC WATERSLIDES AND OUTDOOR SUPPORT COLUMNS

RECOMMENDATION: City Council to consider approval for the purchase of restoration services for the waterslides and outdoor support columns for The REC from Amusement Restoration Companies for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund for an amount not to exceed \$29,472.

BACKGROUND: Due to heavy usage and being exposed to the outdoor elements, the two slides at The REC of Grapevine must be maintained and the gel coat must be replaced periodically. This year the slides need this process to keep them safe and operational for year-round usage.

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 Amusement Restoration Companies, LLC. The Public Works 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.

AD/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE FUNDING FOR SECURITY AND TRAFFIC CONTROL SERVICES FOR LAW ENFORCEMENT AGENCIES DURING CITY SPECIAL EVENTS

RECOMMENDATION: City Council to consider approval of fund expenditure for security and traffic control services during City special events with area law enforcement agencies.

FUNDING SOURCE: Funds are available in the CCPD Fund for an annual estimated amount of \$150,000.

BACKGROUND: During the large, multi-department City events (Main Street Fest, GrapeFest, July 4th, and the Christmas Capital of Texas), the Grapevine Police Department solicits law enforcement assistance from a number of area law enforcement agencies. The agencies with which the Department partners are as follows:

- Bedford Police Department
- Colleyville Police Department
- Coppell Police Department
- DFW Airport Police Department
- Eules Police Department
- Flower Mound Police Department
- Forney Police Department
- Haltom City Police Department
- Hurst Police Department
- Keller Police Department
- North Richland Hills Police Department
- Richland Hills Police Department
- Roanoke Police Department
- Southlake Police Department
- Watauga Police Department
- Trophy Club Police Department

The purpose of seeking their assistance is to achieve appropriate law enforcement security staffing levels for these special events. The Department has been successful in garnering assistance from these law enforcement agencies, on an as-needed basis.

Staff recommends approval.

MH/TD/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE PURCHASE OF FILTER VALVE ACTUATORS FOR WATER TREATMENT PLANT

RECOMMENDATION: City Council to consider approval for the sole source purchase of filter valve actuators for the Wastewater Treatment Plant by REXA, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for a total amount not to exceed \$17,698.

BACKGROUND: This purchase is for two Rexa valve actuators for the Water Treatment Plant filter system. These existing valves have reached the end of their useful life and must be replaced.

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.

JH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE AWARD OF REQUEST FOR BID 05-24 ANNUAL CONTRACT FOR DIRECTIONAL DRILLING SERVICES

RECOMMENDATION: City Council to consider approval for the award of Request for Bid 05-24 annual contract for directional drilling services with Predur Underground Construction, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Capital Projects Fund for an annual estimated amount of \$275,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for directional drilling services to support the City of Grapevine/GCISD Fiber Project. This contract will provide for approximately 3 miles of installed fiber conduit and associated pull boxes. City forces will come behind this contractor and install the fiber. With this support, staff intends to complete the entire fiber project by December of 2024. The project is expected to be completed within the original budget.

The City of Grapevine solicited a "Request for Bid" in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised in the Fort Worth Star Telegram on November 20, 2023 and November 27, 2023. 691 vendors were electronically notified of the bid through the eBid system. 15 vendors viewed and downloaded the RFB and five bids were received. The bid was opened electronically and publicly on December 6, 2023 at 2 pm. The contract will be for an initial one-year period, with two one-year renewal options available.

Based on the evaluations of the Public Works Department and Purchasing it was determined an award be made to Predur Underground Construction, Inc. as the most responsible and responsive bid meeting specifications with the overall lowest bid.

Staff recommends approval.

KC/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES CONTRACT FOR GRAPEVINE SERVICE CENTER UPGRADES

RECOMMENDATION: City Council to consider approval of Amendment No. 2 to the design scope contract for the Grapevine Service Center upgrades with Brown Reynolds Watford Architects.

FUNDING SOURCE: Funds are available in the Capital Projects General Facilities Fund in the estimated amount of \$404,400.

BACKGROUND: Due to the tornadic storm event on Tuesday, December 13, 2022, the Grapevine Service Center received substantial damage and the majority of the structure is inhabitable. Due to the urgency of this situation, staff signed a professional services proposal with Brown Reynolds Watford Architects (BRW) on January 20, 2023. This proposal provided for pre-design and design scope for roof repairs, concept, schematic design phases, and enhanced Service Center programming. On February 21, 2023, Council ratified this contract in the estimated amount of \$247,500.

During the pre-design/concept scope process, several design elements were discovered and at the September 19, 2023 meeting BRW was awarded a contract in the amount \$817,800 to provide Basic Services Phases including design development, construction documents, bidding and construction administration for engineering, technology and furniture selection, and fueling system and maintenance facility equipment.

During the design process with BRW, staff was consulted on needs and suggestions for improved work and storage spaces within the Service Center. Progress presentations were made to the Facilities Committee for guidance. The Facilities Committee recommended to take a wholistic approach to the repairs and improvements in which additional scope items were identified and include:

- Replacement of the original fuel island
- Canopies to cover vehicles and equipment in yard
- Materials canopies
- Fleet tire storage area

In addition, staff supports the additional scope and revised construction window from 44 weeks to 52 weeks that include:

- Additional monthly OAC (owner, architect, contractor) meetings and site observations
- Additional coordination of project consultants
- Additional review of pay applications and certifications
- Provide an additional 60 days of Construction Administration Services

The additional fees for Amendment No. 2 are \$404,400 for a total of \$1,469,700 in design fees and will add an additional eight weeks to the construction timeline. Staff expects to have a GMP (guaranteed maximum price) from our contractor by the end of January to evaluate the viability of the additional scope items.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE U.S. ARMY CORPS OF ENGINEERS LICENSE FOR GRAPEVINE UTILITIES

RECOMMENDATION: City Council to consider approval to enter into a license agreement with the U.S. Army Corps of Engineers to allow for utilities near Bayou Road.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund and estimated to be \$1,660.

BACKGROUND: The City has many facilities located on U.S. Army Corps of Engineers (USACE) property that serve surrounding developments. The USACE has begun a process to identify and grant long-term license agreements for these assets. Two such assets are the sanitary sewer line and the Dooley Lift Station near Bayou Road (see exhibit). This agreement (DACW63-2-23-0672) will allow the City to operate and maintain these facilities for a 50-year term and has a \$1,660 cost.

This easement replaces the existing easement (DAWC63-2-73-0310) that was signed in March 1973 for a 50-year term.

Staff recommends approval.

EASEMENT NO. DACW63-2-23-0672
Replaces No. DACW63-2-73-0310

DEPARTMENT OF THE ARMY
EASEMENT FOR PIPELINE RIGHT-OF-WAY
LOCATED ON
GRAPEVINE LAKE
TARRANT COUNTY, TEXAS

THE SECRETARY OF THE ARMY under and by virtue of the authority vested in the Secretary by Title 10, United States Code, Section 2668, having found that the granting of this easement will be in the public interest and will not substantially injure the interests of the United States, hereby grants to the City of Grapevine, hereinafter referred to as the Grantee, an easement for the operation and maintenance of a sanitary sewer line and lift station, of varying lengths and widths, approximately 1.116 acres, hereinafter referred to as the Facilities, over, across, in and upon the lands of the United States as identified in **EXHIBITS A – MAP, B – SURVEY, and C – LEGAL DESCRIPTION**, hereinafter referred to as the Premises, and which are attached hereto and made a part hereof.

THIS EASEMENT is granted subject to the following conditions:

1. TERM

This easement is granted for a term of **fifty (50)** years, beginning **March 29, 2023** and ending **March 28, 2073**.

2. CONSIDERATION

The consideration for this easement shall be the operation and maintenance of a sewer line and lift station for the benefit of the general public and the United States in accordance with the terms and conditions hereinafter set forth.

3. NOTICES

All correspondence and notices to be given pursuant to this easement shall be addressed, if to the Grantee, to City of Grapevine, Post Office Box 95104, Grapevine, Texas 76099; and if to the United States, to the Real Estate Contracting Officer, Attention: Real Estate Contracting Officer, CESWF-RE-M, Post Office Box 17300, Fort Worth, Texas 76102-0300, or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a

EASEMENT NO. DACW63-2-23-0672

properly sealed envelope or wrapper addressed as aforesaid, and deposited, postage prepaid, in a post office regularly maintained by the United States Postal Service.

4. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to "Secretary", "Real Estate Contracting Officer", or "said officer" shall include their duly authorized representatives. Any reference to "Grantee" shall include assignees, transferees and their duly authorized representatives.

5. SUPERVISION BY THE REAL ESTATE CONTRACTING OFFICER

The construction, operation, maintenance, repair or replacement of said Facilities, including culverts and other drainage Facilities, shall be performed at no cost or expense to the United States and subject to the approval of the Real Estate Contracting Officer, Fort Worth District, hereinafter referred to as said officer. Upon the completion of any of the above activities, the Grantee shall immediately restore the Premises to the satisfaction of said officer. The use and occupation of the Premises for the purposes herein granted shall be subject to such rules and regulations as said officer prescribes in writing from time to time.

6. APPLICABLE LAWS AND REGULATIONS

The Grantee shall comply with all applicable Federal, state, county and municipal laws, ordinances and regulations wherein the Premises are located.

7. CONDITION OF PREMISES

The Grantee acknowledges that it has inspected the Premises, knows the condition, and understands that the same is granted without any representation or warranties whatsoever and without any obligation on the part of the United States.

8. INSPECTION AND REPAIRS

The Grantee shall inspect the Facilities at reasonable intervals and immediately repair any defects found by such inspection or when required by said officer to repair any such defects.

9. PROTECTION OF GOVERNMENT PROPERTY

The Grantee shall be responsible for any damage that may be caused to property of the United States by the activities of the Grantee under this easement, and shall exercise due diligence in the protection of all property located on the Premises against fire or damage from any and all causes. Any property of the United States damaged or destroyed by the Grantee incident to the exercise of the privileges herein

EASEMENT NO. DACW63-2-23-0672

granted shall be promptly repaired or replaced by the Grantee to a condition satisfactory to said officer, or at the election of said officer, reimbursement made therefor by the Grantee in an amount necessary to restore or replace the property to a condition satisfactory to said officer.

10. RIGHT TO ENTER

The right is reserved to the United States, its officers, agents, and employees to enter upon the Premises at any time and for any purpose necessary or convenient in connection with government purposes, to make inspections, to remove timber or other material, except property of the Grantee, to flood the Premises and/or to make any other use of the lands as may be necessary in connection with government purposes, and the Grantee shall have no claim for damages on account thereof against the United States or any officer, agent, or employee thereof.

11. TRANSFERS AND ASSIGNMENTS

Without proper written approval by said Real Estate Contracting Officer, the Grantee shall neither transfer nor assign this easement or any part thereof nor grant any interest, privilege or license whatsoever in connection with this easement. The provisions and conditions of this easement shall extend to and be binding upon and shall insure to the benefit of the representatives, successors and assigns of the Grantee.

12. INDEMNITY

The United States shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property or injuries to the person of the Grantee's officers, agents, or employees or others who may be on the Premises at their invitation or the invitation of any one of them, and the Grantee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors.

13. SUBJECT TO EASEMENTS

This easement is subject to all other existing easements, or those subsequently granted as well as established access routes for roadways and utilities located, or to be located, on the Premises, provided that the proposed grant of any new easement or route will be coordinated with the Grantee, and easements will not be granted which will, in the opinion of said officer, interfere with the use of the Premises by the Grantee.

EASEMENT NO. DACW63-2-23-0672**14. REQUIRED SERVICES**

The Grantee shall furnish through said Facilities such services as may be required from time to time for governmental purposes, provided that payment for such service will be made by the United States at rates which shall be mutually agreeable but which shall never exceed the most favorable rates granted by the Grantee for similar service.

15. RELOCATION OF FACILITIES

In the event all or any portion of the Premises occupied by the said Facilities shall be needed by the United States, or in the event the existence of said Facilities is determined to be detrimental to governmental activities, the Grantee shall from time to time, upon notice to do so, and as often as so notified, remove said Facilities to such other location on the Premises as may be designated by said officer. In the event said Facilities shall not be removed or relocated within ninety (90) days after such notice, the United States may cause such relocation at the sole expense of the Grantee.

16. TERMINATION

This easement may be terminated by the Secretary upon 30 days written notice to the Grantee if the Secretary shall determine that the right-of-way hereby granted interferes with the use or disposal of said land by the United States, or it may be revoked by the Secretary for failure of the Grantee to comply with any or all of the conditions of this easement, or for non-use for a period of two (2) years, or for abandonment.

17. SOIL AND WATER CONSERVATION

The Grantee shall maintain, in a manner satisfactory to said officer, all soil and water conservation structures that may be in existence upon said Premises at the beginning of or that may be constructed by the Grantee during the term of this easement, and the Grantee shall take appropriate measures to prevent or control soil erosion within the right-of-way herein granted. Any soil erosion occurring outside the Premises resulting from the activities of the Grantee shall be corrected by the Grantee as directed by said officer.

18. ENVIRONMENTAL PROTECTION

a. Within the limits of their respective legal powers, the parties hereto shall protect the Premises against pollution of its air, ground and water. The Grantee shall comply with any laws, regulations, conditions or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, or any Federal, state, interstate or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the Premises is

EASEMENT NO. DACW63-2-23-0672

specifically prohibited. Such regulations, conditions, or instructions in effect or prescribed by the said Environmental Protection Agency, or any Federal, state, interstate or local governmental agency are hereby made a condition of this easement. The Grantee shall not discharge waste or effluent from the Premises in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.

b. The use of any pesticides or herbicides within the Premises shall be in conformance with all applicable Federal, state, interstate, and local laws and regulations. The Grantee must obtain approval in writing from said officer before any pesticides or herbicides are applied to the Premises.

c. The Grantee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs arising from the Grantee's activities, the Grantee shall be liable to restore the damaged resources.

19. PHASE I ENVIRONMENTAL SITE ASSESSMENT

A Phase I Environmental Site Assessment (ESA), documenting the known history of the property with regard to the storage, release or disposal of hazardous substances thereon, is attached hereto and made a part hereof as **EXHIBIT D**. Upon revocation or termination of this easement, another ESA shall be prepared which will document the environmental condition of the property at that time. A comparison of the two assessments will assist the said officer in determining any environmental restoration requirements. Any such requirements will be completed by the Grantee in accordance with the condition on **RESTORATION**.

20. HISTORIC PRESERVATION

The Grantee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural or other cultural artifacts, relics, remains, or objects of antiquity. In the event such items are discovered on the Premises, the Grantee shall immediately notify said officer and protect the site and the material from further disturbance until said officer gives clearance to proceed.

21. NON-DISCRIMINATION

a. The Grantee shall not discriminate against any person or persons because of race, color, age, sex, handicap, national origin or religion.

b. The Grantee shall not discriminate against any person or persons or exclude them from participation in the Grantee's operations, programs or activities because of race, color, religion, sex, age, handicap or national origin in the conduct of operations on the Premises. The Grantee will comply with the Americans with Disabilities Act and

EASEMENT NO. DACW63-2-23-0672

attendant Americans with Disabilities Act Accessibility Guidelines (ADAAG) published by the Architectural and Transportation Barriers Compliance Board.

22. RESTORATION

On or before the termination or revocation of this easement, the Grantee shall, without expense to the United States and within such time as said officer may indicate, restore the Premises to the satisfaction of said officer. In the event the Grantee shall fail to restore the Premises, at the option of said officer, said improvements shall either become the property of the United States without compensation therefore, or said officer shall have the option to perform the restoration at the expense of the Grantee, and the Grantee shall have no claim for damages against the United States or its officers or agents for such action.

23. DISCLAIMER

This instrument is effective only insofar as the rights of the United States in the Premises are concerned; and the Grantee shall obtain such permission as may be required on account of any other existing rights. It is understood that the granting of this easement does not eliminate the necessity for obtaining any Department of the Army permit which may be required pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (30 Stat. 1151; 33 U.S.C. § 403), Section 404 of the Clean Water Act (33 U.S.C. § 1344), Section 408 (33 U.S.C. § 408) or any other permit or license which may be required by Federal, state, interstate or local laws in connection with the use of the Premises.

24. DETERMINATION REGARDING EXECUTIVE ORDER 13658

a. It has been determined this contract is not subject to Executive Order 13658 or the regulations issued by the Secretary of Labor in 29 CFR Part 10 pursuant to the Executive Order.

b. If a duly authorized representative of the United States discovers or determines, whether before or subsequent to executing this contract, that an erroneous determination regarding the applicability of Executive Order 13658 was made, contractor, to the extent permitted by law, agrees to indemnify and hold harmless the United States, its officers, agents, and employees, for and from any and all liabilities, losses, claims, expenses, suites, fines, penalties, judgments, demands or actions, costs, fees, and damages directly or indirectly arising out of, caused by, related to, resulting from or in any way predicated upon, in whole or in part, the erroneous Executive Order 13658 determination. This includes contractor releasing any claim or entitlement it would otherwise have to an equitable adjustment to the contract and indemnifying and holding harmless the United States from the claims of subcontractors and contractor employees.

EASEMENT NO. DACW63-2-23-0672**25. DETERMINATION REGARDING EXECUTIVE ORDER 13706**

It has been determined this contract is not subject to Executive Order 13706 or the regulations issued by the Secretary of Labor in 29 CFR part 13 pursuant to the Executive Order.

26. ADDED CONDITIONS

- a. The sewer pipeline shall be buried at a minimum of 24 inches.
- b. Sewer lines and manholes shall be of a sealed waterproof construction, including the manhole cover which shall be bolted down on a water-tight gasket. The watertight cover will not be required if the top of the manhole is at or above the flowage easement elevation.
- c. Lift stations shall be of a sealed waterproof construction, and the top shall not be lower than 5 feet above the 50-year flood frequency elevation. Lift stations shall be provided with waterproof electric lines and connections, and with operating controls located above the flowage easement elevation to allow continued operation of the lift station when water reaches that elevation. Lift stations will not be required to be of a sealed waterproof construction if the top is at or above the flowage easement elevation.

THIS EASEMENT is not subject to Title 10, United States Code, Section 2662, as amended.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

EASEMENT NO. DACW63-2-23-0672

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the Secretary of the Army this _____ day of _____, 20__.

Lee A. Flannery
Deputy Chief, Real Estate Division
Real Estate Contracting Officer

THIS EASEMENT is also executed by the Grantee this _____ day of _____, 20__.

City of Grapevine

Signature

Title

ACKNOWLEDGMENT

STATE OF TEXAS

§
§ **SS.**
§

COUNTY OF TARRANT

On this _____ day of _____, 20__, before me, the undersigned officer, personally appeared within named _____, _____, United States Army Corps of Engineers, Fort Worth District, on behalf of the United States of America, and known to me to be the person whose name is subscribed to the foregoing instrument by virtue of the above-cited authority and acknowledged to me that he executed the same in such capacity for the purposes and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 20__.

Notary Public, State of Texas
My Commission Expires: _____
Printed Name: _____

STATE OF TEXAS

§
§ **SS.**
§

COUNTY OF _____

On this _____ day of _____, 20__, before me, the undersigned officer, personally appeared _____, known to me to be the person described in the foregoing instrument, who acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public, State of Texas
My Commission Expires: _____
Printed Name: _____

CERTIFICATE OF AUTHORITY

I, _____ (Name), certify that I am the
 _____ (Title) of **City of Grapevine**, named as the Grantee
 herein; and that _____ (signator of outgrant), who signed the
 foregoing instrument on behalf of the Grantee, was then _____ (title
 of signator of outgrant) of **City of Grapevine**. I further certify that the said officer was
 acting within the scope of powers delegated to this governing body of the Grantee in
 executing said instrument.

City of Grapevine

 Date

 Authorized Representative

 Title

AFFIX COMPANY SEAL

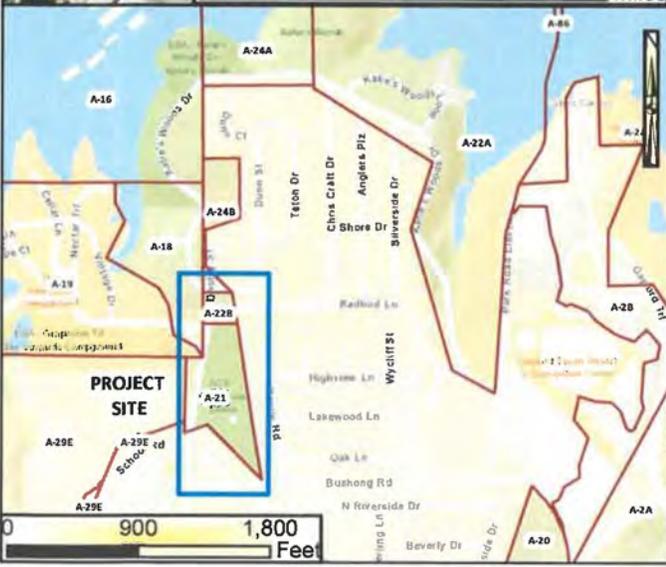
NOTE: This form certifies that the person signing the attached instrument has the authority to do so. The signature of the Secretary/Attesting Officer and the individual signing the attached instrument cannot be the same person.

TRINITY REGIONAL PROJECT TARRANT COUNTY, TEXAS GRAPEVINE RESERVOIR DACW63-2-23-0672



Legend

- MONUMENTS
- ⊗ X-Y POINT
- SEWER EASEMENT 1.1159 AC
- TRACTS



Map By: May Barker 10/31/23

This product was calculated from CADD/GIS systems software prepared by the U.S. Army Corps of Engineers utilizing spatial reference from various data sources. Data and product accuracy may vary. They may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc... Using CADD products for purposes other than those for which they were created may yield inaccurate or misleading results. The Corps of Engineers makes no guarantees to the accuracy of this legal description.

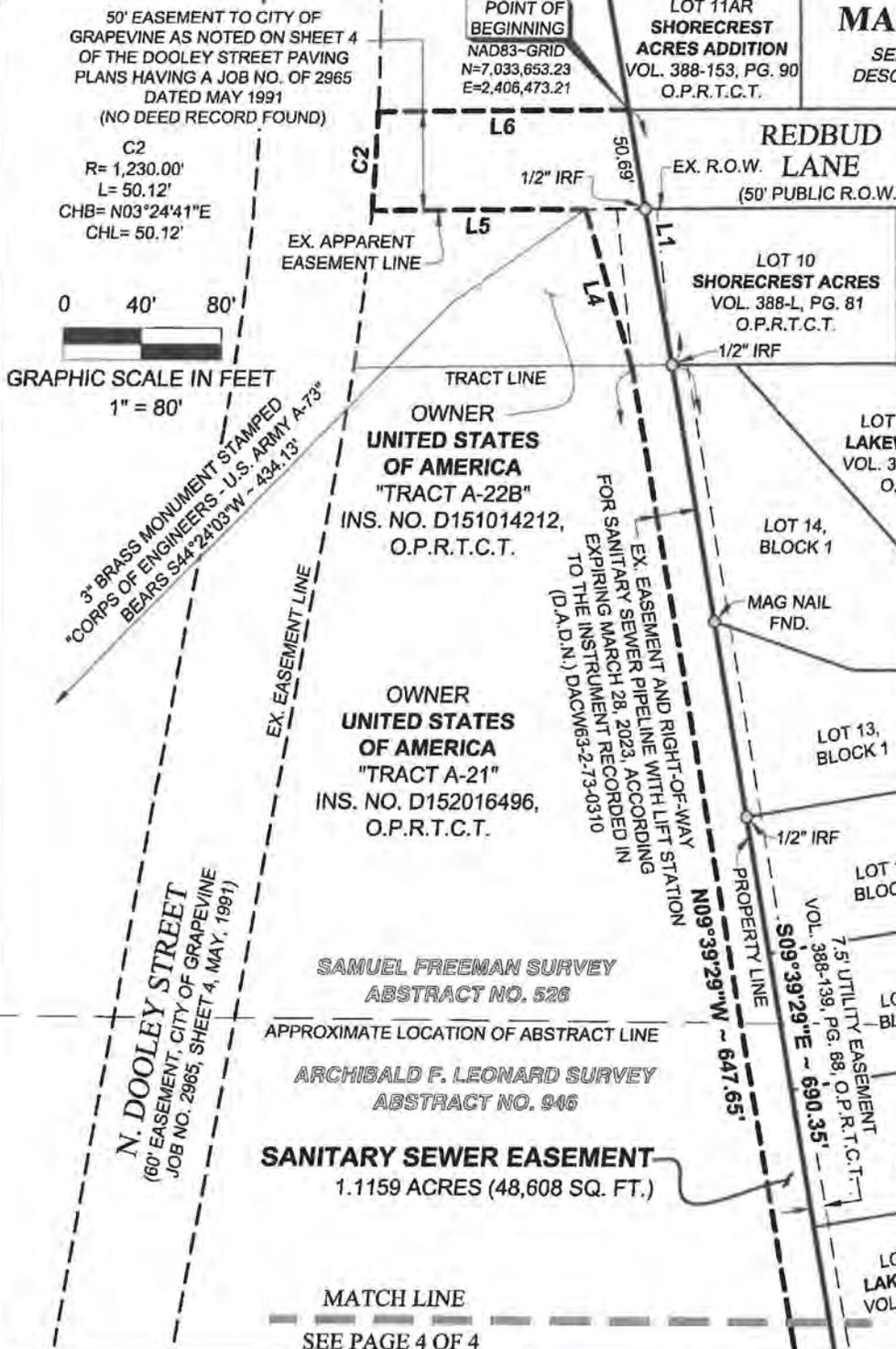


US Army Corps of Engineers
Fort Worth District

MAP OF EXHIBIT "A"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LINE TABLE		
NO.	DIRECTION	DIST.
L1	S09°57'32"E	130.56'
L4	N16°35'50"W	84.20'
L5	S89°28'35"W	109.04'
L6	N89°28'35"E	127.42'



SANITARY SEWER EASEMENT
2019 INFLOW & INFILTRATION PROJECT
SANITARY SEWER REPLACEMENT
 ~ NORTHEAST OUTFALL
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

PROPERTY: "TRACT A-21" UNITED STATES OF AMERICA, INSTRUMENT NO. D2152016496, O.P.R.T.C.T.
 22022 Grapevine Northeast Sewer Esmt.dwg

S&A JOB NO.: 22022
 DATE: 06/02/2023

DRAWN BY: R. HENDERSON
 CHECKED BY: E. SPOONER

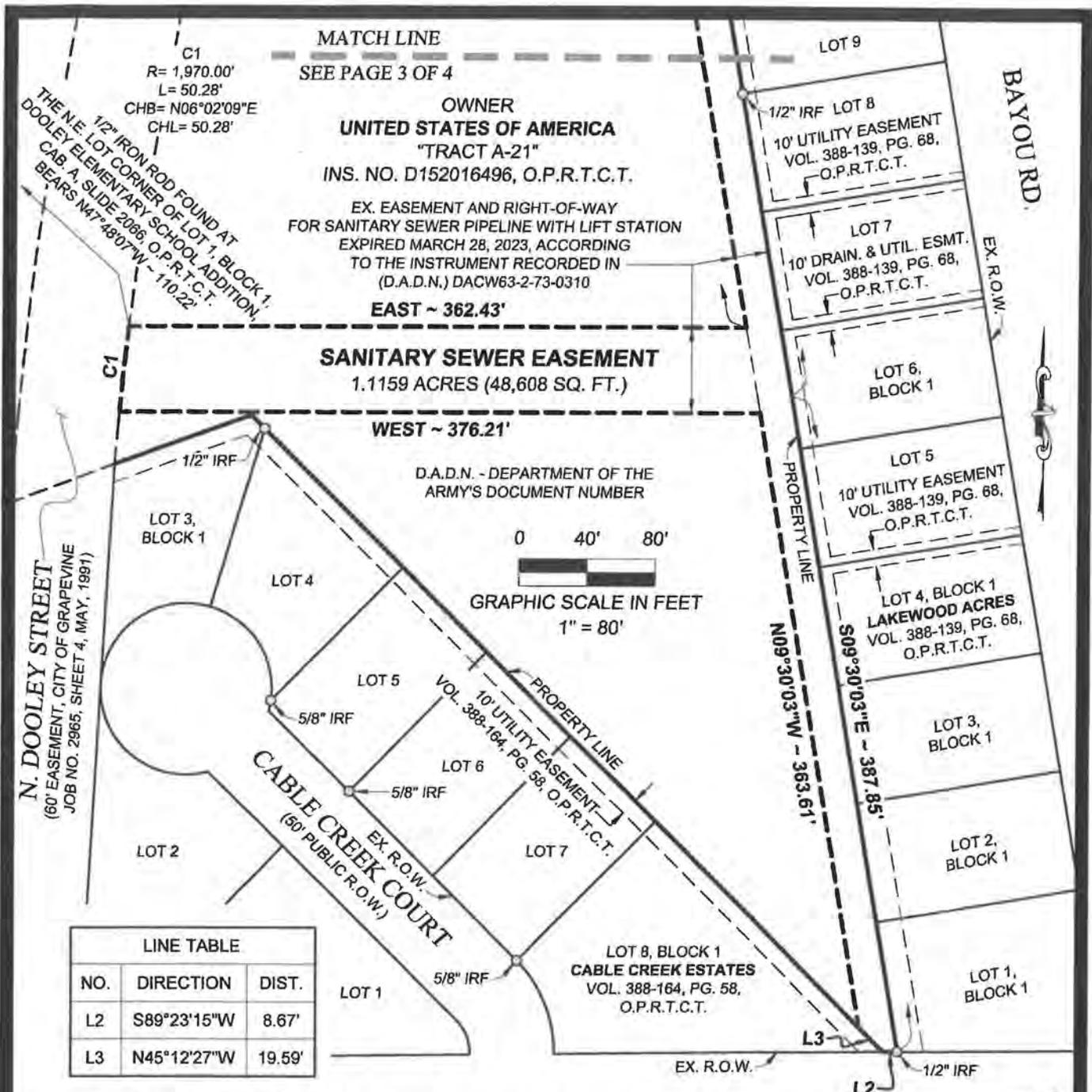
SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 10054900

EXHIBIT "A" ~ PAGE 3 OF 4

10-31-23

STATE OF TEXAS
 REGISTERED
 ★
 ERIC S. SPOONER
 5922
 LAND SURVEYOR



LINE TABLE		
NO.	DIRECTION	DIST.
L2	S89°23'15"W	8.67'
L3	N45°12'27"W	19.59'

MAP OF EXHIBIT "A"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

BUSHONG DRIVE
(60' PUBLIC R.O.W.)

ARCHIBALD F. LEONARD SURVEY
ABSTRACT NO. 946

SANITARY SEWER EASEMENT
2019 INFLOW & INFILTRATION PROJECT
SANITARY SEWER REPLACEMENT
~ NORTHEAST OUTFALL
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

PROPERTY: "TRACT A-21" UNITED STATES OF AMERICA, INSTRUMENT NO. D2152016496, O.P.R.T.C.T.
22022 Grapevine Northeast Sewer Esmt.dwg

S&A JOB NO.: 22022
DATE: 06/02/2023

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

EXHIBIT "A" ~ PAGE 4 OF 4

10-31-23
STATE OF TEXAS
REGISTERED
ERIC S. SPOONER
5922
LAND SURVEYOR

EXHIBIT "A"

**SANITARY SEWER EASEMENT
ARCHIBALD F. LEONARD SURVEY, ABSTRACT NUMBER 946
& SAMUEL FREEMAN SURVEY, ABSTRACT NUMBER 526
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS**

BEING a 1.1159 acre tract of land located in the Samuel Freeman Survey, Abstract No. 526, and in the Archibald F. Leonard Survey, Abstract No. 946, City of Grapevine, Tarrant County, Texas, said 1.1159 acre tract of land also being a portion of those tracts of land identified as "Tract A-22B" and "Tract A-21", conveyed to **UNITED STATES OF AMERICA**, by deeds thereof filed for record in Tarrant County Clerk's Instrument No. (Ins. No.) D151014212 and D152016496, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 1.1159 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING on the east property line of said "Tract A-22B", same also being the southwest lot corner of Lot 11AR, Shorecrest Acres Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-153, Page 90, O.P.R.T.C.T., said beginning point being at the apparent northeast corner of an existing 50 feet wide easement as shown on sheet 4 of the City of Grapevine Right-of-Way Strip Map with Job No. 2965 and dated May, 1991, (No deed record found), said beginning point also being the northwest right-of-way corner of Redbud Lane (being a 50 feet wide public right-of-way), said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,033,653.23 and E: 2,406,473.21;

THENCE South 09°57'32" East, along the east property line of said "Tract A-22B", and along the west right-of-way line of said Redbud Lane, passing at 50.69 feet a 1/2" iron rod found at the northwest lot corner of Lot 10, Shorecrest Acres, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-L, Page 81, O.P.R.T.C.T., and continuing along the said east property line, and along the west lot line of said Lot 10, in all a total distance of 130.56 feet to a 1/2" inch iron rod found at the southwest lot corner of said Lot 10, same being a northwest lot corner of Lot 14, Block 1, Lakewood Acres, being an Addition to the said City and State according to the plat thereof filed for record in Volume 388-139, Page 68, O.P.R.T.C.T.;

THENCE along the east property lines of said "Tract A-22B" and said "Tract A-21", and along the west Block line of said Lakewood Acres the following courses and distances:

South 09°39'29" East, 690.35 feet;

South 09°30'03" East, 387.85 feet to a 1/2" iron rod found at the southwest lot corner of Lot 1, Block 1 of said Lakewood Acres, same being on the north right-of-way line of Bushong Drive (being a 60 feet wide public right-of-way);

THENCE South 89°23'15" West, along the north right-of-way line of said Bushong Drive, 8.67 feet to a southwest property line of said "Tract A-21", same being the east lot corner of Lot 8, Block 1, Cable Creek Estates, an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-164, Page 58, O.P.R.T.C.T.;

THENCE North 45°12'27" West, along the said property line and along the northeast lot line of said Lot 8, 19.59 feet to the west line of an existing Easement and Right-of-way for a Sanitary Sewer Pipeline with Lift Station that has expired on March 28, 2023, according to the instrument thereof filed for record in the Department of the Army's Document Number DACW63-2-73-0310;

THENCE over and across said "Tract A-21" and "Tract A-22B" the following courses and distances:

North 09°30'03" West, along the the said expired easement and right-of-way line, 363.61 feet to the southeast easement corner of the said expired easement;

WEST, along the south line of the said expired easement and right-of-way, 376.21 feet to a point on the east line of N. Dolley Street, being a 60' easement conveyed to the City of Grapevine, as noted on Sheet 4 of the Dooley Street paving plans having a Job No. of 2965 and dated May, 1991, said point being at the beginning of a curve to the right having a radius of 1,970.00 feet;

EXHIBIT "A"

**SANITARY SEWER EASEMENT
ARCHIBALD F. LEONARD SURVEY, ABSTRACT NUMBER 946
& SAMUEL FREEMAN SURVEY, ABSTRACT NUMBER 526
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS**

Along the said east line of Dooley Street and along said curve to the right, an arc length of 50.28 feet, and across a chord which bears North 06°02'09" East, a chord length of 50.28 feet to a point from which a 1/2" iron rod found at the northeast lot corner of Lot 1, Block 1, Dooley Elementary School Addition, an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 2066, O.P.R.T.C.T., bears North 47°48'07" West, 110.22 feet;

EAST, along the north line of the said expired easement and right-of-way, 362.43 feet to the said west line of the existing 20' Sanitary Sewer Easement;

North 09°39'29" West, along the west line of the said expired easement and right-of-way, 647.65 feet;

North 16°35'50" West, 84.20 feet to a point on the south line of Redbud Lane, being a 50' easement conveyed to the City of Grapevine, as noted on said Sheet 4 of the said Dooley Street paving plans having a Job No. of 2965 and dated May, 1991, from said point a 3" brass monument stamped "CORPS OF ENGINEERS - U.S. ARMY A-73", bears South 44°24'03" West, 434.13 feet;

South 89°28'35" West, along the said south line of Redbud Lane, 109.04 feet to the said east line of N. Dooley Street, same being at the beginning of a curve to the right having a radius of 1,230.00 feet;

Along the said east line of Dooley Street and along said curve to the right, an arc length of 50.12 feet, and across a chord which bears North 03°24'41" East, a chord length of 50.12 feet;

North 89°28'35" East, along the north line of said Redbud Lane, 127.42 feet to **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **1.1159 acres (48,608 square feet)** of land, more or less.

The bearings recited hereinabove are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.



Eric S. Spooner, RPLS
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

1. REAL PROPERTY TRANSACTION: The U.S. Army Corps of Engineers proposes to issue Easement No. DACW63-2-23-0672, which will allow City of Grapevine to continue to use 1.116 acres of land for a sewer line and lift station at Grapevine Lake, Texas. The new easement will become effective on 29 March 2023 and expires on 28 March 2073.

a. A COMPREHENSIVE RECORDS SEARCH was conducted which included a review of the following areas:

- 1) Real Estate Division files;
- 2) Real Estate Division maps;
- 3) Grapevine Master plan;
- 4) Operations Division files;
- 5) Environmental Review Guide for Operations (ERGO).

b. INTERVIEWS WERE CONDUCTED with the following: N/A

c. A SITE INVESTIGATION was performed by U.S. Army Corps of Engineers Ranger, Mr. Austin Smith, on 24 July 2023, which consisted of a visual inspection of the area.

2. STATEMENT OF FINDINGS

a. COMPREHENSIVE RECORDS SEARCH SUMMARY

A complete search of the District files which pertain to the proposed easement area was made as stated in 1.a. above. The records search revealed no other evidence of any hazardous substance being stored, released or disposed of on the property involved. The operating plans and historical records also showed no other evidence of any activity which would have contaminated the property with hazardous substances.

b. SITE INVESTIGATION SUMMARY

A site investigation of the proposed easement area was made as stated in 1.c. above. This visual inspection revealed no unusual odors, stained soils, stressed vegetation, suspicious seepage, manmade land features, unnatural surface features or other evidence that would indicate the presence of hazardous wastes.

Based on this inspection it was determined no hazardous substance has been stored, released or disposed of on the property involved. Project personnel have no other knowledge of past activities which might have created a hazardous situation.

Prepared By: TRACEE JOHNSTON
Realty Specialist
Management and Disposal Branch

Date

Approved By: LEE A. FLANNERY
Deputy Chief, Real Estate Division
Real Estate Contracting Officer

Date



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, FORT WORTH DISTRICT
P.O. BOX 17300
FORT WORTH, TX 76102-0300

November 6, 2023

Real Estate Division

SUBJECT: Grapevine Lake, Texas; Easement No. DACW63-2-23-0672

Mr. Bryan Beck
Public Works Director
City of Grapevine
Post Office Box 95104
Grapevine, Texas 76099

Dear Mr. Beck:

Enclosed are three copies of the subject easement granting the City of Grapevine permission to operate and maintain a sewer line and lift station at Grapevine Lake, Texas. The total administrative cost to renew this easement is \$1,660, payable immediately upon receipt.

Please sign, date, and return all three copies of the easement, along with your payment, to the above address, Attention: CESWF-RE-M (Mrs. Tracee Johnston). Make the check or money order payable to F&A Officer, USAED, Fort Worth. Once signed, two fully executed copies of the easement shall be returned to you for your records.

If you have any questions, please contact Mrs. Tracee Johnston, 817-886-1236 or Tracee.L.Johnston@usace.army.mil.

Sincerely,

A handwritten signature in blue ink that reads "James B. Miller".

James B. Miller
Chief, Management and Disposal Branch
Real Estate Division

Enclosure

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE PURCHASE AND INSTALLATION OF DENTON CREEK LIFT STATION PUMP

RECOMMENDATION: City Council to consider approval for the purchase and installation of a pump for the Denton Creek Lift Station from Global Pump Solutions for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for an amount not to exceed \$30,498.

BACKGROUND: This purchase is for a replacement pump for the Denton Creek Lift Station. The existing pump is at the end of its useful life and must be replaced.

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 Global Pump Solutions. The Public Works 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.

JH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE: JANUARY 16, 2024

SUBJECT: PURCHASE OF AUTOCAD SOFTWARE UPGRADE *BR*

RECOMMENDATION: City Council to consider approval for the purchase of a software upgrade for AutoCAD from DLT Solutions, LLC. for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Public Works Department) in an amount not to exceed \$15,479.40 for the upgrade.

BACKGROUND: Public Works has used AutoCAD for drafting over the past 20 years. Public Works seeks to upgrade the software to Civil3D to use for in-house design of upcoming water and wastewater line projects.

The upgrade to the software will allow City staff to perform more advanced design to include creating alignments, profiles, sections and the ability to prepare earthwork volumes.

This past year, the City moved to a three-year subscription with AutoCAD for cost savings. This upgrade is prorated and will merge with the existing three-year contract.

This purchase will be made in accordance with an existing interlocal agreement with The Texas Department of Information Resources (DIR) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to DLT Solutions, LLC. The Public Works Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 16, 2024

SUBJECT: APPROVE INSTALLATION OF TWO GENERATORS FOR THE WASTEWATER TREATMENT PLANT TRAIN 3 AND FOXFIRE LIFT STATION

RECOMMENDATION: City Council to consider approval of the installation of two generators for the Wastewater Treatment Plant Train 3 and Foxfire Lift Station from Humphrey & Associates Inc. and approval of an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the attached ordinance, funds will be available in the Utility Enterprise Fund in the estimated amount of \$81,973.

BACKGROUND: In July 2022, City Council authorized the purchase of a larger generator to serve Treatment Train No.3 at the Wastewater Plant. The new generator was delivered last month and needs to be installed. Staff is seeking to contract with Humphrey & Associates, Inc. to provide this service.

Additionally, as the existing generator is in good working order, Humphrey & Associates will relocate and install the unit at the Foxfire Lift Station to improve reliability at this station which suffers from intermittent power outages.

This purchase will be made in accordance with an existing interlocal agreement with The Texas 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 Humphrey & Associates, Inc. The Public Works Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

ORDINANCE NO. 2024-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$81,973 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to complete the Wastewater Treatment Plant and Foxfire Lift Station generator project; and

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

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

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

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

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

Section 2. That the City Council hereby authorizes an estimated amount of \$81,973 be appropriated from the Utility Enterprise Capital Fund for the Wastewater Treatment Plant and Foxfire Lift Station generator project.

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 16th day of January, 2024

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 19th day of December, 2023 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

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

Larry Oliver	Chairman
Beth Tiggelaar	Member
Dennis Luers	Member
David Hallberg	Member
Traci Hutton	Member
Jason Parker	Member
Mark Assaad	Alternate Member
Ben Johnson	Alternate Member

constituting a quorum, with Vice Chair Monica Hotelling being absent, and with the following members of the City Staff being present:

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

Item 1. Executive Session

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

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

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

- B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.
- C. Personnel relative to City Manager's performance evaluation pursuant to Section 551.074, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 7:05 p.m. The closed session ended at 7:24 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072, 551.087 or 551.074.

City Manager Bruno Rumbelow stated no action was necessary.

REGULAR MEETING

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

Item 2. Invocation and Pledge of Allegiance

Commissioner Traci Hutton gave the invocation and led the Pledges of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Conditional Use Permit **CU23-33** (7-Eleven)

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic reported the applicant was requesting a conditional use permit to amend the previously approved site plan CU2019-02 (Ordinance No. 2019-006) for a master site development plan for gasoline sales and off premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store. This request is specifically to revise the floor plan to allow for a Laredo Taco Company restaurant within the existing 7-Eleven convenience store and gas station. The subject property is located at 3580 North Grapevine Mills Boulevard and is currently zoned "CC", Community Commercial District.

Applicant Michael McMunn gave a presentation and answered questions from the Commission and Council.

Applicant representative Lucas Patton answered questions from the Commission.

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

Motion was made to close the public hearing.

Motion: Parker
Second: Hutton
Ayes: Oliver, Tiggelaar, Luers, Hallberg, Hutton, Parker, and Assaad
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

Item 4. Zoning Change Application **Z23-09** (711 East Wall Street) and a **Final Plat** of Lot 1, Block 1, Martha's Vineyard

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting to rezone 0.230 acres from a "HC", Highway Commercial District to a "R-7.5", Single-Family District for the purpose of developing a single-family residential dwelling. The applicant is also requesting to plat one residential lot.

Applicant Neal Cooper presented this item. There were no questions from the Commission or Council.

No spoke during the public hearing and there was one letter in support provided.

Motion was made to close the public hearing.

Motion: Parker
Second: Assaad
Ayes: Oliver, Tiggelaar, Luers, Hallberg, Hutton, Parker, and Assaad
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

Item 5. **AM23-06** Multi-Tenant Pole Signs

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported that this proposal was to make amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances, as follows: Section 60, *Sign Standards* relative to On-Premise Signs and Pole Sign Conditional Uses. An updated table was provided.

Applicant Brent Anz explained the reasoning behind this request and answered questions from the Commission and Council.

Planning Services Director Marohnic answered questions from the Commission.

Chairman Oliver answered questions from the Council.

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

Motion was made to close the public hearing.

Motion: Tiggelaar

Second: Luers

Ayes: Oliver, Tiggelaar, Luers, Hallberg, Hutton, Parker, and Assaad

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Rogers

Second: O'Dell

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

Nays: None

Approved: 7-0

Item 6. **MP23-01** Comprehensive Master Plan

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported that this proposal was to make amendments and changes to the Comprehensive Master Plan (1974-1994, updated 1987) of the City of Grapevine Ordinance No. 87-11, as follows: Subsection E., *Future Land Use*, of Section IV., *Land Use* to revise zoning districts consistent in corresponding future land use categories. An updated table was provided to the Commission and Council.

Planning Services Director Marohnic answered questions from Council.

Council discussed this item.

Chairman Oliver answered questions from the Council.

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

Motion was made to close the public hearing.

Motion: Hotelling
Second: Tiggelaar
Ayes: Oliver, Tiggelaar, Luers, Hallberg, Hutton, Parker, and Assaad
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

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

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

Item 7. Citizen Comments

Sarah Elghanghony, 607 Hays Drive, City not listed, introduced a resolution to support a ceasefire in Gaza.

Mohammed Ayachi, 809 Ambrose Court, Dallas, spoke in support of the resolution calling for a ceasefire in Gaza.

Eman Famy, 114 Midcrest Drive, Irving, spoke in support of the resolution calling for a ceasefire in Gaza.

Fatima Mohammed, 9608 Santa Fe Circle, Irving, spoke in support of the resolution calling for a ceasefire in Gaza.

PRESENTATIONS

Item 8. Ethel Strother and Jamey Cantrell from the Texas Animal Control Association to recognize Grapevine Animal Services Officer Kaylee Paniagua for being named Field Officer of the Year.

Animal Services Manager Kristina Valentine introduced Ethel Strothel from the Texas Animal Control Association who presented the Field Officer of the Year award to Kaylee Paniagua.

Council did not take any action on this item.

Item 9. Teresa Grady Chief Operating Officer of 6 Stones, to provide an update on the Community Powered Revitalization (CPR) Project.

Teresa Grady updated Council on the year’s activities of 6 Stones, and highlighted the six homes in Grapevine that received repairs as part of this year’s CPR blitz.

Council thanked Ms. Grady for the work that 6 Stones has done for the community.

Council did not take any action on this item.

Mayor Tate announced Council would hear the recommendations of the Planning and Zoning Commission next.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 43. Conditional Use Permit **CU23-33** (7-Eleven)

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

Motion was made to approve Conditional Use Permit **CU23-33** (7-Eleven) and Ordinance No. 2023-095.

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

ORDINANCE NO. 2023-095

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU23-33 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU19-02 (ORDINANCE NO. 2019-006) FOR A MASTER SITE DEVELOPMENT PLAN WITH GASOLINE SALES AND TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY), IN CONJUNCTION WITH A CONVENIENCE STORE, SPECIFICALLY TO REMODEL THE EXISTING 7-ELEVEN CONVENIENCE STORE, GAS STATION TO INCLUDE A RESTAURANT (LAREDO TACO COMPANY), FOR BLOCK A, LOT 1A1, GRAPEVINE MILLS CROSSING ADDITION (3580 NORTH GRAPEVINE MILLS BOULEVARD) IN A DISTRICT ZONED “CC”, COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF

ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 44. Zoning Change Application **Z23-09** (711 East Wall Street)

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

Motion was made to approve Zoning Change Application **Z23-09** (711 East Wall Street) and Ordinance No. 2023-096.

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

ORDINANCE NO. 2023-096

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z23-09 PROPOSED TO BE PLATTED AS BLOCK 1, LOT 1, MARTHA’S VINEYARD (711 EAST WALL STREET), DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM “HC”, HIGHWAY COMMERCIAL DISTRICT TO "R-7.5", SINGLE-FAMILY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS

(\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 45. Final Plat of Lot 1, Block 1, Martha’s Vineyard

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

Motion was made to approve the Statement of Findings and Final Plat of Lot 1, Block 1, Martha’s Vineyard.

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

Item 46. AM23-06 Multi-Tenant Pole Signs

Chairman Oliver announced the Planning and Zoning Commission approved the requested Zoning Ordinance amendment with a vote of 7-0.

Motion was made to approve **AM23-06** Multi-Tenant Pole Signs and Ordinance No. 2023-097 amending the Comprehensive Zoning Ordinance No. 82-73.

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

ORDINANCE NO. 2023-097

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 KNOWN AS APPENDIX “D” OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING SECTION 60, SIGN STANDARDS; REGARDING ON-PREMISE SIGNS AND POLE SIGN CONDITIONAL USES, (AM23-06); PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A FINE OF UP TO \$2,000.00 FOR EACH OFFENSE IN VIOLATION OF THE ORDINANCE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Item 47. **MP23-01** Comprehensive Master Plan

Chairman Oliver announced the Planning and Zoning Commission approved the requested amendment to the Comprehensive Master Plan with a vote of 7-0 with the recommendation to remove “GV”, Grapevine Vintage from the Commercial (CO) Land Use category and place it back under Low Intensity Commercial (LC) Land Use category.

Motion was made to approve **MP23-01** Comprehensive Master Plan and Ordinance No. 2023-098 accepting the Commission’s recommendation to remove “GV”, Grapevine Vintage from the Commercial (CO) Land Use category and place it back under Low Intensity Commercial (LC) Land Use category.

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

ORDINANCE NO. 2023-098

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING ORDINANCE NO. 87-11, THE COMPREHENSIVE MASTER PLAN 1974-1994, UPDATED 1987, OF THE CITY OF GRAPEVINE, TEXAS, ADOPTING AN AMENDMENT TO SUBSECTION E., *FUTURE LAND USE*, OF SECTION IV., *LAND USE*; PRESERVING ALL OTHER PORTIONS OF THE COMPREHENSIVE MASTER PLAN; 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

Council continued with the remaining agenda items in their published order.

OLD BUSINESSItem 10. Conditional Use Permit **CU23-21** (Mohler MMA) and **Ordinance No. 2023-087**

Planning Services Director Marohnic presented this application which was 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. The subject property is located at 201 North Starnes Street and is currently zoned “HC”, Highway Commercial District. The public hearing and first reading of this item were held at the November 21, 2023 meeting. The Planning and Zoning Commission approved the

request on November 21. The Board of Zoning Adjustment approved special exceptions for vehicle parking within the required front yard and side yard and exceptions to landscaping regulations at their December 4 meeting.

Motion was made to approve Conditional Use Permit **CU23-21** (Mohler MMA) and Ordinance No. 2023-087.

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

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 STREET) 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

NEW BUSINESS

Item 11. Consider calling a public hearing regarding **AM23-02** (Electrical Vehicle (EV) Charging Stations) to amend the Comprehensive Zoning Ordinance (Ordinance No. 82-73), same being Appendix D of the City of Grapevine Code of Ordinances.

Planning Services Director Marohnic presented this item and described the proposed changes which include: to create definitions for electric vehicle (EV) charging stations and supply equipment in Section 12, *Definitions*; to permit EV charging stations as a new land use through approval of a conditional use permit in Section 22, "R-MF", *Multifamily District Regulations*; Section 25, "CC", *Community Commercial District*; Section 26, "HC",

Highway Commercial District; Section 28, "CBD", Central Business District; Section 31, "LI", Light Industrial District; Section 32, "BP", Business Park District; and Section 38, "GU", Governmental Use District; and establish use-specific standards in Section 42, Supplementary District.

Motion was made to call a public hearing to consider **AM23-02** (Electrical Vehicle (EV) Charging Stations) to amend the Comprehensive Zoning Ordinance (Ordinance No. 82-73), same being Appendix D of the City of Grapevine Code of Ordinances as presented.

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

Item 12. Consider calling a public hearing regarding **AM23-08** (Short-term Rentals) to amend the Comprehensive Zoning Ordinance (Ordinance No. 82-73), same being Appendix D of the City of Grapevine Code of Ordinances

Planning Services Director Marohnic presented this item and described the proposed amendments: Section 12, *Definitions*; Section 21, *Reserved*; Section 22, "R-MF", *Multifamily District Regulations*; and Section 56, *Off-Street Parking* relative to Short-term Rentals including associated regulations.

Motion was made to call a public hearing to consider **AM23-08** (Short-term Rentals) to amend the Comprehensive Zoning Ordinance (Ordinance No. 82-73), same being Appendix D of the City of Grapevine Code of Ordinances as presented.

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

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion.

Staff requested to remove item 39, which was discussed after consideration of the remaining consent agenda items.

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

Item 13. Consider an annual grant to 6 Stones for the Community Powered Revitalization Project.

City Manager Rumbelow recommended approval of the annual grant, in an amount not to exceed \$35,000, to 6 Stones for the Community Powered Revitalization Project.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the purchase of fire record management software with Locality Media, Inc.

Fire Chief Darrell Brown recommended approval of the purchase of fire record management software for an amount not to exceed \$17,280.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider an annual contract for the purchase of emergency medical supplies with Bound Tree Medical, LLC.

Fire Chief Brown recommended approval of the purchase of emergency medical supplies, for an estimated amount of \$100,000, to be purchased on an as-needed basis to equip the five mobile intensive care units.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the renewal of an annual contract for pre-employment background screenings with Touch Them All, Inc.

Human Resources Director Rachel Huitt recommended approval of the annual contract for pre-employment background screenings for annual estimated amount of \$25,000.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the purchase of VMware Horizon Enterprise support/subscription services from SHI Government Solutions.

Chief Information Officer Tessa Allberg recommended approval of the purchase of support and subscription services for the virtual desktop environment for an amount not to exceed \$43,400.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the award of a request for quotes for removal of sound proofing over the swimming pool at The REC to Ware Brothers Remodeling.

Parks and Recreation Director Chris Smith recommended approval of the removal of the sound proofing at The REC due to damage from prolonged exposure to water and chemicals for an amount not to exceed \$26,900.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider the award of demolition and rebuild of sauna at The REC to Ware Brothers Remodeling.

Parks and Recreation Director Smith recommended approval of the demolition and rebuild of the sauna at The REC for an amount not to exceed \$25,081.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the renewal of an annual contract for the purchase of athletic field fertilizers from Gecko Green.

Parks and Recreation Director Smith recommended approval of the purchase of athletic field fertilizers for an annual amount not to exceed \$50,000.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider the purchase and installation of synthetic grass from Synthetic Grass Pros.

Parks and Recreation Director Smith recommended approval of the purchase and installation of synthetic grass at Heritage Park for an amount not to exceed \$71,356.

Motion was made to approve the consent agenda as presented.

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

Item 22. Consider the purchase and installation of playground equipment from Playground Solutions of Texas.

Parks and Recreation Director Smith recommended approval of the purchase and installation of playground equipment at Heritage Park for an amount not to exceed \$159,581.

Motion was made to approve the consent agenda as presented.

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

Item 23. Consider the renewal of an annual contract for cellular voice and data services from AT&T Mobility.

Fire Chief Brown and Police Chief Mike Hamlin recommended approval of the annual contract for cellular voice and data services for an annual estimated amount of \$80,000. These services are used by officers and firefighters in the field.

Motion was made to approve the consent agenda as presented.

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

Item 24. Consider the renewal of an annual contract for comprehensive health and wellness physicals with Front Line Mobile Health.

Fire Chief Brown and Police Chief Hamlin recommended approval of the annual contract for Fire and Police Department wellness physicals for an annual estimated amount of \$224,300.

Motion was made to approve the consent agenda as presented.

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

Item 25. Consider the renewal of annual sole source contracts for public safety radio maintenance with the City of North Richland Hills and City of Colleyville.

Police Chief Hamlin recommended approval of the agreements for an annual estimated amount of \$180,000 with North Richland Hills, who serves as the coordinator for the Motorola maintenance contract for mobile and portable radios, and the City of Colleyville who is the contact for radio infrastructure maintenance through Motorola.

Motion was made to approve the consent agenda as presented.

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

Item 26. Consider the purchase and installation of shooting range wall panels from Windcrest, LLC.

Police Chief Hamlin recommended approval of the purchase and installation of ballistic and acoustical wall panels for the Police Department Training Facility for a total amount not to exceed \$66,242.

Motion was made to approve the consent agenda as presented.

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

Nays: None
Approved: 7-0

Item 27. Consider the renewal of annual contracts for the purchase of promotional items for resale and public event giveaways through approved vendors; Coveys Promotional, Inc., 4imprint, Point Emblems, Hero Industries and Hero 24/7.

Police Chief Hamlin recommended approval of the purchase of promotional items for the Police Department, Grapevine Animal Services, and the Community Outreach Center for an amount not to exceed \$60,000.

Motion was made to approve the consent agenda as presented.

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

Item 28. Consider the payment for testing and assessment for promotional candidates from Southwest Leadership Resources.

Police Chief Hamlin recommended approval of the payment of \$18,840 for Sergeant and Lieutenant testing and assessment that took place in November.

Motion was made to approve the consent agenda as presented.

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

Item 29. Consider an annual contract for the purchase of HVAC maintenance, filters and supplies from Joe W. Fly Company.

Public Works Director Bryan Beck recommend approval of the purchase of HVAC maintenance, filters and supplies for an annual estimated amount of \$47,000.

Motion was made to approve the consent agenda as presented.

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

Item 30. Consider an annual contract for the purchase of HVAC air filters and supply services with Tex-Air Filters.

Public Works Director Beck recommended approval of the purchase of HVAC air filters and supply services associated with equipment at The REC, Library, Public Safety Building, as well as other City facilities for an estimated amount of \$20,000.

Motion was made to approve the consent agenda as presented.

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

Item 31. Consider an annual contract for the purchase of HVAC maintenance, supplies and equipment for outside air systems with Texas Air Systems.

Public Works Director Beck recommended approval of the contract to provide full-service maintenance and repairs of outdoor HVAC equipment for an estimated amount of \$50,000.

Motion was made to approve the consent agenda as presented.

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

Item 32. Consider a contract for HVAC preventive maintenance services for large City facilities with The Brandt Companies, LLC.

Public Works Director Beck recommended approval of the agreement to provide full-service maintenance and repairs for HVAC equipment at City Hall, the Public Safety Building, The REC and the gun range facility for an estimated amount of \$90,000.

Motion was made to approve the consent agenda as presented.

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

Item 33. Consider the sole source purchase of HVAC maintenance, parts, and services for The REC Aquatic Center from Dehumidified Air Solutions.

Public Works Director Beck recommended approval of the purchase of parts, maintenance and service for the dehumidification unit that serves the indoor aquatics area at The REC for a total amount not to exceed \$40,000.

Motion was made to approve the consent agenda as presented.

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

Item 34. Consider an annual contract for the purchase of various fuels with US Oil.

Public Works Director Beck recommended approval of the contract for the purchase of various fuels on an as-needed basis for an annual estimated amount of \$900,000.

Motion was made to approve the consent agenda as presented.

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

Item 35. Consider the renewal of an annual contract for building maintenance, repair, operations supplies and equipment from Fairway Supply, Inc.

Public Works Director Beck recommended approval of the annual contract for the purchase and installation of doors and associated supplies, as needed, for an annual estimated amount of \$60,000.

Motion was made to approve the consent agenda as presented.

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

Item 36. Consider the purchase and installation of Dove 2 Lift Station motor control center from Humphrey & Associates Inc.

Public Works Director Beck recommended approval of the purchase and installation of a motor control center at the Dove 2 Lift Station for an amount not to exceed \$119,902.

Motion was made to approve the consent agenda as presented.

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

Item 37. Consider the renewal of annual contracts for hot mix asphalt with Austin Asphalt, Reynolds Asphalt and Sunmount Paving.

Public Works Director Beck recommended approval of the renewal of the annual contracts for the purchase of hot mix asphalt, as needed, for an annual estimated amount of \$400,000.

Motion was made to approve the consent agenda as presented.

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

Item 38. Consider a contract for the Utility GIS Assessment and Pilot study with Paratum Solutions.

Public Works Director Beck recommended approval of the contract for the assessment of the accuracy of existing utility GIS data and a study to determine best practices for collecting utility information in an estimated amount of \$41,100.

Motion was made to approve the consent agenda as presented.

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

Item 40. Consider the renewal of annual contracts for painting services with Ware Painting as primary vendor and Artistic Painting Company as secondary vendor.

Public Works Director Beck recommended approval of the renewal of annual contracts for painting services for City facilities as needed, for an annual estimated total amount of \$236,000.

Motion was made to approve the consent agenda as presented.

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

Item 41. Consider **Resolution No. 2023-024** authorizing the third amendment to the Ground and Tower Lease Agreement with T-Mobile West, LLC for the purpose of installing, operating, and maintaining a communications facility on the Mustang Elevated Storage Tank at 3051 Ira E. Woods Avenue.

Public Works Director Beck recommended approval of the resolution to authorize the third amendment to the Ground and Tower Lease Agreement with T-Mobile West, LLC.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2023-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING THE THIRD AMENDMENT TO THE GROUND AND TOWER LEASE AGREEMENT WITH T-MOBILE WEST LLC, FOR THE INSTALLATION OF COMMUNICATIONS EQUIPMENT INCLUDING ANTENNAS, CABLES AND OTHER COMMUNICATION INSTRUMENTS ON THE MUSTANG WATER TOWER AND PROVIDING AN EFFECTIVE DATE

Item 42. Consider the minutes of the November 27, 2023 Joint Workshop with the Planning and Zoning Commission and the December 5, 2023 Regular City Council meeting.

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

Motion was made to approve the consent agenda as presented.

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

Item 39. Consider the payment of the United States Army Corps of Engineers Grapevine Lake operations and maintenance fee.

City Manager Rumbelow requested this item be removed due to a change in the fee amount that was listed in the memo. Staff will bring an updated item to Council at a future meeting.

ADJOURNMENT

Motion was made to adjourn the meeting at 8:38 p.m.

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

Nays: None
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 16th day of January, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

MEMO TO: PLANNING AND ZONING COMMISSION
FROM: ERICA MAROHNIC, PLANNING SERVICES DIRECTOR
MEETING DATE: JANUARY 16, 2024, WORKSHOP
SUBJECT: RECEIVE A REPORT, HOLD A DISCUSSION, AND PROVIDE STAFF DIRECTION REGARDING AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE REGARDING MOBILE FOOD UNITS (MFU'S)

BACKGROUND:

Permanent mobile food units (MFU's) are currently absent from the Comprehensive Zoning Ordinance. The Commission will engage in discussion regarding allowing developments the ability to design and construct designated areas for mobile food units to operate on a semi-permanent or permanent basis.

Mobile Food Units (MFU's)

January 16, 2024



Receive a report, hold a discussion, and provide staff direction regarding amendments to the Zoning Ordinance relative to permanent mobile food units (MFUs).

MFU's Planning and Zoning Commission's Focus:



PERMANENT & SEMI-PERMANENT

- Mobile Food Units (MFU's)
- "Food truck parks"
- "Food truck installations"
- Zoning Ordinance does not call out mobile food units unless they are associated with a special event

TEMPORARY

Currently permitted through the Temporary Use Permit process (Section 42. *Supplementary District Regulations*)

- "Temporary Outside Display and Sales"
- "Public Entertainment"

Mobile Food Units Amendments

TEMPORARY Mobile Food Unit

Code of Ordinances,
Chapter 12, *Health and
Sanitation*



PERMANENT Mobile Food Unit

1. Draft language for Zoning Ordinance
 - a. List of permissible districts
 - b. Use-specific standards
 - c. Distinguish from outside storage
 - d. Common definitions with the Code of Ordinances for mobile food units

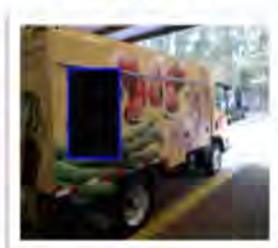
Mobile Food Unit



Pushcart



Roadside Vendor



TRUCK



TRAILER



Key Issues

Issues to address in a potential amendment to the Zoning Ordinance



Permanent Units

Permanent, or parked, mobile food units

- Approach as a **new and unlisted land use**



Non-Event Related

Roaming vehicles

- Standards for restricting



A Brick & Mortar with MFU's Stored On-Site

- As it is currently defined: "Outside storage shall mean the storage of commodities, goods, machinery and equipment, and/or refuse outside of an enclosed building." (Section 12., *Definitions*)



MFU vs. Catering Vehicles

Clearly distinguish between the two

MEMO TO: PLANNING AND ZONING COMMISSION
FROM: ERICA MAROHNIC, PLANNING SERVICES DIRECTOR
MEETING DATE: JANUARY 16, 2024, WORKSHOP
SUBJECT: RECEIVE A REPORT, HOLD A DISCUSSION, AND PROVIDE STAFF DIRECTION REGARDING AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE REGARDING CONDOMINIUMS AND BROWNSTONES

BACKGROUND:

Planning and Zoning Commission to continue the discussion from the December 13 Commission workshop of creating and amending definitions in Section 12, *Definitions*; and creating zoning districts, Condominium District and Brownstone District; establishing bulk, dimensional, and setback standards relative to condominiums and brownstones and Section 41B. Transit District Overlay; and take any necessary action.

AM22-02; Condominiums and Brownstones Rowhouses

Revisions are depicted in a ~~strikethrough~~/underline format to show deletions and insertions.

PHASE 1 AMENDEMENTS

Section 12, Definitions

~~APARTMENT shall mean a room or suite of rooms arranged, designed or occupied as a residence by a single family, individual or group of individuals.~~

~~APARTMENT HOUSE shall mean any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three (3) or more apartments or which is occupied as the home or residence of three (3) or more families living independently of each other and maintaining separate cooking facilities.~~

(Existing) CONDOMINIUM means the separate ownership of single units or apartments in a multiple unit structure or structures with common elements as defined in Article 1301a Texas Revised Civil Statutes Annotated.

(Proposed) CONDOMINIUM ~~shall mean~~ A dwelling unit on one platted lot within which designated units are conveyed by fee simple title, with an undivided interest in the building's common elements, to include, but not limited to: halls, stairs, elevators, roofs, parking spaces and the land as defined in the Texas Condominium Act. Condominium ownership includes air rights, allowing owners to control the use and development of the space above their unit.

DUPLEX shall mean a detached building on one lot having separate accommodations for two (2) single-family dwellings or occupied by two (2) families.

EFFICIENCY UNIT APARTMENT ~~shall mean~~ A dwelling unit in a multifamily structure, consisting of not more than one habitable room, together with kitchen or kitchenette and sanitary facilities, and having a minimum floor area of six hundred (600) square feet and maximum of floor area of 750 square feet. A habitable room shall be defined as being a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, shall not be considered habitable space.

FOURPLEX BUILDING-UNIT APARTMENT HOUSE ~~shall mean~~ A detached building containing four (4) single-family attached dwellings units on one platted lot.

INTENSITY shall mean An acceptable publicly focused activity levels for development within the Transit District Overlay. Development within the overlay boundary is intended to attract large numbers of people to live, work or play implying significant vehicle or pedestrian traffic for a sustained period of time.

MULTIFAMILY DWELLING shall mean A building or buildings containing or aggregating more than four (4) single-family dwelling units occupied as the home or residence of five (5) or more families living independently of each other and maintaining separate cooking facilities.

(Proposed) ROWHOUSE BROWNSTONES A shall mean a grouping of four (4) or more single-family attached dwelling units connected in a row, joined to another dwelling unit on one or more sides by abutting walls whose dwellings and are uniformly laid out, featuring urban thematic design with the units oriented towards the public street and where front-entry garages are prohibited. Rowhouses Brownstones are occupied by not more than one family where each unit is on a separately platted lot and conveyed by fee simple title.

SINGLE-FAMILY ATTACHED DWELLING shall mean A portion of an enclosed building having accommodations for and occupied by only one family, attached to like units, which units may be sold individually provided that the entire building meets all lot area, front yard, side yard, rear yard, height and other zoning requirements.

SINGLE-FAMILY DETACHED DWELLING shall mean An enclosed building on one lot having accommodations for and occupied by only one family, which building must of itself meet all the lot area, front yard, side yard, rear yard, height and other zoning requirements.

TOWNHOUSE shall mean A single-family attached dwelling unit on a separately platted lot and conveyed by fee simple title which is joined at another dwelling unit on one or more sides by a party wall or abutting walls and occupied by not more than one family.

TRIPLEX shall mean A detached building containing three (3) single-family attached dwelling units on one platted lot.

New Section RR Rowhouse BR Brownstone Residential District Regulations

PURPOSE: The BR Brownstone District is established to accommodate the residential housing types and medium densities, not to exceed 9 8 dwelling units per acre on fee simple, individually platted lots in an urban design form. This district includes medium density residential development that is single-family, on separately platted lots with frontage onto publicly dedicated streets, and typically owner-occupied.

USES GENERALLY: In an BR district, no land shall be used, and no building shall be erected or converted to any use other than as hereinafter provided.

A. PERMITTED USES: The following uses shall be permitted as principal uses:

1. Rowhouses Brownstones.
2. Churches, convents, and other places of worship.
3. Parks, playgrounds, and nature preserves publicly owned.
4. Temporary buildings when they are to be used only for construction purposes or as a field office within a subdivision approved by the city for the sale of the real estate of that subdivision only. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of ninety-five (95) percent of the lots in the subdivision.
5. Model homes and model home parking lots are permitted as a temporary use in new subdivisions, provided a notice is continually posted in a prominent place in a livable area in the home and the owner signs an affidavit on a form approved by the Planning Services Director affirming compliance with all the regulations of this Section.

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:

1. Cabana, pavilion, or roofed area.
2. Meeting, party, and/or social rooms in common areas only.
3. Off-street parking and private garages in connection with any use permitted in this district.
4. One storage building per dwelling unit one hundred (100) square feet or less and having no plumbing.
5. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinance.
6. 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.

No secondary uses may be located between the building line and the front property line.

7. Private garages must be entered from the side or rear via a public alley or access easement. Said lots shall not have driveways on or within the front building setbacks.

C. CONDITIONAL USES: The following conditional uses may be permitted provided they meet the provisions of Section 48, and a conditional use permit is issued.

1. ~~Public and non-profit institutions of an educational, religious or cultural type excluding correctional institutions.~~

1. Nonprofit community centers and swimming pools and tennis courts no closer than seventy-five (75) feet to any adjacent residential district.

2. ~~Memorial gardens and cemeteries.~~

2. Public and private noncommercial recreation areas and facilities such as country clubs and golf courses excluding miniature golf courses and driving ranges.

3. ~~Any off-street parking for churches, convents and other places of worship developed on property other than the platted lot of record of the principal use, provided all or a portion of the property utilized for parking is located within 300 feet of the platted lot of record.~~

D. LIMITATION OF USES:

1. There shall be a separate platted lot of record for each ~~rowhouse~~ brownstone dwelling unit.

2. No more than three (3) persons unrelated by blood or marriage may occupy residences within an ~~RR Rowhouse~~ BR Brownstone District.

3. Storage of mechanical or maintenance equipment incidental to any permitted or conditional use shall be screened in accordance with the provisions of Section 50, Alternate B or E, from any adjacent residential development or use.

4. Private or public alleys shall not be located in the required rear yards. Whenever rear access or parking is provided, access shall be from a platted alley or easement. All alleys shall be dedicated at a minimum of fifteen (15) feet as a mutual access easement with a minimum ten (10) feet of pavement section. No single lot shall have more than a seven and a half (7 1/2) foot easement located upon it, except that when it is necessary to exceed seven and a half (7 1/2) feet, lot depth shall be increased to accommodate the additional width of easement necessary for the alley.

5. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way or access easements. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding seventy-two (72) consecutive hours, and not more than two (2) instances during any thirty (30) day period.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:

1. A plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

2. A Site Plan, meeting the requirements of Section 47, has been approved.
3. A Landscape Plan, meeting the requirements of Section 53, has been approved.

F. DENSITY REQUIREMENTS: The following density requirement shall apply:

1. Maximum Density: The maximum density within the BR District shall not exceed ~~nine-eight~~(98) dwelling units per gross acre.
2. Lot Size: For any permitted use shall have a minimum area of three thousand (3,000) square feet. No BR District shall be created on an area of less than one (1) acre in size.
3. Minimum Open Space: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.
4. Maximum Building Coverage: The combined area occupied by all main and secondary buildings and structures shall not exceed sixty-five (65) percent of the total lot area.
5. Maximum Impervious Area: The combined area occupied by all main and secondary buildings and structure shall not exceed eight (80) percent of the total lot area.
6. Minimum Floor Area: Every ~~rowhouse~~ brownstone dwelling unit hereafter erected, constructed, reconstructed, or altered in this dwelling district shall have at least twelve hundred (1,200) square feet of floor area, excluding common corridors, basements, open and screened porches, and garages.

G. AREA REGULATIONS: The following minimum standards shall be required:

1. The minimum front yard setback shall be ten (10) feet and the maximum front yard setback shall be fifteen (15) feet. Where there is a conflict for those properties within the Transit District Overlay boundaries, the required front yard setbacks stated in Table 2: *Thematic Street Space Standards*, in Section 41 B, *Transit District Overlay (TDO)* shall control.
2. The minimum rear yard setback shall be ten (10) feet measured from the nearest edge of the public right-of-way or public or private access easement, with the exception that the face of a rear or side entry garage shall be set back no less than eighteen (18) feet from the edge of the right-of-way or alley pavement.
3. No side yard width is required except for the following:
 - a. A minimum side yard of fifteen (15) feet shall be required for each end unit in a row of ~~rowhouse~~ brownstones containing five (5) or more units.
 - b. The minimum distance between principal and secondary buildings, if detached, shall be fifteen (15) feet.

- H. ENCROACHMENT ZONE: Certain architectural features including building offsets, projections, roof eaves and overhangs, and stoops or porches may encroach up to three (3) feet past the maximum front yard setback, side yard for end units and rear yard for all units regardless of location.
- I. HEIGHT REGULATIONS: The following maximum height regulations shall be observed:
1. The maximum height of the principal structures shall be ~~two (2)~~ three (3) stories not to exceed ~~thirty-five~~ fifty (35 50) feet; however, an increase in height may be granted upon approval of a conditional use request by City Council.
- Whenever a ~~rowhouse~~ brownstone structure is erected ~~contiguous~~ within 30 feet of an existing contiguous single-family dwelling, the number of stories and height of the ~~rowhouse~~ brownstone structure shall not exceed the number of stories and height of the contiguous single-family dwelling. Beyond the 30-foot distance, the height of the brownstone structure may increase to a maximum of fifty (50) feet.
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 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.
- K. OFF-STREET LOADING: No off-street loading is required in the RR District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning and Zoning Commission.
- L. LANDSCAPING REQUIREMENTS:
1. Landscaping shall be required in accordance with Section 53 of this Ordinance.
 2. ~~For developments in the RR District that contain more than ten (10) units, a landscape plan shall be required.~~
- M. DESIGN REQUIREMENTS: The following minimum design requirements shall be provided in the ~~RR Rowhouse~~ BR Brownstone District.
1. At least 80% of any exposed exterior wall of primary and secondary buildings, excluding doors and windows, shall consist of stone, brick or tile, or a combination of these materials. Other finishes and materials may be approved at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan. ~~Buildings and structures shall conform to the masonry requirements as established in Section 54 of this Ordinance.~~

2. Front-entry garages are prohibited.
3. Individual window air conditioning units are prohibited. Central air conditioning units, heat pumps and similar mechanical equipment, when located outside, shall be landscaped and screened from view in accordance with the provisions of Section 50.
4. The maximum length of any cluster of ~~rowhouse~~ brownstones units shall not exceed two hundred (200) linear feet.
5. Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal and vertical surface. There shall be no more than two (2) continuous attached ~~rowhouse~~ brownstone buildings without a break in the horizontal and vertical elevations of at least three (3) feet.
6. No building shall be located closer than ten (10) feet to the edge of an off-street parking, vehicular use, or storage area.
7. The minimum distance between any two (2) unattached principal buildings shall be determined by the building and fire codes.
8. Off-street parking areas shall not be closer than ten (10) feet to any adjacent property line. Whenever an off-street parking, vehicular use or storage area is within twenty (20) feet of any adjacent residentially zoned district, the parking area shall be physically screened by a fence or wall at least six (6) feet high. All fencing shall be finished on both sides.
9. Parking of recreational vehicles, trailers, motor homes, boats, towed trailers and similar vehicular equipment are prohibited unless within a fully enclosed building. Such buildings shall also be located at least ten (10) feet from any adjacent property line.
10. Any private streets developed in conjunction with a ~~rowhouse~~ brownstone development to provide access to and frontage for ~~rowhouses~~ brownstones developed under this ordinance must be a minimum of thirty-one (31) feet in width from curb to curb, constructed under the City's Construction Standards and inspected by City Staff. A planned development overlay shall not be used to deviate from this requirement.
11. Sidewalks shall be provided along any street, private or public, within a ~~rowhouse~~ brownstone development upon which a brownstone has frontage. A planned development overlay shall not be used to deviate from this requirement.
 - a. Brownstones located within the transit district overlay shall comply with minimum sidewalk, walkway, and unobstructed path width as stipulated in Table 2. *Thematic Street Space Standards* in Section 41.B., Transit District Overlay of this ordinance.

New Section CR Condominium Residential District Regulations

PURPOSE: The CR Condominium Residential District is established to provide adequate space and site diversification for condominium developments where the maximum density

does not exceed ~~nine~~ eight (8 9) dwelling units per gross acre unless increased through approval of a conditional use permit. CR District should be characterized by moderately dense condominium development and shall be convenient to major thoroughfares. Such districts should have adequate water, sewer, and drainage facilities.

USES GENERALLY: In a CR district, no land shall be used, and no building shall be erected for or converted to any use other than as hereinafter provided.

- A. PERMITTED USES: The following uses shall be permitted as principal uses.
1. Condominiums.
 2. Churches, convents, and other places of worship.
 3. Parks, playgrounds, and nature preserves publicly owned.
 4. Temporary buildings when they are to be used only for construction purposes or as a field office within the development parcel. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of ninety-five (95) percent of the units in the development parcel.
- B. SECONDARY USES: The following uses shall be permitted as secondary uses to the condominium dwellings provided that none shall be a source of income to the owners or users of the condominium 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.
1. Detached covered common parking, off-street parking and private garages in connection with any use permitted in this district provided that such parking shall not be located in a required front yard.
 2. Common swimming pools and tennis courts no nearer than sixty (60) feet to any residentially zoned district.
 3. Laundry room for use of tenants.
 4. Meeting, party, and/or social rooms in common areas only.
 5. Cabana, pavilion, or roofed area.
 6. Mechanical and maintenance equipment related to a principal use no nearer than one hundred twenty (120) feet to any adjacent

residentially zoned district, and housed within an enclosed building.

7. Screened garbage and/or solid waste storage on a concrete pad and no nearer than fifty (50) feet to any adjacent R-3.5, R-TH, RR, R-5.0 R-7.5, R-12.5, R-20 zoned district and not within the front setback.
8. Communication equipment meeting the requirements of Chapter 7, Article XIII of the Grapevine Code of Ordinance.

C. CONDITIONAL USES: The following conditional uses may be permitted provided they meet the provisions of Section 48, and a Conditional Use Permit is issued.

1. Public and non-profit institutions of an educational, religious, or cultural type excluding correctional institutions and hospitals.
2. Nonprofit community centers.
3. Memorial gardens and cemeteries.
4. Any off-street parking for churches, convents and other places of worship developed on property other than the platted lot of record of the principal use provided all or a portion of the property utilized for parking is located within 300 feet of the platted lot of record.
5. Flexible Design Standards: The standards set forth in Sections 21A.F.1. (Maximum Density), 21A.F.3. (Minimum Open Space), 21A.H. (Area Regulations), 21A.G. (Height Regulations) and Section 56.1 (Off-Street Parking Requirements) may be considered flexible in order to encourage development within the CR Condominium Residential District. In some situations, the above referenced sections may vary from the specific standards established upon approval of a conditional use permit by the City Council.

D. LIMITATION OF USES:

1. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding seventy-two (72) consecutive hours, and not more than two (2) instances during any thirty (30) day period.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:

1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
2. A Site Plan, meeting the requirements of Section 47, has been approved.
3. A Landscape Plan, meeting the requirements of Section 53, has been approved.

F. DENSITY REQUIREMENTS: The following density requirements shall apply.

1. MAXIMUM DENSITY - The maximum density within the CR District shall not exceed ~~eight (8)~~ ~~nine (9)~~ units per gross acre increased through approval of a conditional use permit.
2. LOT SIZE: Lots for any permitted use shall have a minimum area of one (1) acre.
3. MINIMUM OPEN SPACE: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.
4. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and secondary buildings and structures shall not exceed eighty (80) 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 ninety (90) percent of the total lot area.
6. MINIMUM FLOOR AREA: Every dwelling hereafter erected, constructed, reconstructed or altered in the CR District shall have a minimum 1,200 square feet of floor area, excluding common corridors, basements, open and screened porches or decks, and garages as follows:

G. HEIGHT REGULATIONS: The following maximum height regulations shall be observed:

1. The maximum height of the principal structure shall be ~~two (2)~~ three

(3) stories not to exceed ~~thirty-five (35)~~ fifty (50) feet. Whenever a condominium structure is erected within 30 feet to an existing single-family dwelling, the number of stories and height of the condominium structure shall not exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a condominium structure exceed ~~two (2)-three (3) stories or thirty-five (35)-fifty (50) feet~~ unless an increase is granted upon approval of a conditional use request by the City Council.

2. The maximum height of ~~an~~ secondary structures shall be one (1) story not to exceed fifteen (15) feet.
3. The maximum height of a storage building used for maintenance or mechanical equipment shall be one (1) story not to exceed ten (10) feet.

H. AREA REGULATIONS: The following minimum standards shall be required. Where there is a conflict for those properties within the Transit District Overlay boundaries, the lot dimension, yard and setback requirements stated in Table 2: *Thematic Street Space Standards*, in Section 41 B, *Transit District Overlay (TDO)* shall control.

1. Depth of front yard, feet - 15
2. Depth of rear yard, feet - 10
3. Width of side yard, each side, feet:
 - a. Interior Lots - None, only as required by building and fire code.
 - b. Corner Lots – 10 feet from the right-of-way line
4. Width of lot, feet – 100 ~~None~~.
5. Depth of lot, feet – 100 ~~None~~.

I. BUFFER AREA REGULATIONS: Whenever a CR District is located adjacent to an existing or zoned residential district of lower density development, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of ten (10) feet from the adjoining property line. No buffer strip shall be required between the two districts.

J. OFF-STREET PARKING: 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. No off-street parking shall be

allowed in the front yard.

- K. OFF-STREET LOADING: No off-street loading is required in the CR District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning and Zoning Commission.
- L. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.
- M. DESIGN REQUIREMENTS: The following minimum design requirements shall be provided in the CR Condominium District.
1. Buildings and structures shall conform to the masonry requirements as established in Section 54 of this Ordinance.
 2. Individual window air conditioning units are prohibited. Central air conditioning units, heat pumps, and similar mechanical equipment, when located outside, shall be landscaped and screened from view in accordance with the provisions of Section 50.
 3. The maximum length of any building shall not exceed one hundred (100) linear feet. Such limitation shall apply to any cluster of attached buildings unless there is a break in the deflection angle of at least twenty (20) degrees and under no circumstances shall a cluster of buildings exceed two hundred (200) feet on length.
 4. Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal and vertical surface. Buildings shall have no more than sixty (60) continuous feet without a horizontal and vertical break of at least three (3) feet.
 5. The minimum distance between any two (2) unattached buildings shall be ten (10) feet or the height of the building whichever is greater. Whenever two (2) principal structures are arranged face-to-face or back-to-back, the minimum distance shall be fifty (50) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings, or other architectural features.
 6. Off-street parking areas shall not be closer than ten (10) feet to any adjacent property line. Whenever an off-street parking, vehicular use or storage area is within ten (10) feet of any adjacent residentially zoned district, the parking area shall be physically screened by a fence or wall at least six (6) feet high. All fencing shall be finished on both sides.

- 7. Parking of recreational vehicles, trailers, motor homes, boats, towed trailers and similar vehicular equipment is prohibited unless stored within a fully enclosed building. Such buildings shall also be located at least ten (10) feet from any adjacent property line.
- 8. Sidewalks shall be provided along any street, private or public, within a brownstone development upon which a brownstone has frontage. A planned development overlay shall not be used to deviate from this requirement.
- 9. Condominium projects approved prior to **Month Day, 2024**, shall be considered lawfully approved uses. However, any subsequent condominium development shall conform to the Design Standards Manual for Multifamily and Vertical Mixed-Use Development attached as Exhibit "A" to Section 22 of the Zoning Ordinance. An affidavit of compliance with the aforementioned standards is required to be submitted at the time of application, sealed by a licensed architect, with accompanying exhibits and documentation demonstrating/illustrating said compliance.

Section 20, R-TH Townhouse District Regulations

E. DENSITY REQUIREMENTS: The following density requirement shall apply:

- 1. Maximum Density: The maximum density within the R-TH District shall not exceed eight (8) ~~nine (9)~~ dwelling units per gross acre.

Section 22, R-MF Multifamily District Regulations

A. PERMITTED USES: The following uses shall be permitted as principal uses.

- 1. Multifamily dwellings ~~including apartments & condominiums~~

Section 34, PRD-6 Planned Residential Low-Density District

~~This section is proposed for deletion in its entirety.~~

Section 35, PRD-12 Planned Residential Medium Density District

~~This section is proposed for deletion in its entirety.~~

Section 56, Off-Street Parking Requirements

<u>Current</u>			<u>Proposed Changes</u>		
Section 56, Requirements	Off-Street	Parking	Section 56, Requirements	Off-Street	Parking

Single-family dwellings: attached, detached, townhouse, duplex - 2 parking spaces per dwelling unit	Single-family dwellings: attached, detached, townhouse, <u>rowhouse, brownstone</u> duplex - 2 parking spaces per dwelling unit
Apartment, Condominiums, triplex and fourplex – 2 parking spaces per dwelling unit	<u>Apartment</u> <u>Multifamily</u> <u>Dwellings</u> , Condominiums, triplex and fourplex – 2 parking spaces per dwelling unit

Table added for reference:

Maximum Density Requirements												
	RL - Residential Low Density			RM - Residential Medium Density								RH - Residential High Density
	R-20	R-12.5	R-7.5	R-MODH	R-5.0	R-3.5	R-TH	BR	CR	R-3.75	R-MH	R-MF
	Single-Family	Single-Family	Single-Family	Modular Home	Zero-Lot-Line	Two-Family	Townhouse	<u>Rowhouse</u> <u>Brownstone</u>	Condominium	Three & Four Family	Manufactured Home	Multifamily
Max. Density	2 DU/ac	3 DU/ac	4 DU/ac	Refers to consistency with R-7.5 District.	8 DU/ac	8 DU/ac	9 DU/ac	9 DU/ac	9 DUs/ac	10 DU/ac	Provides minimum acreage and lot dimensions but does not specify DUs/ac.	20 DU/ac

PHASE 2 AMENDMENTS

Section 41B, Transit District Overlay

Figure 3: Preferred use Matrix

	Intensity Sub-District		
	High	Medium	Low
Entertainment	X		
Attractions	X		
Restaurant	X	X	
Winery	X	X	
Craft Brewery	X	X	
Distillery	X	X	
Retail	X	X	
Artisan/Craft Studios & Shops	X	X	
Temporary Retail (Vendors/Kiosks)	X	X	
Mixed Use	X	X	
Office	X	X	
Personal Service		X	
Education/Vocational Institution	X	X	
Live/Work Space	X	X	
Condominium/ Townhome	X	X	X
Townhome		X	X
Rowhouse Brownstone		X	X
Single-Family Attached	X	X	X
Two-Family/ Duplex		X	X
Single-Family Detached			X

*This is a summary of some of the more common possible appropriate uses; all uses will be approved through the Conditional Use process in accordance with Section 48 of the Grapevine Zoning Ordinance.

MEMO TO: PLANNING AND ZONING COMMISSION
FROM: ERICA MAROHNIC, PLANNING SERVICES DIRECTOR
MEETING DATE: JANUARY 16, 2024 - WORKSHOP
SUBJECT: RECEIVE A REPORT, HOLD A DISCUSSION, AND PROVIDE STAFF DIRECTION REGARDING AMENDMENTS TO MAP 2: LAND USE PLAN CATEGORY

BACKGROUND:

The Planning and Zoning Commission has determined that the Comprehensive Master Plan (1974-1994, updated 1987) of the City of Grapevine Ordinance (Ordinance No. 87-11) requires updating. At the December 13 and 19 workshop, the Commission reviewed the “CBD” Central Business District per the attached assessment map. They will move forward with reviewing the Central Northeast and Central Northwest portion of the attached map exhibit.

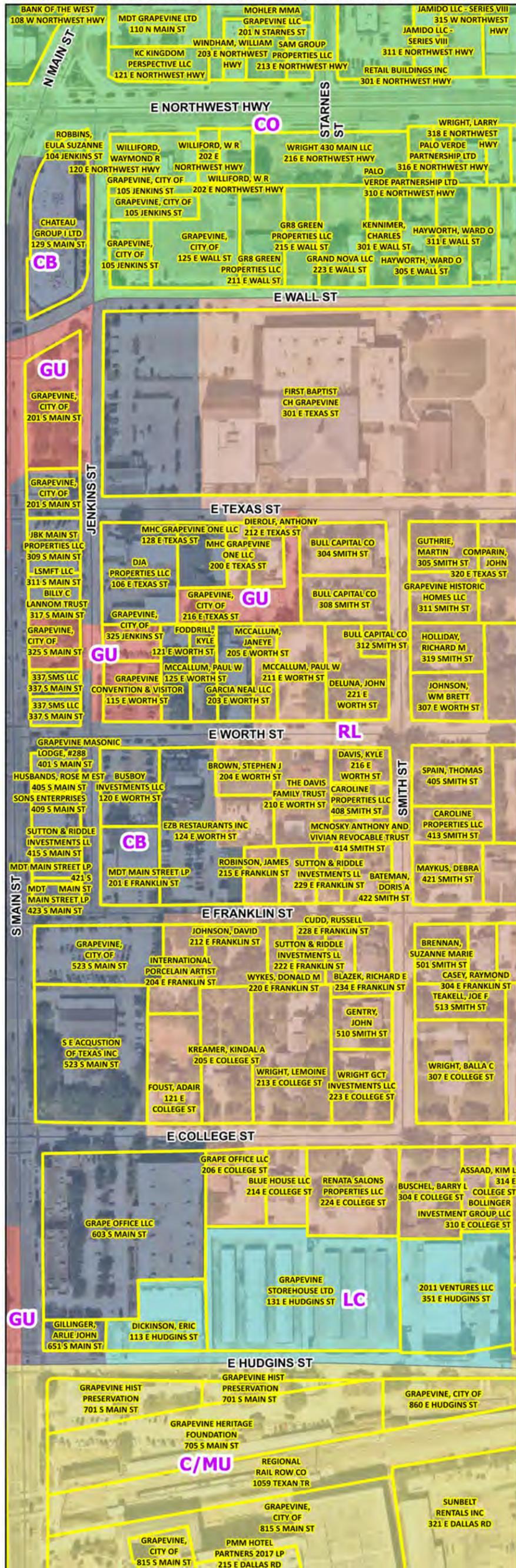
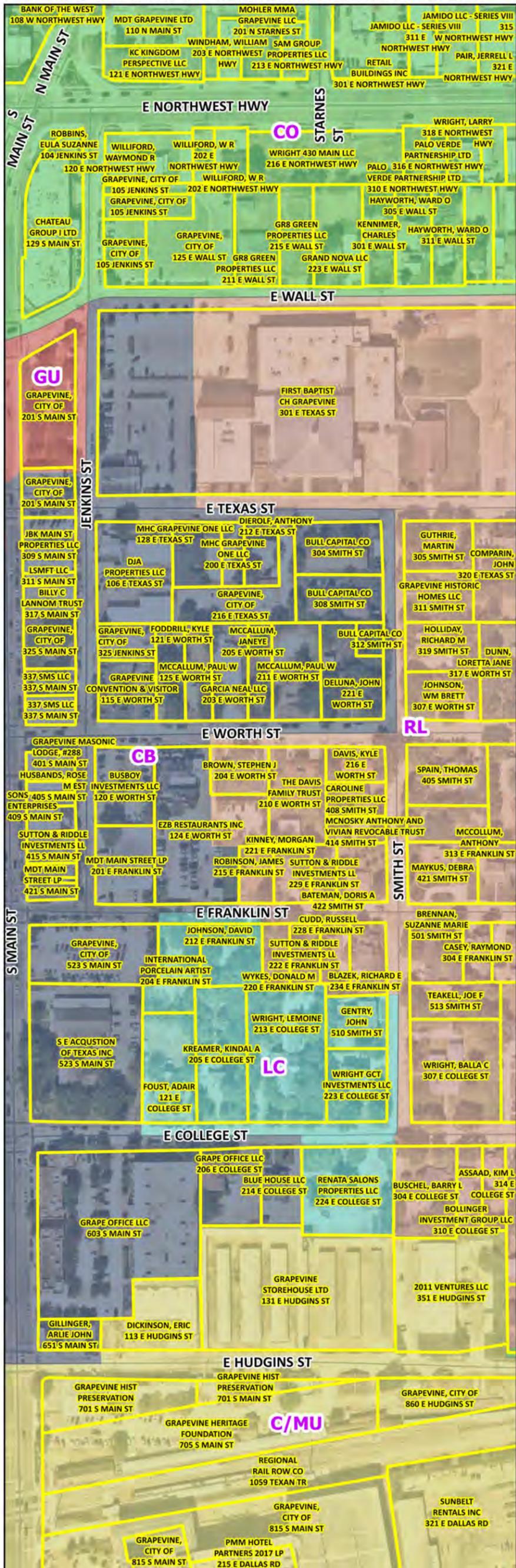
Summary of Proposed Map 2: Land Use Plan Category Changes

CBD – East of South Main Street

Area/Address	Existing Category	Proposed Category	General Notes/ Action Items
301 E. Texas Street	CB front parking lot	CB front parking lot	No change to western part of parking lot.
216 E. Texas Street	CB	GU	City of Grapevine, parking lot.
325 Jenkins Street	CB	GU	City of Grapevine, parking lot.
115 E. Worth Street	CB	GU	City of Grapevine, parking lot.
325 S. Main Street	CB	GU	City of Grapevine, gazebo.
211 E. Worth Street	CB	RL	
205 E. Worth Street	CB	RL	
200 E. Texas Street	CB	RL	
212 E. Texas Street	CB	RL	
304 Smith Street	CB	RL	
308 Smith Street	CB	RL	
312 Smith Street	CB	RL	
221 E Worth Street	CB	RL	
124 E. Worth Street	RL (eastern part)	RL (eastern part)	Eastern part of parking lot behind/north of 215 E Franklin Street.
204 E. Franklin Street	LC	RL	
212 E. Franklin Street	LC	RL	
121 E. College Street	LC	RL	
205 E. College Street	LC	RL	
213 E. College Street	LC	RL	
510 Smith Street	LC	RL	
223 E. College Street	LC	RL	
214 E. College Street	CB	RL	
206 E. College Street	CB	RL	
224 E. College Street	LC	RL	
113 E. Hudgins Street	CMU	LC	
131 E. Hudgins Street	CMU	LC	
351 E. Hudgins Street	CMU	LC	
365 E. Hudgins Street	CO	RL	Southern portion (triangle) of lot that is CO and majority of lot is RL and will remain RL

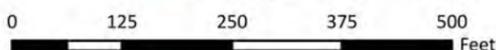
CURRENT FUTURE LAND USE

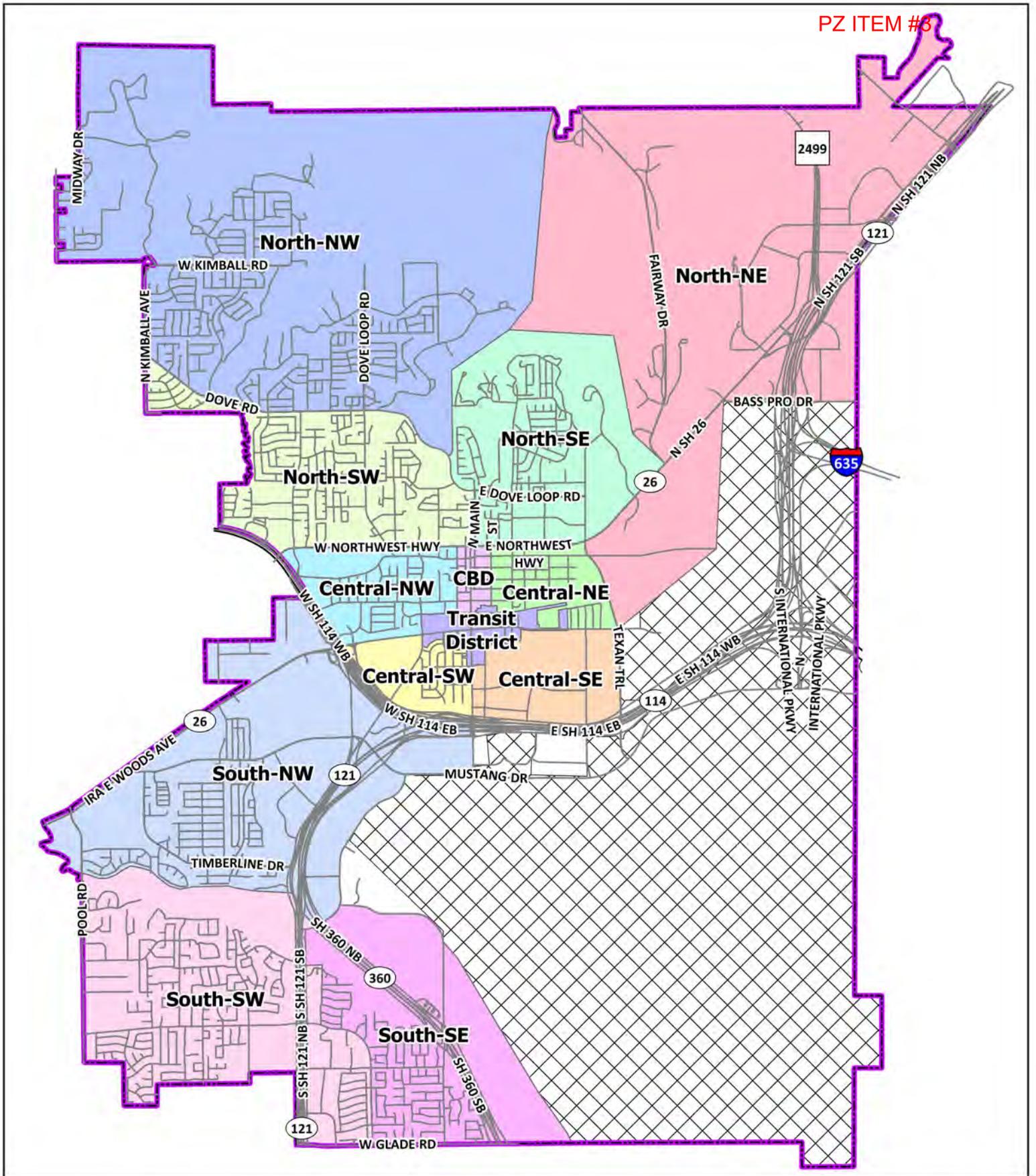
PROPOSED FUTURE LAND USE



FUTURE LAND USE 12/19/23 Workshop

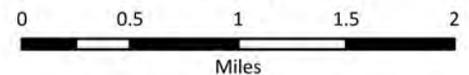
- Parcels
- GU - Governmental Use
- RA - Recreational/Amusement
- C/MU - Commercial/Mixed Use
- IC - Industrial/Commercial
- RH - Residential High Density
- CB - Central Business District
- IN - Industrial
- RL - Residential Low Density
- CO - Commercial
- LC - Low Intensity Commercial
- RM - Residential Medium Density

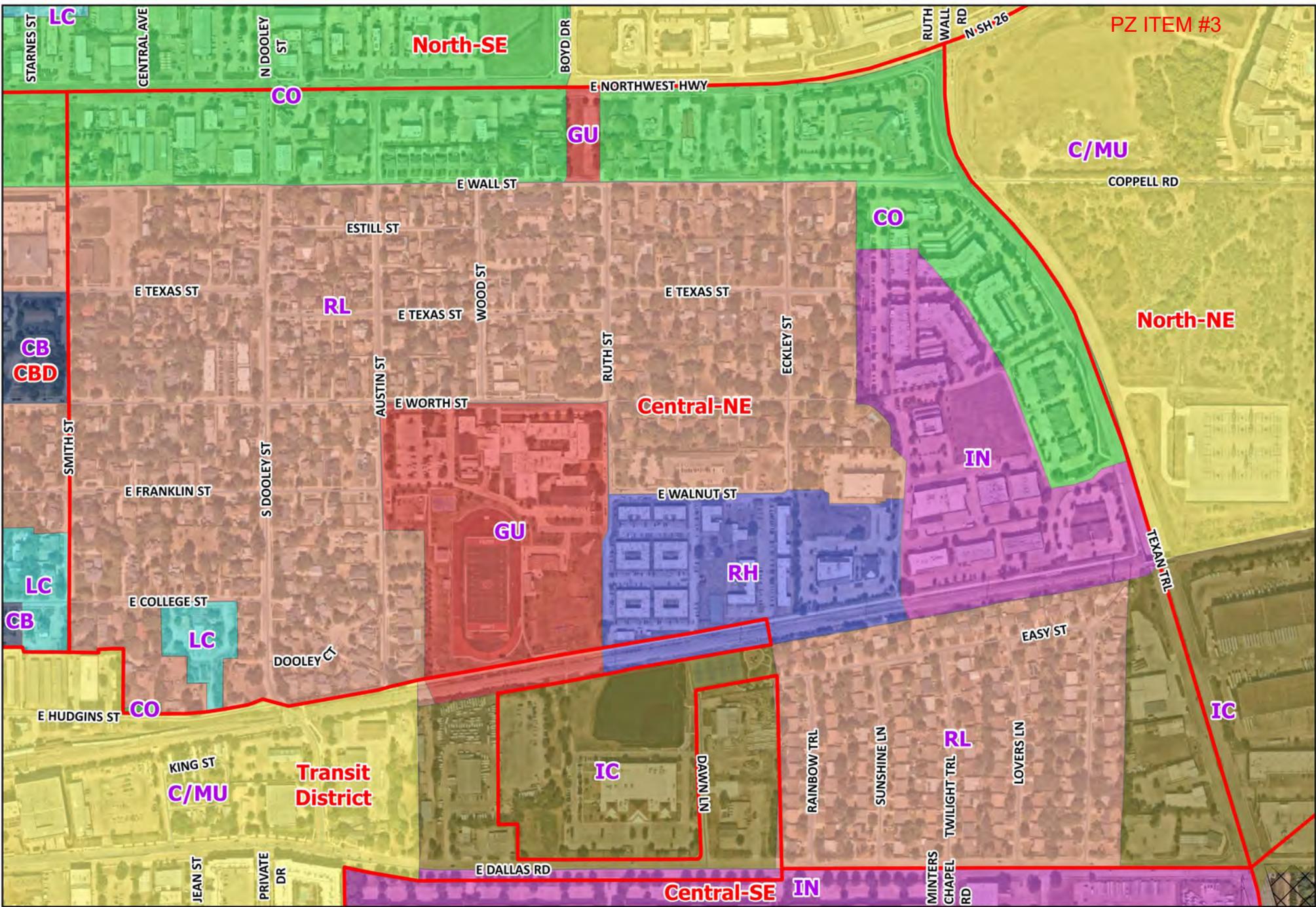




City of Grapevine FUTURE LAND USE ASSESSMENT AREAS

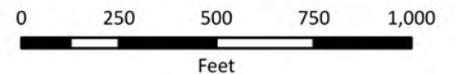
- | | | | |
|--|--|--|---|
| CBD | Central-SW | North-SW | Transit District |
| Central-NE | North-NE | South-NW | Grapevine City Limits |
| Central-NW | North-NW | South-SE | DFW Airport |
| Central-SE | North-SE | South-SW | |



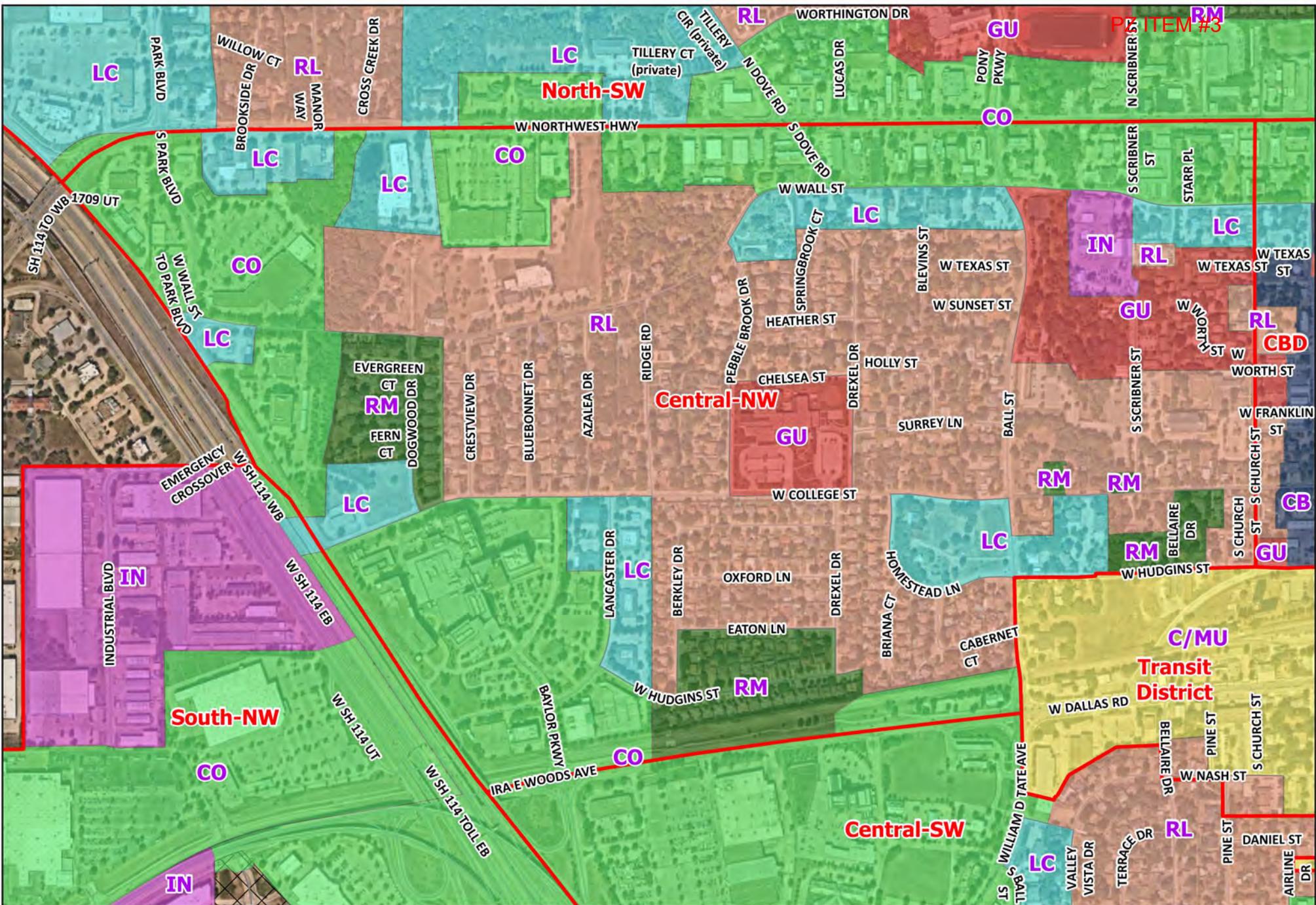


**City of Grapevine
FUTURE LAND USE
Area: Central-NE**

- | | | |
|--------------------------------|-------------------------------|---------------------------------|
| C/MU - Commercial/Mixed Use | IN - Industrial | RM - Residential Medium Density |
| CB - Central Business District | LC - Low Intensity Commercial | Assessment Areas |
| CO - Commercial | RA - Recreational/Amusement | DFW Airport Grapevine Boundary |
| GU - Governmental Use | RH - Residential High Density | |
| IC - Industrial/Commercial | RL - Residential Low Density | |

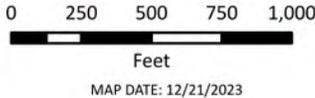


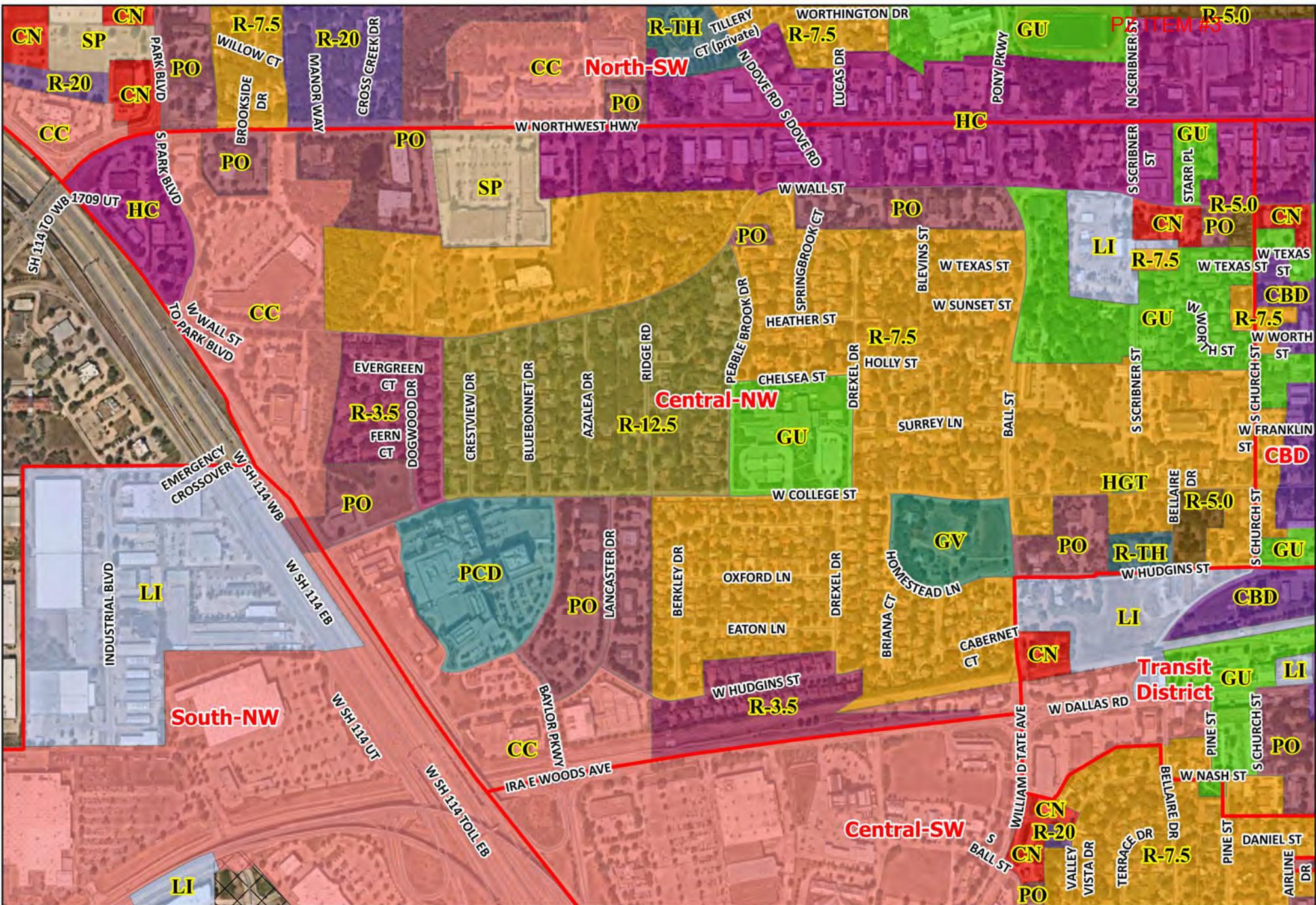
MAP DATE: 12/20/2023



City of Grapevine
FUTURE LAND USE
Area: Central-NW

- | | | |
|--------------------------------|-------------------------------|---------------------------------|
| C/MU - Commercial/Mixed Use | IN - Industrial | RM - Residential Medium Density |
| CB - Central Business District | LC - Low Intensity Commercial | Assessment Areas |
| CO - Commercial | RA - Recreational/Amusement | DFW Airport Grapevine Boundary |
| GU - Governmental Use | RH - Residential High Density | |
| IC - Industrial/Commercial | RL - Residential Low Density | |

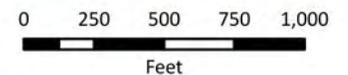




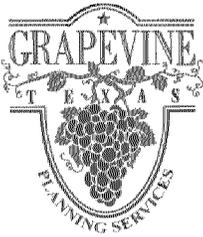
City of Grapevine
ZONING
Area: Central-NW

BP	GU	HGT	PID	R-20	R-7.5	R-MH
CBD	GV	LI	PO	R-3.5	R-MF	R-TH
CC	HC	MXU	PUD	R-3.75	R-MF-1	RA
CN	HCO	PCD	R-12.5	R-5.0	R-MF-2	SP

- Assessment Areas
- DFW Airport
- Grapevine Boundary



MAP DATE: 12/21/2023



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION WORKSHOP MINUTES
WEDNESDAY, DECEMBER 13, 2023

GRAPEVINE CITY HALL
PLANNING AND ZONING CONFERENCE ROOM
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

2:30 PM Workshop

The Planning and Zoning Commission of the City of Grapevine, Texas met in Workshop Session on this the 13th day of December 2023 in the City Council Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Traci Hutton	Member
Dennis Luers	Member
Jason Parker	Member
Beth Tiggelaar	Member
David Hallberg	Member
Ben Johnson	Alternate
Mark Assaad	Alternate

With Monica Hotelling absent. Sharron Rogers present as council representative. The following City Staff were present:

Matthew Boyle	City Attorney
Erica Marohnic	Planning Services Director
Betsi Chatham	GIS Manager
Albert L. Triplett, Jr.	Planner II
Natasha Gale	Planner I

WORKSHOP: 2:30 p.m. – Planning and Zoning Conference Room

CALL TO ORDER - Chairman Oliver called the meeting to order at 2:30 p.m.

CITIZEN COMMENTS

1. 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 staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission’s consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open

Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

No one spoke during citizen comments.

WORKSHOP

2. Receive a report, hold a discussion, and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, *Definitions*; and create zoning districts, Condominium District and Rowhouse District; and establish bulk, dimensional, and setback standards relative to condominiums and rowhouses, and Section 41B. Transit District Overlay.

The Commission discussed this item.

The Commission determined that they will work on amending the current definition of Condominium to clarify that it will include fee simple ownership of the ground and create a Condominium district; they will also create a definition, use, and district for Rowhouses; which they preferred to rename to Brownstones. The Commission was briefed on the draft zoning districts for Condominiums and Brownstones, asked questions, and provided feedback and revisions to the draft presented. Topics discussed included maximum density, minimum floor area, minimum lot width and depth, maximum height, and any limitations to height if adjacent to single-family homes, etc. The Commission also considered adding more landscaped open space and less density to these types of developments; 8 dus/acre instead of 9 dus/acre.

3. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Master Plan (1974-1994, updated 1987), Ordinance No. 87-11 of the City of Grapevine, as follows: Map 2: Land Use Plan in Subsection E., *Future Land Use*, of Section IV., *Land Use*.

The Commission discussed this item.

Matthew C.G. Boyle, City Attorney advised the Commission members present that future land use maps (Map 2: Land Use Plan) are zoning regulators. Zoning change decisions should be consistent with the property's underlying future land use category.

The city's central business district (Zoned "CBD" and Central Business (CB) future land use category) is a priority and the future land use map is being discussed to show the separation of the central business area along S. Main Street from residential areas to the west, specifically along S.

Church Street. The discussion included the impact of changing the designation of commercial properties to residential in the future and the importance of creating more residential areas. The Commission considered parcel boundaries and lot boundaries, the overlay between zoning and future land use, and the potential impact on property owners.

Adjournment

Meeting was adjourned at **4:28 p.m.**

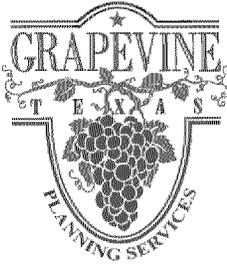
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16TH DAY OF JANUARY 2024.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, DECEMBER 19, 2023

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

5:15 p.m.	Dinner – Planning and Zoning Conference Room
5:30 p.m.	Special Meeting – Planning and Zoning Conference Room
7:00 p.m.	Briefing Session – Planning and Zoning Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 19TH day of December 2023 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Dennis Luers	Member
Beth Tiggelaar	Member
David Hallberg	Member
Jason Parker	Member
Traci Hutton	Member
Mark Assaad	Alternate
Ben Johnson	Alternate

With Monica Hotelling absent, constituting a quorum. Sharron Rogers was present as a Council representative. The following City Staff were present:

Matthew Boyle	City Attorney
Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

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

WORKSHOP

1. Receive a report, hold a discussion and provide staff direction with proposed amendments to the Comprehensive Master Plan (1974-1994, updated 1987) of

the City of Grapevine Ordinance (Ordinance No. 87-11), and take any necessary action.

The Commission discussed this item.

Staff presented an updated assessment area map and a table for the Central Business District, focusing between Northwest Highway and Hudgins and South Church Street to Barton Street. The Commission discussed potential changes to the Central Business District, primarily on the east side of South Main Street, including concerns about parking and congestion, and the zoning of various properties.

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

BRIEFING SESSION

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.

Briefing Session adjourned at **7:12 p.m.**

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

3. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU23-33** (7-Eleven) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jennifer Derenski requesting a conditional use permit to amend the previously approved site plan CU2019-02 (Ordinance No. 2019-006) for a master site development plan for gasoline sales and off premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store. This request is specifically to revise the floor plan to allow for a Laredo Taco Company restaurant within the existing 7-Eleven convenience store and gas station. The subject property is located at 3580 North Grapevine Mills Boulevard and is currently zoned "CC", Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant, Mike McMunn and 7-Eleven representative, Lucas Patton, presented and answered questions.

5. Zoning Change Application **Z23-09** (711 East Wall Street) and Final Plat of Lot 1, Block 1, Martha's Vineyard – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Neal Cooper requesting to rezone 0.230 acre from a “HC”, Highway Commercial District to a “R7.5”, Single-Family District for the purpose of developing a single-family residential dwelling. The applicant is also requesting to plat one residential lot.

The Commission and Council received a report from staff and held the public hearing. Applicant representative, Neal Cooper, presented and answered questions.

6. **AM23-06** Multi-Tenant Pole Signs – City Council and Planning and Zoning Commission to conduct a public hearing relative to amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances, as follows: Section 60, Sign Standards relative to On-Premise Signs and Pole Sign Conditional Uses.

The Commission and Council received a report from staff and held the public hearing. Developer, Brett Anz, presented and answered questions.

7. **MP23-01** Comprehensive Master Plan – City Council and Planning and Zoning Commission to conduct a public hearing relative to amendments and changes to the Comprehensive Master Plan (1974-1994, updated 1987) of the City of Grapevine Ordinance No. 87-11, as follows: Subsection E., Future Land Use, of Section IV., Land Use to revise zoning districts consistent in corresponding future land use categories.

The Commission and Council received a report from staff and held the public hearing.

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 **7:55 p.m.**

8. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

9. Conditional Use Permit CU23-33 (7-Eleven) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use Permit **CU23-33** (3580 North Grapevine Mills Boulevard):

Motion: Parker
Second: Hallberg
Ayes: Oliver, Assaad, Luers, Tiggelaar, Hutton
Nays: None
Approved: 7 - 0

10. Zoning Change Application Z23-09 (711 East Wall Street) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Zone Change Request **Z23-09** (711 East Wall Street):

Motion: Hutton
Second: Tiggelaar
Ayes: Parker, Oliver, Luers, Hallberg, Assaad
Nays: None
Approved: 7 – 0

11. **Final Plat** of Lot 1, Block 1, Martha’s Vineyard – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** the Statement of Findings and the Final Plat of Lot 1, Block 1, Martha’s Vineyard (711 East Wall Street):

Motion: Parker
Second: Assaad
Ayes: Luers, Oliver, Hutton, Hallberg, Tiggelaar
Nays: None
Approved: 7 – 0

12. **AM23-06** Multi-Tenant Pole Signs – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** text amendment to the Zoning Ordinance AM23-06 (Multi-Tenant Pole Signs):

Motion: Hallberg
Second: Luers
Ayes: Hutton, Oliver, Tiggelaar, Assaad, Parker
Nays: None
Approved: 7 – 0

13. **MP23-01** Comprehensive Master Plan – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Master Plan text amendment **MP23-01** (Comprehensive Master Plan):

Motion: Hutton
Second: Parker
Ayes: Oliver, Luers, Tiggelaar, Assaad, Hallberg
Nays: None
Approved: 7 – 0

14. Consider the minutes of the November 21, 2023 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the November 21, 2023 Planning and Zoning Commission meeting.

Motion: Assaad
Second: Tiggelaar
Ayes: Oliver, Luers, Hallberg
Nays: None
Abstained: Parker, Hutton
Approved: 5 – 0 – 2

15. Consider the minutes of the November 27, 2023 Joint City Council and Planning and Zoning Commission workshop.

The Commission discussed this item.

Motion was made to **approve** the minutes of the November 27, 2023 Joint City Council and Planning and Zoning Commission workshop.

Motion: Parker
Second: Assaad
Ayes: Hutton, Tiggelaar, Oliver, Luers, Hallberg
Nays: None
Abstained: None
Approved: 7 – 0

16. Consider the minutes of the December 6, 2023 Planning and Zoning Commission workshop.

The Commission discussed this item.

Motion was made to **approve** the minutes of the December 6, 2023 Planning and Zoning Commission workshop.

Motion: Luers
Second: Assaad
Ayes: Parker, Hutton, Oliver, Hallberg, Tiggelaar
Nays: None
Abstained: none
Approved: 7 - 0

Adjournment

Motion was made to adjourn the meeting at **8:06 p.m.**

Motion: Assaad
Second: Parker
Ayes: Luers, Oliver, Hutton, Hallberg, Tiggelaar
Nays: None
Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16th DAY OF JANUARY 2024.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN