



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, FEBRUARY 20, 2024

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

---

5:45 p.m.	Dinner – City Council Conference Room
6:15 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:15 p.m.	Executive Session – City Council Conference Room
7:15 p.m.	TIRZ 1 and 2 Board Meetings – City Council Chambers
7:30 p.m.	Joint Regular Meeting – City Council Chambers

---

**CALL TO ORDER: 6:15 p.m.** – City Council Chambers

**EXECUTIVE SESSION:**

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

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

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

2. Invocation and Pledge of Allegiance: Commissioner Jason Parker

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU23-32** (Stellini Trattoria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mitchell Wegner requesting a conditional use permit to amend the previously approved site plan CU19-10 (Ordinance No. 2019-027) to allow for the

possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market. This request is specifically to revise the floor plan by adding restaurant seating to the former market area. The subject property is located at 400 East Dallas Road, Suite 100 and is currently zoned “CBD”, Central Business District.

4. Conditional Use Permit **CU24-04** (Portillo’s) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by HDGroup, Inc requesting a conditional use permit for a planned commercial center to allow for the possession, storage, and retail sales of on- and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a 6,750 square foot restaurant with a drive-through, outdoor dining, and outdoor speakers. The subject property is located at 460 West State Highway 114 and is currently zoned “HC”, Highway Commercial District.
5. Zoning Change Application **Z23-08** and Conditional Use Permit **CU23-35** (Stuart’s Paint and Body) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Oweis Enterprises, LLC requesting to rezone 2.4 acres from “CC”, Community Commercial District to “LI”, Light Industrial District. The applicant is also requesting a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage and an 18-foot pole sign. The subject property is located at 2051 State Highway 121.

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

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

### CITIZEN COMMENTS

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

### PRESENTATIONS

7. State Representative Giovanni Capriglione to present an update on legislative actions.

8. State Representative Giovanni Capriglione and Mayor Tate to recognize Miss Texas Teen Natalie Poveda.

### NEW BUSINESS

9. Consider **Ordinance No. 2024-012** to amend the Tax Increment Financing Reinvestment Zone Number One Project and Financing Plan, and take any other necessary action.
10. Consider **Ordinance No. 2024-013** to amend the Tax Increment Financing Reinvestment Zone Number Two Project and Financing Plan, and take any other necessary action.

### CONSENT AGENDA

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

11. Consider a mid-year appointment to the Convention and Visitors Board of Directors to fill an unexpired term. Council Member Leon Leal recommends approval.
12. Consider the renewal of an annual contract for utility bill printing, mailing and offset printing services with DataProse, Inc. Chief Financial Officer recommends approval.
13. Consider an annual contract for personal protective equipment from North America Fire Equipment Company, Inc. Fire Chief recommends approval.
14. Consider the purchase of a Toro utility vehicle from Professional Turf Products for the Grapevine Golf Course. Golf Director recommends approval.
15. Consider the purchase of baseball field repair services at the Oak Grove Baseball complex. Parks and Recreation Director recommends approval.
16. Consider the purchase of restoration services for the Dove Waterpark slides and splashpads from Amusement Restoration Companies. Parks and Recreation Director recommends approval.
17. Consider **Resolution No. 2024-003** amending the bylaws of the Friends of Grapevine Baseball and Softball. Parks and Recreation Director recommends approval.

18. Consider a temporary use permit to allow Cirque Italia to operate on property located at Grapevine Mills Mall, 3000 Grapevine Mills Parkway and platted as Block 1, Lot 1R3, Grapevine Mills Addition, Phase 1 from March 21-March 24, 2024. Planning Services Director recommends approval.
19. Consider the annual renewal of project management software licenses from SystemMates, Inc. Public Works Director recommends approval.
20. Consider the renewal of an annual contract for pavement leveling services with Nortex Concrete Lift and Stabilization. Public Works Director recommends approval.
21. Consider the ratification of the emergency purchase and installation of a raw water valve from Rangeline Utility Services LLC. Public Works Director recommends approval.
22. Consider an agreement for ICONICS software support for the Supervisory Control and Data Acquisition (SCADA) System with Process Control Dynamics, Inc. and **Ordinance No. 2024-014** to appropriate the funds. Public Works Director recommends approval.
23. Consider approval of an Interlocal Agreement with Tarrant County for reimbursement of the construction of East Wall Street from Texan Trail to the west boundary line of Dallas/Fort Worth Airport. Public Works Director recommends approval.
24. Consider a Developers Agreement with Sunbelt Rentals, Inc. for the reconstruction of East Wall Street from Texan Trail to the west boundary line of Dallas/Fort Worth Airport and **Ordinance No. 2024-015** to appropriate the funds. Public Works Director recommends approval.
25. Consider the minutes of the February 6, 2024 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

26. Conditional Use Permit **CU23-32** (Stellini Trattoria) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-016**, if applicable, and take any necessary action.

27. Conditional Use Permit **CU24-04** (Portillo's) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-017**, if applicable, and take any necessary action.
28. Zoning Change Application **Z23-08** (Stuart's Paint and Body) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-018**, if applicable, and take any necessary action.
29. Conditional Use Permit **CU23-35** (Stuart's Paint and Body) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-019**, if applicable, and take any necessary action.

### ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on February 20, 2024 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



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

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



CITY OF GRAPEVINE, TEXAS  
SPECIAL AND REGULAR  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, FEBRUARY 20, 2024

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

---

5:45 p.m. Workshop - 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: 5:45 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 (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: amend Subsection A.3, Noise Regulation of Section 55, Performance Standards by adding an exception for whole-home emergency generators during testing periods.
2. 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 Brownstone District; establish bulk, dimensional, and setback standards relative to condominiums and brownstones, and Section 41B, Transit District Overlay.
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 (87-11).

**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: Commissioner Jason Parker

**JOINT PUBLIC HEARINGS**

6. Conditional Use Permit **CU23-32** (Stellini Trattoria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mitchell Wegner requesting a conditional use permit to amend the previously approved site plan CU19-10 (Ordinance No. 2019-027) to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market. This request is specifically to revise the floor plan by adding restaurant seating to the former market area. The subject property is located at 400 East Dallas Road, Suite 100 and is currently zoned “CBD”, Central Business District.
7. Conditional Use Permit **CU24-04** (Portillo’s) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by HDGroup, Inc requesting a conditional use permit for a planned commercial center to allow for the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a 6,750 square foot restaurant with a drive-through, outdoor dining, and outdoor speakers. The subject property is located at 460 West State Highway 114 and is currently zoned “HC”, Highway Commercial District.
8. Zoning Change Application **Z23-08** and Conditional Use Permit **CU23-35** (Stuart’s Paint and Body) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Oweis Enterprises, LLC requesting to rezone 2.4 acres from “CC”, Community Commercial District to “LI”, Light Industrial District. The applicant is also requesting a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage and an 18-foot pole sign. The subject property is located at 2051 State Highway 121.

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

**CITIZEN COMMENTS**

9. 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

10. Conditional Use Permit **CU23-32** (Stellini Trattoria) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU24-04** (Portillo's) – Consider the application and make a recommendation to City Council.
12. Zoning Change Application **Z23-08** (Stuart's Paint and Body) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU23-35** (Stuart's Paint and Body) – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the January 16, 2024 Planning and Zoning Commission workshop and regular 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 February 16, 2024 by 5:00 p.m.

  
Tara Brooks, TRMC, CRM  
City Secretary



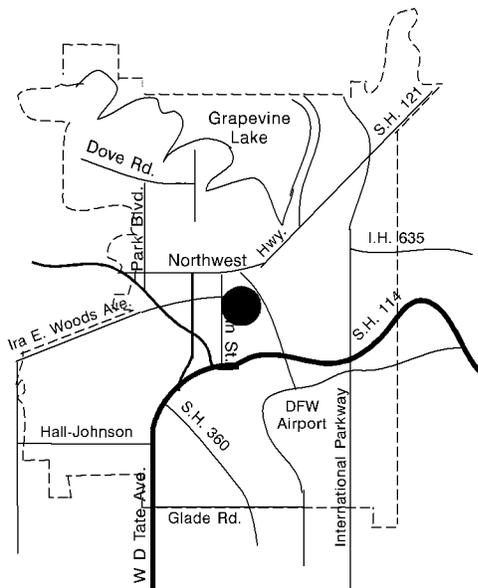
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

MEETING DATE: FEBRUARY 20, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF  
CONDITIONAL USE APPLICATION CU23-32 STELLINI  
TRATTORIA



APPLICANT: Mitch Wegner

PROPERTY LOCATION AND SIZE:

The subject property is located at 400 East Dallas Road, Suite 100 and is platted as Lot 1R, Block 2, Hilltop Addition. The subject property contains approximately 5.08 acres and has 330 feet of frontage along Jean Street and 541 feet of frontage along East Dallas Road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU19-10 (Ordinance No. 2019-027) to allow for the possession, storage, retail sales, and on-and off premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market. This request is specifically to revise the floor plan by adding restaurant seating to the former market area.

The applicant proposes a 883 square foot expansion to the existing restaurant. The expansion will be accomplished by absorbing the adjacent suite (#200). The main access to the restaurant is from Jean Street. The expansion includes 24 seats for a total of 180 seats.

PRESENT ZONING AND USE:

The property is currently zoned “CBD”, Central Business District and is developed as the AMLI Grapevine, a four story, 250-unit multifamily project with flexible lease space for restaurant or retail uses on the ground floor.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned “I-1”, Light Industrial District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “LI”, Light Industrial District.

- On December 16, 1997, City Council approved CU97-67 (Ord. 1997-146) to allow for outside storage with the existing facilities.
- On May 17, 2016, City Council approved Z16-01 (Ord. 2016-035) and PD16-01 (Ord. 2016-36) to rezone the subject site from “LI”, Light Industrial District to “CBD”, Central Business District and a planned development overlay PD16-01 (Ord. 2016-036) to allow for the development of 250 multifamily units with increased height and deviation from the standard parking requirements.
- On May 21, 2019, City Council approved CU19-10 (Ord. 2019-027) to allow the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: “LI”, Light Industrial District - non-conforming mobile home park, multi-tenant office-warehouse building
- SOUTH: “LI”, Light Industrial District - Northfield Distribution warehouse-distribution facility, non-conforming single-family homes
- EAST: “LI”, Light Industrial District - Northfield Distribution warehouse-distribution facility
- WEST: “LI”, Light Industrial District - Hop and Sting Brewing Company (formerly Grapevine Craft Brewery)

AIRPORT IMPACT:

The subject tract is located within “Zone A” Zone of Minimal Effect as defined on the “Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” Map. Few activities will be affected by aircraft sounds in “Zone A” except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant’s

proposal is an appropriate use in this noise zone.

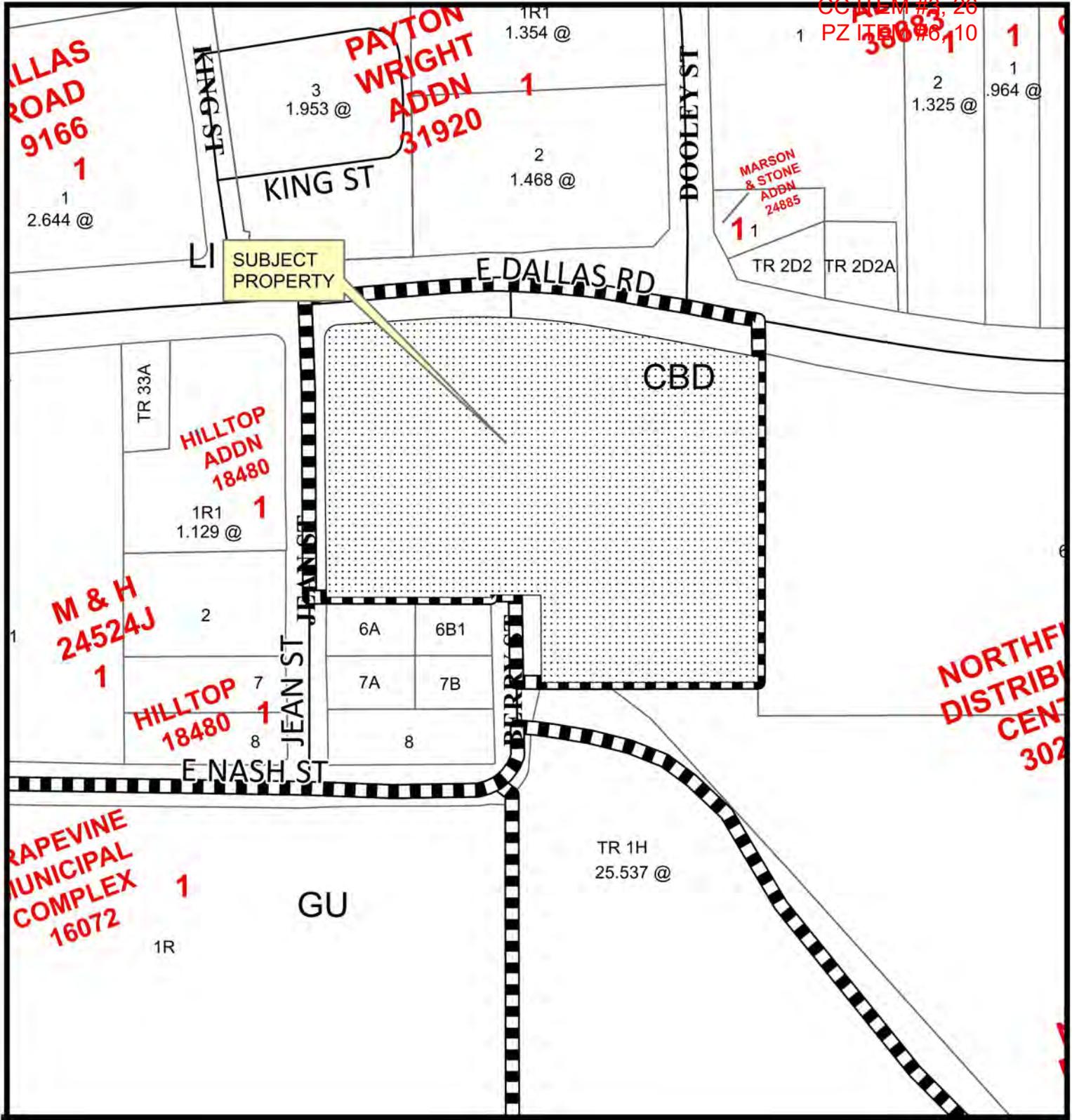
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates Dallas Road as a Type C Minor Arterial, which requires a minimum of right-of-way width of 80 feet to be developed with four lanes with a turn lane. Jean Street is not on the City of Grapevine's Thoroughfare Plan.

/at



**CU23-32; Stellini Trattoria**  
**400 East Dallas Road, Suite 100**



Date Prepared: 2/7/2024

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



# CITY OF GRAPEVINE CONDITIONAL USE APPLICATION Form "A"

### PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact  
*Stellini Trattoria*

Street address of applicant / agent:  
*400 E Dallas Rd Grapevine TX ~~76092~~ 76051*

City / State / Zip Code of applicant / agent:  
*~~958 892 5226~~*

Telephone number of applicant / agent:  
*908 892 5626*

Fax number of applicant/agent

Email address of applicant/agent  
[REDACTED]

Mobile phone number of applicant/agent

### PART 2. PROPERTY INFORMATION

Street address of subject property  
*400 E Dallas Rd #100*

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

Lot Block Addition

Size of subject property  
Acres  
*5250*  
Square footage

Present zoning classification: *Central Business* Proposed use of the property: *Private Dining Restaurant A/B Sales*

Circle yes or no, if applies to this application

Outdoor speakers Yes  No

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:

### PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:  
*AMLI*

Street address of property owner:  
*444 E Dallas Rd*

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

Telephone number of property owner:  
*855 409 9427*

Fax number of property owner:

NOV 06 2023

*CU23-32*





# CITY OF GRAPEVINE

## SITE PLAN APPLICATION

### Form "B"

#### PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

*Stellini Trattoria*

Street address of applicant / agent:

*400 E Dallas Rd*

City / State / Zip Code of applicant / agent:

*Grapevine TX 76051*

Telephone number of applicant / agent:

*908 892 5626*

Fax number of applicant / agent:

Email address of applicant/agent

[REDACTED]

Mobile phone number of applicant/agent

Applicant's interest in subject property:

#### PART 2. PROPERTY INFORMATION

Street address of subject property

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

Lot                                      Block                                      Addition

Size of subject property

Acres

Square footage

Present zoning classification:

Proposed use of the property:

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

Zoning ordinance provision requiring a conditional use:

#### PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

*AMCI*

Street address of property owner:

*444 E Dallas Rd*

City / State / Zip Code of property owner:

*Grapevine TX 76051*

Telephone number of property owner:

Fax number of property owner:

NOV 06 2023

CU23-32

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

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

Mitchell Wegner  
Print Applicant's Name:

[Signature]  
Applicant's Signature:

The State Of \_\_\_\_\_

County Of \_\_\_\_\_

Before Me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_  
(notary) (applicant)

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

(Seal) Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
Notary In And For State Of Texas

\_\_\_\_\_  
Print Property Owners Name:

\_\_\_\_\_  
Property Owner's Signature

The State Of \_\_\_\_\_

County Of \_\_\_\_\_

Before Me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_  
(notary) (property owner)

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

(Seal) Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
Notary In And For State Of Texas

NOV 06 2023

CU23-32

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) <u>Hilltop Addition Blk 2 Lot 1A</u>	Gross area of parcel (to nearest tenth of acre) <u>1186 sq ft</u>
Street frontage & distance to nearest cross street <u>Jean St</u>	Describe the Proposed Use <u>Restaurant</u>
Proposed Zoning	Existing Zoning <u>CRD</u>
Future Land Use Designation <u>CMU</u>	Subject Property Address <u>400 E Dallas Rd H</u>

**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 PPF AMLI 444 East Dallas Road, LLC Owner Phone Number 512-745-8413  
 Company AMLI Development Company  
 Address 444 E Dallas Road  
 City Grapevine State TX Zip Code 76051  
 Email merickson@amli.com

**CU23-33**  
**NOV 08 2023**

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Mitchell Wegener (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.

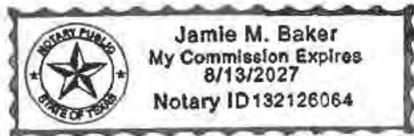
Property Owner's Signature *Tim Power* Date 11/5/23

STATE OF: TEXAS  
COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared \_\_\_\_\_ (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 7<sup>th</sup> day of November, 2023

*Jamie Baker*  
NOTARY PUBLIC in and for the State of Texas



CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer  Purchaser  Tenant  Preparer  Other (specify) \_\_\_\_\_

Name Mitchell Wegener Company Stellini Trattoria

Address 400 East Dallas Road #100

City Grapevine State TX Zip Code 76051

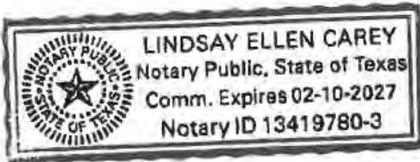
Phone 908-892-5626 Email mitch@stellinigravevine.com

Applicant's Signature [Signature] Date 11-8-23

STATE OF: Texas  
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Mitchell Wegener  
(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 8 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: \_\_\_\_\_

Provide a most recent public information report that includes:

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

CU23-33  
NOV 08 2023

(You may order a copy of a Public Information Report from [open.records@cpa.texas.gov](mailto: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>)

**ACKNOWLEDGEMENT**

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

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

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

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

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

Signature of Applicant \_\_\_\_\_

Date: 2-1-23

Signature of Owner \_\_\_\_\_

Date: \_\_\_\_\_

NOV 06 2023

CU23-32

**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.***

*N/A*

**Applicant Signature** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Property Owner Signature** \_\_\_\_\_

**Date:** \_\_\_\_\_

NOV 06 2023

CU23-32

### PLATTING VERIFICATION

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

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

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

Address of subject property 400 E Dallas Rd #100 Grapevine 76051

Legal description of subject property Full Service Restaurant - LOT 1-RA, BLK 2, HILLTOP ADDITION

Cristin Turner  
Public Works Department

11-6-2023  
Date

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

CU23-32

NOV 08 2023

October 1, 2023

To Whom It May Concern:

For our conditional use changes, we are asking for an original retail market space to be used instead as private dining space. Due to the growing requests we have had at the restaurant, this will be a much better use of the current space, will not impact the surrounding neighborhood, and gives another option for corporate events in the area for smaller dining groups that are not overly abundant in the area.

Sincerely,

Mitchell Wegner  
Stellini Trattoria  
400 E. Dallas Rd.  
Grapevine, TX 76051

NOV 06 2023

CU23-32

ORDINANCE NO. 2024-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU23-32 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-10 (ORDINANCE NO. 2019-027) TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON- AND OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A RESTAURANT (STELLINI TRATTORIA) IN A DISTRICT ZONED "CBD", CENTRAL BUSINESS DISTRICT FOR LOT 1R, BLOCK 2, HILLTOP ADDITION (400 EAST DALLAS ROAD, SUITE 100) 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 CU23-32 to amend the previously site plan of CU19-10 (Ordinance No. 2019-027) to allow for the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant (Stellini Trattoria), specifically to revise the floor plan by adding restaurant seating to the former market area in a district zoned "CBD", Central Business District within the following described property: Lot 1R, Block 2, Hilltop Addition (400 East Dallas Road, Suite 100) 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 20th day of February, 2024.

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

Matthew C.G. Boyle  
City Attorney

Exhibit "A"

CU23-32; Stellini Trattoria

Legal Description: Lot 1R, Block 2, Hilltop Addition

SITE DATA SUMMARY		GRAPEVINE, TEXAS	
CURRENT ZONING		CBD	
TOTAL SITE AREA (MIN. OF 1,500 SF)		5.05 ACRES / 221,213 SF	
TOTAL BUILDING AREA		311,724 SF	
FLOOR AREA RATIO (MAX. OF 3.0 : 1.0)		1.42 : 1.0	
TOTAL IMPERVIOUS AREA (NO MAXIMUM)		204,087 SF	
TOTAL OPEN SPACE (NO MINIMUM)		17,126 SF	
TOTAL BUILDING AND PAVED AREAS		182,816 SF	
TOTAL HEIGHT OF BUILDING A		56'-0"	
TOTAL HEIGHT OF BUILDING B		63'-0"	
TOTAL AREA OF RETAIL/RESTAURANT SPACE		11,483 SF	
TOTAL NUMBER OF DWELLING UNITS		250 UNITS	
TOTAL NUMBER OF BEDROOMS		5:2	
PARKING DATA SUMMARY			
TOTAL PARKING REQUIRED		564	
MULTIFAMILY PARKING (15 SPACES PER UNIT)		375	
RETAIL/RESTAURANT PARKING (1 SPACE PER 61 SF)		189	
TOTAL PARKING PROVIDED		609	
GARAGE A		311	
GARAGE B		285	
ONSITE SURFACE SPACES		13	
STREET SURFACE SPACES (JEAN ST.) (*NOT IN TOTAL)		8	

RESIDENTIAL BLDGS.		RESIDENTIAL UNITS									
A	B	TOTAL	DESCRIPTION	%	NO.	HVAC SF.	H TOTAL	GROSS SF.	G TOTAL		
1	3	4	E1.0 EFFICIENCY	1.60%	4	608	2,432	608	2,432		
4	19	23	E2.0 EFFICIENCY	9.20%	23	682	15,686	682	15,686		
			<b>EFFICIENCY UNIT SUBTOTAL</b>	<b>10.80%</b>	<b>27</b>		<b>18,118</b>		<b>18,118</b>		
1	1	1	A1.0 1BDRM/1BATH	0.40%	1	750	750	798	798		
20	20	20	A2.0 1BDRM/1BATH	8.00%	20	750	15,000	817	16,340		
14	32	46	A3.0 1BDRM/1BATH	18.40%	46	803	36,938	875	40,250		
2	2	4	A4.0 1BDRM/1BATH	0.80%	2	812	1,624	851	1,702		
4	4	8	A4.1 1BDRM/1BATH	1.60%	4	795	3,180	832	3,328		
2	12	14	A5.0 1BDRM/1BATH	5.60%	14	816	11,424	878	12,292		
9	9	18	A5.1 1BDRM/1BATH	3.60%	9	892	8,028	892	8,028		
1	1	2	A5.2 1BDRM/1BATH	0.40%	1	940	940	940	940		
2	2	4	A5.3 1BDRM/1BATH	0.80%	2	780	1,560	925	1,850		
3	32	35	A6.0 1BDRM/1BATH	14.00%	35	840	29,400	906	31,710		
4	4	8	A6.1 1BDRM/1BATH	1.60%	4	863	3,452	929	3,716		
4	4	8	A7.0 1BDRM/1BATH	1.60%	4	960	3,840	960	3,840		
4	4	8	A7.1 1BDRM/1BATH	1.60%	4	806	3,224	892	3,568		
2	2	4	A8.0 1BDRM/1BATH	0.80%	2	855	1,710	892	1,784		
3	4	7	A9.0 1BDRM/1BATH	1.20%	3	878	2,634	919	2,757		
4	4	8	A10.0 1BDRM/1BATH	1.60%	4	951	3,804	987	3,948		
4	4	8	A11.0 1BDRM/1BATH	1.60%	4	959	3,836	1,026	4,104		
2	2	4	A12.0 1BDRM/1BATH	0.80%	2	967	1,934	1,043	2,086		
			<b>1 BDRM UNIT SUBTOTAL</b>	<b>64.40%</b>	<b>161</b>		<b>132,278</b>		<b>143,041</b>		
10	10	10	B1.0 2BDRM/2BATH	4.00%	10	1,008	10,080	1,070	10,700		
19	19	19	B2.0 2BDRM/2BATH	7.60%	19	1,044	19,836	1,093	20,767		
11	11	11	B3.0 2BDRM/2BATH	4.40%	11	1,110	12,210	1,168	12,848		
4	4	8	B4.0 2BDRM/2BATH	1.60%	4	1,161	4,644	1,221	4,884		
8	8	16	B5.0 2BDRM/2BATH	3.20%	8	1,174	9,392	1,250	10,000		
4	4	8	B6.0 2BDRM/2BATH	1.60%	4	1,242	4,968	1,421	5,684		
2	2	4	B7.0 2BDRM/2BATH	0.80%	2	1,259	2,518	1,386	2,772		
2	2	4	B8.0 2BDRM/2BATH	0.80%	2	1,327	2,654	1,526	3,052		
2	2	4	B9.0 2BDRM/2BATH	0.80%	2	1,372	2,744	1,567	3,134		
			<b>2 BDRM UNIT SUBTOTAL</b>	<b>24.80%</b>	<b>62</b>		<b>1,934</b>		<b>2,086</b>		
			<b>UNIT TOTALS</b>	<b>100%</b>	<b>250</b>	<b>882</b>	<b>220,442</b>	<b>840</b>	<b>235,000</b>		



TENANT MIX TABLE		
TENANT	AREA	PKG@ 1/61 SF
STELLINI	5,446 SF	90
INSPIRE YOGA	1,449 SF	24
VACANT	4,588 SF	75

SITE PLAN for 400 E. DALLAS, RD. #100 Lot 1R, Block 2, Hilltop Addition City of Grapevine, Tarrant County, Texas 5.08 acres  
Zone: PD2016\_01\_Z2016-01 Date of Preparation: 02.09.2024

**CASE NAME: Stellini Trattoria**  
**CASE NUMBER: CU 23-32**  
**LOCATION: 400 East Dallas Rd., #100 Lot 1R, Block 2, Hilltop Addition**

DATE: \_\_\_\_\_

**PLANNING AND ZONING COMMISSION**

DATE: \_\_\_\_\_

SHEET: 1 OF 4

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

DEPARTMENT OF DEVELOPMENT SERVICES

**STELLINI TRATTORIA**  
400 E. DALLAS RD SUITE 100  
GRAPEVINE TEXAS 76051



PROJECT DATA  
PROJECT NO. Q23196  
DATE 02.09.24

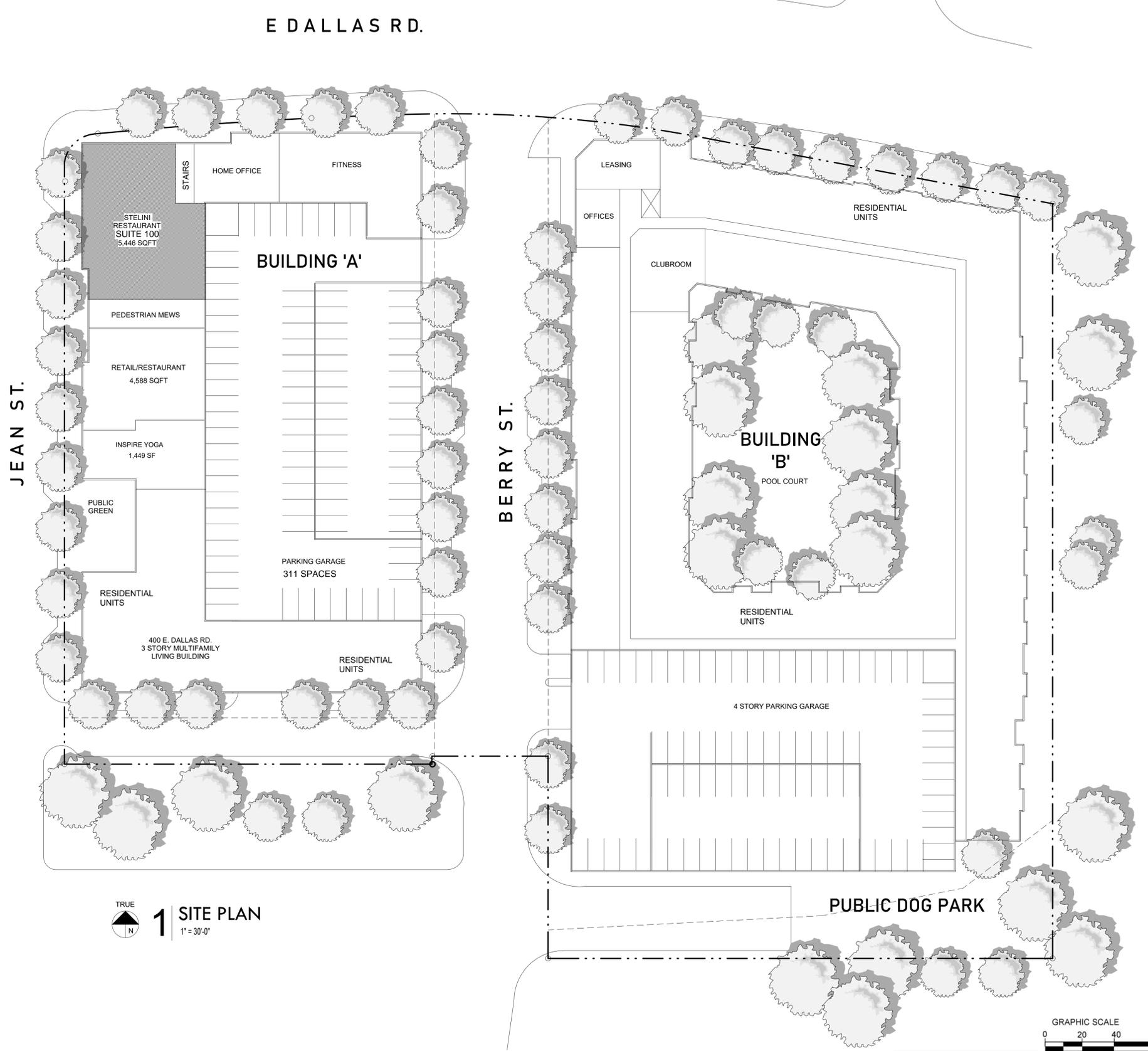
DRAWN BY STA  
CHECKED BY AGB

ISSUED FOR  
CONDITIONAL USE PERMIT APPLICATION

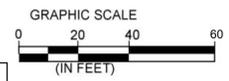
NO.	DESCRIPTION	DATE

SITE PLAN

COPYRIGHT © ARCHITECTS 2023



TRUE N  
**1** SITE PLAN  
1" = 30'-0"



Conditional use permit CU23-32 is a request to amend the previously approved site plan of CU19-10 (Ord 2019-027) to allow the possession, storage, retail sales, and on-premise consumption alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market. This request is specifically to revise the floor plan by adding restaurant seating to the former market area.

**STELLINI TRATTORIA**

400 E. DALLAS RD SUITE 100  
GRAPEVINE TEXAS 76051



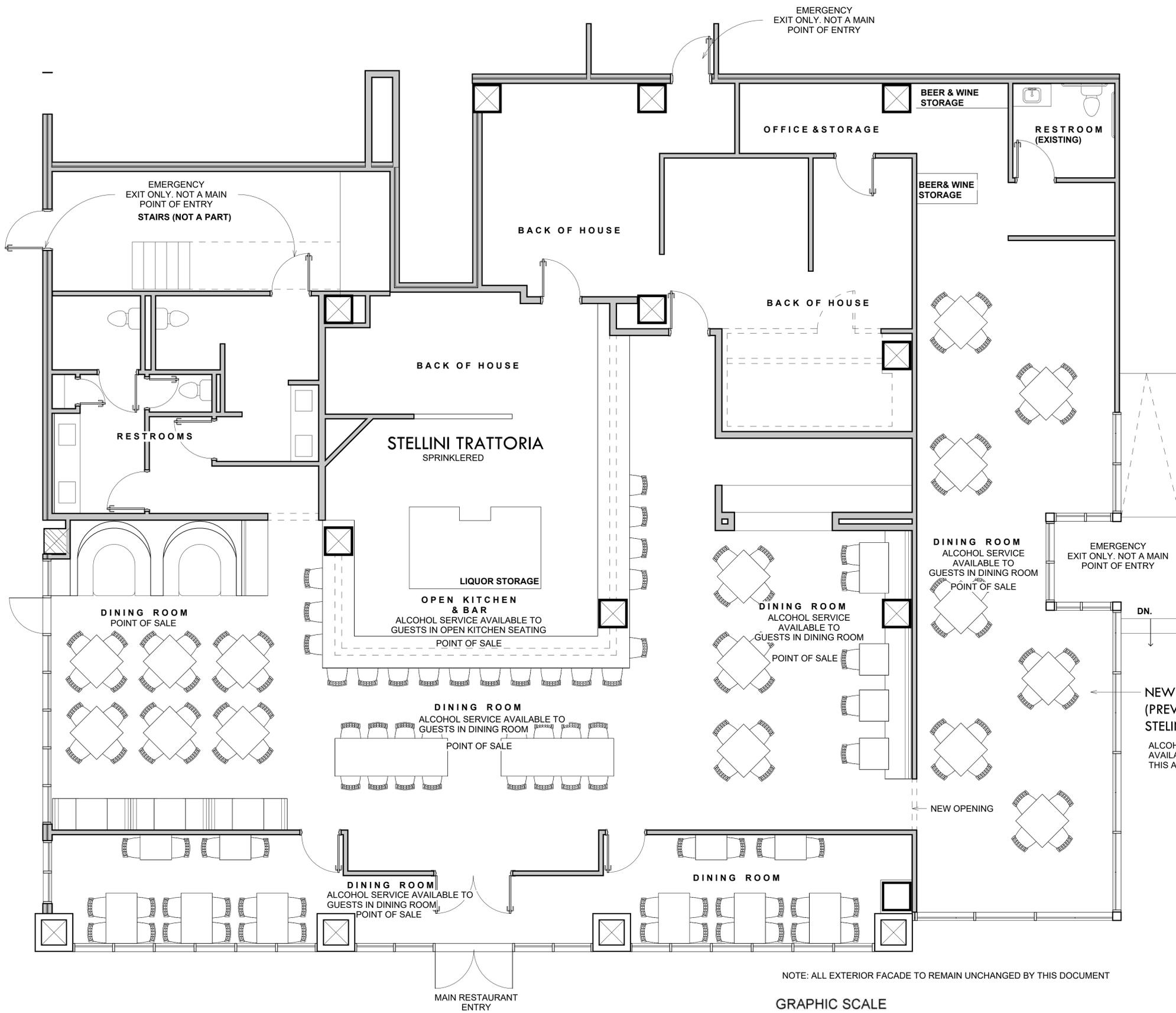
*Alex Quinlan*

PROJECT DATA  
PROJECT NO. \_\_\_\_\_ DRAWN BY STA  
DATE 02.08.24 CHECKED BY AGB

ISSUED FOR  
CONDITIONAL USE PERMIT APPLICATION

ISSUE LOG  
NO. DESCRIPTION DATE

FIRST FLOOR PLAN

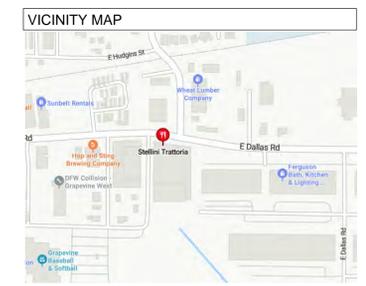


**OCCUPANT LOAD - 1:15 NET:**

	EXISTING	ADDED	TOTAL
RESTAURANT INTERIOR	139	28	167
COMMERCIAL KITCHEN	-	-	6
<b>TOTAL OCCUPANT LOAD</b>	<b>145</b>	<b>-</b>	<b>173</b>
PARKING REQUIRED	1:3 PERSONS	58 (90 PROVIDED)	

**RESTAURANT AREAS**

EXISTING STELLINI RESTAURANT	4,543
ADDED AREA (PREVIOUSLY MARKET)	883
<b>TOTAL</b>	<b>5,446</b>



COVERED PEDESTRIAN ACCESS

**NEW DINING AREA (PREVIOUSLY STELLINI MARKET)**  
ALCOHOL SERVICE AVAILABLE TO GUEST IN THIS AREA

NOTE: ALL EXTERIOR FACADE TO REMAIN UNCHANGED BY THIS DOCUMENT



**FLOOR PLAN**  
for  
400 E. DALLAS, RD. #100  
Lot 1R, Block 2, Hilltop Addition  
City of Grapevine, Tarrant County, Texas  
5.08 acres  
Zone: PD2016\_01\_Z2016-01  
Date of Preparation: 02.09.2024

**1 FLOOR PLAN - STELLINI TRATTORIA**  
1/4" = 1'-0"

THE ENTIRE SITE IS THE PREMISE

Conditional use permit CU23-32 is a request to amend the previously approved site plan of CU19-10 (Ord.2019-027) to allow the possession, storage, retail sales, and on-premise consumption alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market. This request is specifically to revise the floor plan by adding restaurant seating to the former market area.

COPYRIGHT © ARCHITECTS 2023

**CASE NAME:** Stellini Trattoria  
**CASE NUMBER:** CU 23-32  
**LOCATION:** 400 East Dallas Rd., #100  
Lot 1R, Block 2, Hilltop Addition

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
SECRETARY

DATE: \_\_\_\_\_

**PLANNING AND ZONING COMMISSION**

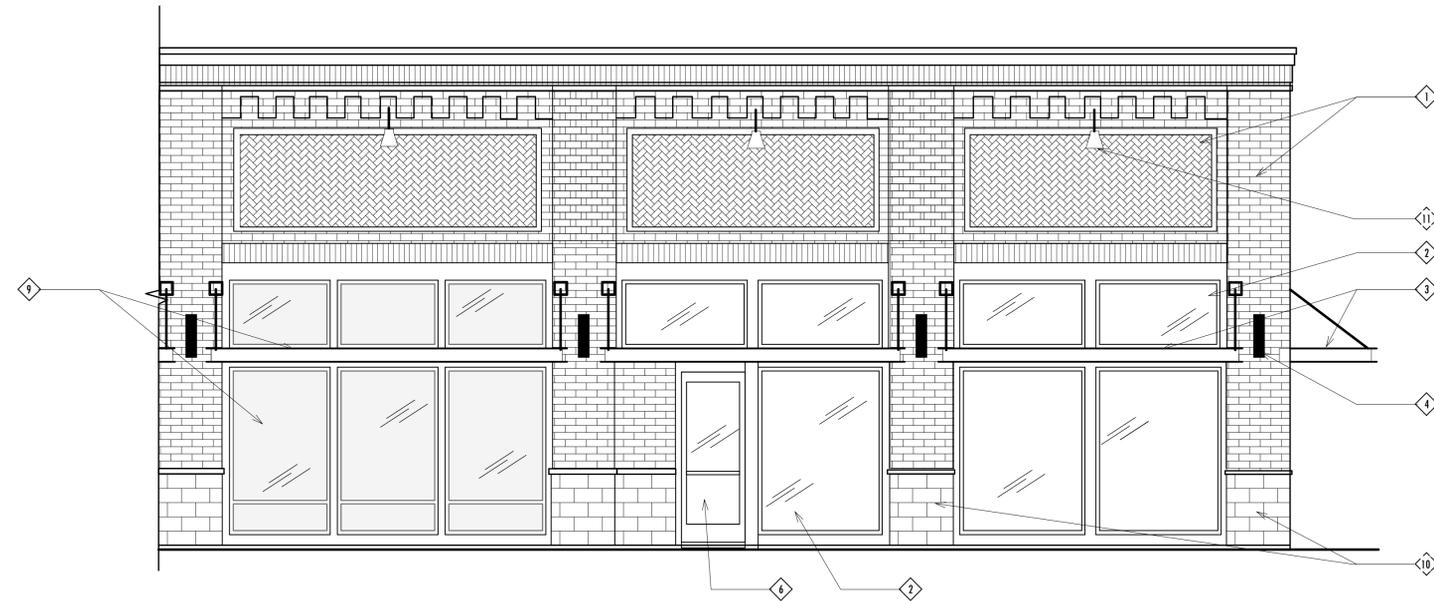
\_\_\_\_\_  
CHAIRMAN

DATE: \_\_\_\_\_

SHEET: 2 OF 4

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

**DEPARTMENT OF DEVELOPMENT SERVICES**



**1** North Elevation  
1/4" = 1'-0"

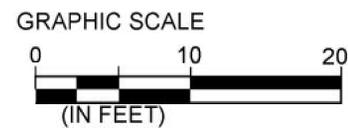
**ELEVATION KEYED NOTES**

- 1 EXISTING BRICKWORK TO REMAIN (UNLESS NOTED).
- 2 EXISTING WINDOWS TO REMAIN (UNLESS NOTED).
- 3 EXISTING CANOPY TO REMAIN.
- 4 EXISTING EXTERIOR WALL SCONCE TO REMAIN (UNLESS NOTED).
- 5 SLIDING EXTERIOR WINDOW, SEE WINDOW SCHEDULE ON SHEET A7.0
- 6 EXTERIOR DOOR. SEE DOOR SCHEDULE ON SHEET A7.0.
- 7 EXISTING STOREFRONT WINDOWS
- 8 EXTERIOR WALL SCONCE.
- 9 EXISTING BLACK-OUT WITH WINDOW FILM IN AREAS INDICATED.
- 10 EXTERIOR BRICK WALL TO MATCH EXISTING.
- 11 EXISTING GOOSENECK EXTERIOR WALL SCONCE.
- 12 EXISTING FIBERON WOOD CLADDING SYSTEM.



**2** West Elevation  
1/4" = 1'-0"

THE ENTIRE SITE IS THE PREMISE



Conditional use permit CU23-32 is a request to amend the previously approved site plan of CU19-10 (Ord.2019-027) to allow the possession, storage, retail sales, and on-premise consumption alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market. This request is specifically to revise the floor plan by adding restaurant seating to the former market area.

ELEVATIONS  
for  
400 E. DALLAS, RD. #100  
Lot 1R, Block 2, Hilltop Addition  
City of Grapevine, Tarrant County, Texas  
5.08 acres  
Zone: PD2016\_01\_Z2016-01  
Date of Preparation: 02.09.2024

CASE NAME: Stellini Trattoria  
CASE NUMBER: CU 23-32  
LOCATION: 400 East Dallas Rd., #100  
Lot 1R, Block 2, Hilltop Addition

PROJECT DATA  
PROJECT NO. 023196 DRAWN BY STA  
DATE 02.08.24 CHECKED BY AGB

ISSUED FOR  
CONDITIONAL USE PERMIT APPLICATION

ISSUE LOG  
NO. DESCRIPTION DATE

EXTERIOR ELEVATIONS

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_

SHEET: 3 OF 4

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

DEPARTMENT OF DEVELOPMENT SERVICES

STELLINI TRATTORIA  
400 E. DALLAS RD SUITE 100  
GRAPEVINE TEXAS 76051

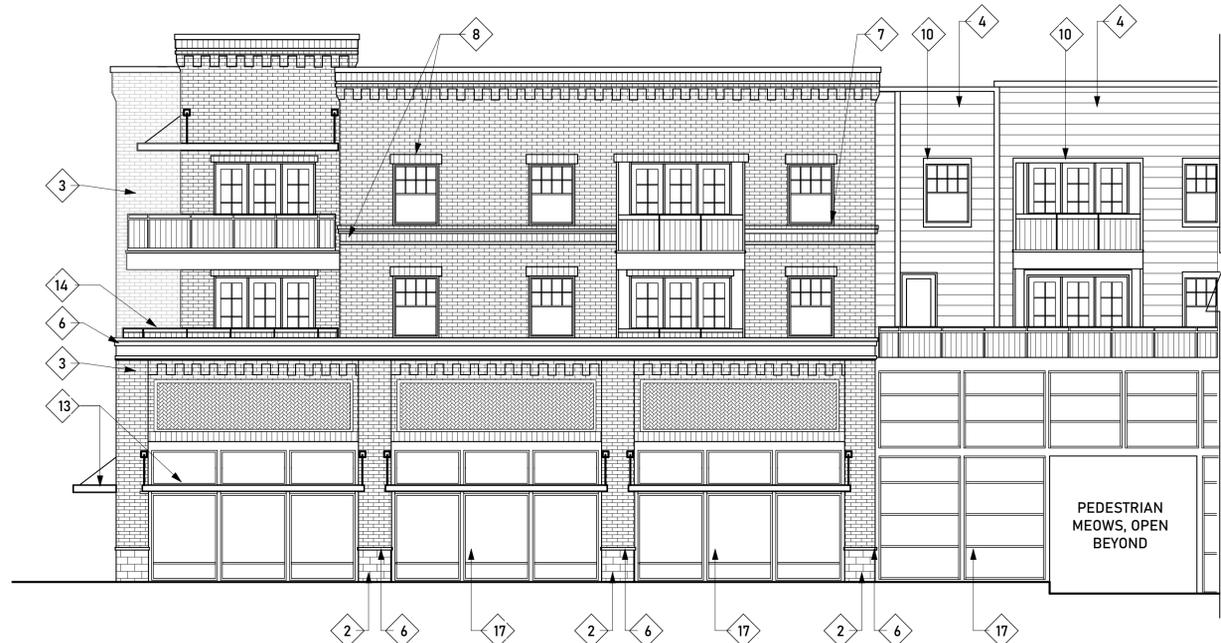


PROJECT DATA  
PROJECT NO. 023196 DRAWN BY STA  
DATE 02.08.24 CHECKED BY AGB

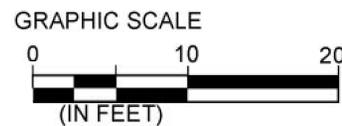
ISSUED FOR  
CONDITIONAL USE PERMIT APPLICATION

ISSUE LOG  
NO. DESCRIPTION DATE

EXTERIOR ELEVATIONS



**1** West Elevation Bldg 'A'  
1/8" = 1'-0"



THE ENTIRE SITE IS THE PREMISE

Conditional use permit CU23-32 is a request to amend the previously approved site plan of CU19-10 (Ord.2019-027) to allow the possession, storage, retail sales, and on-premise consumption alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market. This request is specifically to revise the floor plan by adding restaurant seating to the former market area.

FLOOR PLAN  
for  
400 E. DALLAS, RD. #100  
Lot 1R, Block 2, Hilltop Addition  
City of Grapevine, Tarrant County, Texas  
5.08 acres  
Zone: PD2016\_01\_Z2016-01  
Date of Preparation: 02.09.24



**MATERIAL & COLOR KEY NOTES**

1	STUCCO WALL	10	WOOD TRIM
2	SPLIT FACE BLOCK VENEER	11	CORRUGATED METAL ROOF
3	BRICK VENEER	12	CORRUGATED METAL SHED AWNING
4	FIBER CEMENT SIDING	13	METAL CANOPY / AWNING
5	CORRUGATED METAL WALL PANELS	14	METAL RAILING
6	CAST STONE VENEER	15	PAINTED CONCRETE
7	BRICK ROWLOCK	16	PAINTED METAL CHANNEL
8	BRICK SOLDIER	17	STOREFRONT FRAME AND GLAZING
9	STUCCO TRIM	18	GLASS RAILING

**CASE NAME: Stellini Trattoria**  
**CASE NUMBER: CU 23-32**  
**LOCATION: 400 East Dallas Rd., #100**  
**Lot 1R, Block 2, Hilltop Addition**

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHEET: 4 OF 4

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

**STELLINI TRATTORIA**  
400 E. DALLAS RD SUITE 100  
GRAPEVINE TEXAS 76051



PROJECT DATA  
PROJECT NO. 023196 DRAWN BY STA  
DATE 02.08.24 CHECKED BY AGB

ISSUED FOR  
CONDITIONAL USE PERMIT APPLICATION

ISSUE LOG

NO.	DESCRIPTION	DATE

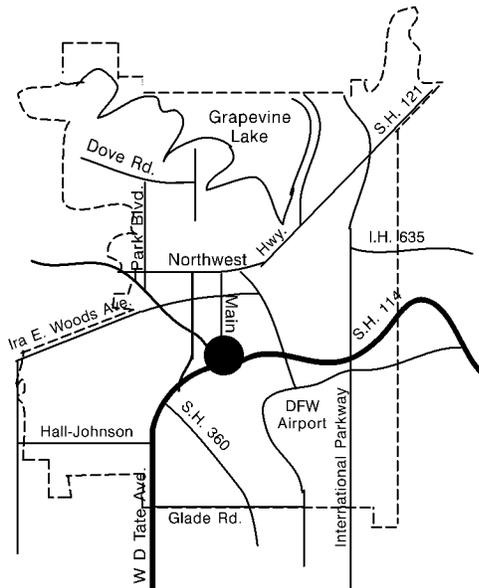
EXTERIOR ELEVATIONS

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

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
ERICA MAROHNIC, DIRECTOR, PLANNING SERVICES

MEETING DATE: FEBRUARY 20, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL  
USE APPLICATION CU24-04, PORTILLO'S



APPLICANT: Amanda Schwerin – HDGroup, Inc.

PROPERTY LOCATION AND SIZE:

The subject property is located at 460 West State Highway 114 and platted as Block 1R, Lot 3R1, Payton-Wright Addition. The site contains 7.00 acres and has approximately 945 feet of frontage along West State Highway 114.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved planned commercial center to allow for the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer and wine) in conjunction with a 6,750 square foot restaurant with a drive-through, outdoor dining, and outdoor speakers.

This is the fifth restaurant requested in conjunction with the establishment of the planned commercial center; Rock N Brews restaurant (CU21-12), Velvet Taco (CU21-13) and Son of a Butcher (CU22-11), and Firebird's Woodfired Grill (CU22-61) on the seven-acre site that was the former home of the Payton-Wright Ford automotive dealership.

The applicant intends to develop a single-story Portillo's restaurant that is 6,250 square feet in size along with a 500 square-foot outdoor dining area. The restaurant will have 160 seats in total, with 128 seats indoors and 32 seats outdoors along the east elevation adjacent to Velvet Taco and Firebird's Woodfired Grill. The plan also includes four outdoor

speakers, including the menu board. Three speakers will be located along the east building elevation, two within the outdoor dining area, and one near the main entry. The closest speaker along the east elevation is located approximately 197 linear feet from the northern property line. Relative to signage, the applicant will share a 40-foot pole sign with an adjacent restaurant that is located on Lot 3R2. Ninety-five (95) parking spaces are required, and 105 parking spaces are provided.

#### PRESENT ZONING AND USE:

The property is currently zoned "HC", Highway Commercial District and was previously developed as the Payton-Wright Ford automotive dealership.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned "C-2", Community Business District prior to the 1984 City-wide rezoning at which time the subject site was rezoned to "HC", Highway Commercial District. The property to the north was rezoned from "R-1", Single Family District to "R-7.5", Single Family District in the 1984 City-wide and is currently developed as the Sky Harbor Addition and Bellaire Addition.

- On July 20, 2021, City Council approved conditional use request, CU21-12 (Ord. No. 21-33) for establishment of a planned commercial center and to allow the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed-beverages), outdoor dining, outdoor speakers and a 40-foot pole sign in conjunction with a restaurant (Rock N Brews).
- On July 20, 2021, City Council approved conditional use request, CU21-13 (Ord. No. 21-34) for establishment of a planned commercial center and to allow the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed-beverages), outdoor dining, outdoor speakers and a 40-foot pole sign in conjunction with a restaurant (Velvet Taco).
- On March 3, 2022, the Site Plan Review Committee (SPRC) approved conditional use request CU22-13 to reduce the total lot area from 0.96 acre to 0.88 acre on proposed Lot 4 of Velvet Taco.
- On March 3, 2022, SPRC approved conditional use permit CU22-14 to reduce total lot area from 2.16 acres to 2 acres and reduce the restaurant's (Rock N Brews) patio area from 5,226 square feet to 4,301 square feet on proposed Lot 1R.
- On March 15, 2022, City Council approved conditional use request CU22-11 (Ord. 2021-019) for the development a 2,389 square foot restaurant with a drive through, (Son of a Butcher).
- On February 7, SPRC approved conditional use permit CU24-05 to relocate the pole

sign, revise landscaping, and add a flagpole to Lot 1R (Rock N Brews).

- On February 7, SPRC approved conditional use permit CU24-03 to amend the previously approved site plan CU22-61 (Ord. 2023-016) for a planned commercial center to allow a shared multi-tenant off-premise sign on Lot 3R2 to be shared with the adjacent Lot 3R1, within the Payton-Wright Addition.

**SURROUNDING ZONING AND EXISTING LAND USE:**

NORTH: “R-7.5”, Single Family Residential – Sky Harbor Addition and Bellaire Addition

SOUTH: “CC”, Community Commercial District – Flips Restaurant, Olive Garden, Boomer Jack’s Restaurant

EAST: “HC”, Highway Commercial District – Velvet Taco and Firebird’s Woodfired Grill

WEST: “HC”, Highway Commercial – Son of a Butcher and Rock N Brews

**AIRPORT IMPACT:**

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

**MASTER PLAN APPLICATION:**

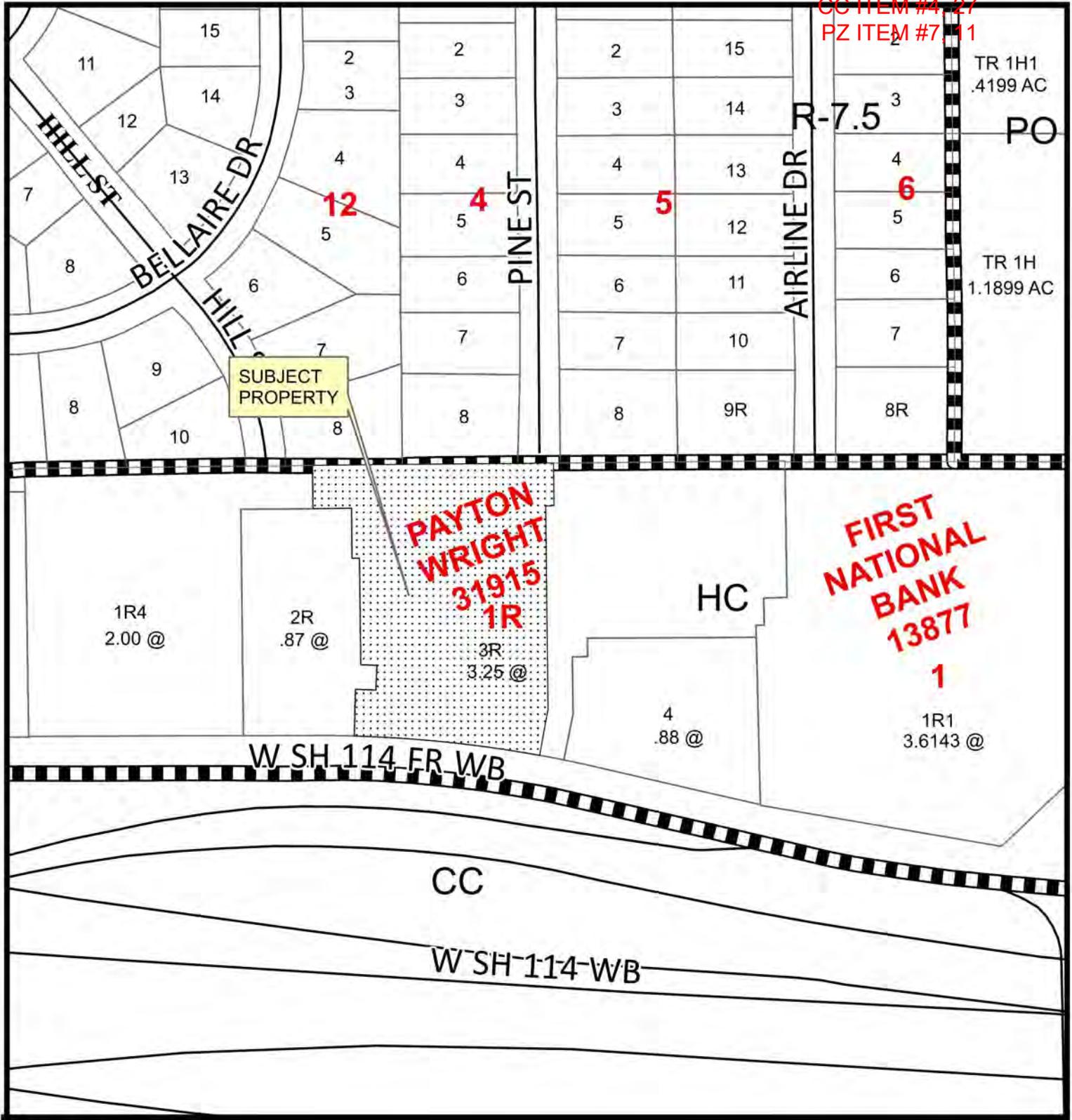
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as a Commercial (CO) land use. The applicant’s proposal is compliant with the Master Plan.

**THOROUGHFARE PLAN APPLICATION:**

The City of Grapevine’s Thoroughfare Plan does not designate West State Highway 114 as a local thoroughfare with a width determined by TxDOT.

/ng

CC ITEM #4, 27  
PZ ITEM #7, 11



**CU24-04; Portillo's  
460 West State Highway 114**

Date Prepared: 2/8/2024

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) <u>Payton-Wright Addition Block 1R, Lot 3R1</u>	Gross area of parcel (to nearest tenth of acre) <u>1.80 acres</u>
Street frontage & distance to nearest cross street <u>222.5' street frontage &amp; 625.3' to nearest intersection:</u>	Describe the Proposed Use <u>Restaurant with drive-thru</u>
Proposed Zoning <u>No Change</u>	Existing Zoning <u>Highway Commercial I</u>
Future Land Use Designation <u>Commercial</u>	Subject Property Address <u>460 W. SH 114</u>

**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.**

BRETT ANZ  
Owner Name TRADECOR PEBBLECREEK LOTS 5 Owner Phone Number 214.415.2378  
Company TRADECOR PEBBLECREEK LOT 5, LLC  
Address 1500 SAN JACINTO PLACE  
City PLANO State TX Zip Code 75024  
Email [REDACTED]

JAN 02 2024

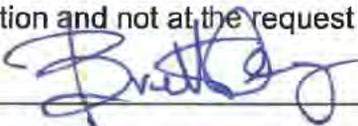
CU24-04

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

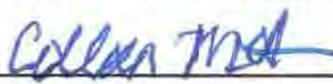
- I will represent the application myself; OR
- I hereby designate Amanda Schwerin, HDGroup, Inc (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

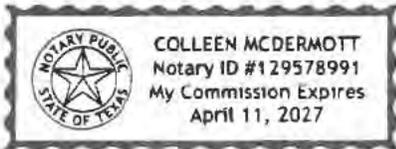
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature  Date 12-26-2023

STATE OF: Texas  
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 26<sup>th</sup> day of DEC, 2023  




NOTARY PUBLIC in and for the State of Texas

JAN 12 2024

CU24-04

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify)

Name Amanda Schwerin Company HDGroup, Inc.

Address 805 Via Altos

City Mesquite State TX Zip Code 75150

Phone 972-396-8409 Email aschwerin@hdgroupinc.com

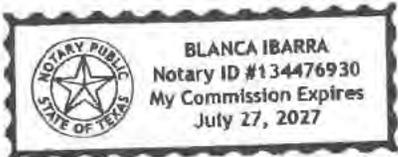
Applicant's Signature Amanda Schwerin Date 12/21/2023

STATE OF: TEXAS COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Amanda Schwenn (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 21st day of December, 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:

Provide a most recent public information report that includes:

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

JAN 02 2024

CU24-04

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

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

PLATTING VERIFICATION:

- It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.
- It has been determined that the property described below is **currently platted or does not require platting or replatting** at this time.

Address of subject property 460 W State Highway 114

Legal description of subject property LOT 3R1 Block 1R, PAYTON-WRIGHT ADDITION

Mistari D. Palmer  
Public Works Department

1-2-2024  
Date



RECEIVED  
JAN 02 2024

CU24-04

ORDINANCE NO. 2024-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-04 TO ALLOW FOR THE POSSESSION, STORAGE, AND RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE) IN CONJUNCTION WITH A 6,750 SQUARE FOOT RESTAURANT WITH A DRIVE-THROUGH, OUTDOOR DINING, AND OUTDOOR SPEAKERS FOR BLOCK 1R, LOT 3R1, PAYTON-WRIGHT ADDITION (460 WEST STATE HIGHWAY 114) IN A DISTRICT ZONED "HC", HIGHWAY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU24-04 to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with a 6,750 square foot restaurant with a drive-through, outdoor dining, and outdoor speakers, in a district zoned "HC", Highway Commercial District within the following described property: Block 1R, Lot 3R1, Payton-Wright Addition (460 West State Highway 114) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of February, 2024.

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

Matthew C.G. Boyle  
City Attorney

Exhibit "A"

CU24-04; Portillo's

Legal Description: Lot 3R1, Block 1R, Payton-Wright Addition



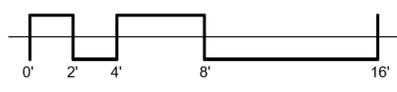




SIGNATURE DATE:  
02/01/23



**1 EAST ELEVATION @ FRONT ENTRY**  
1/4" = 1'-0"

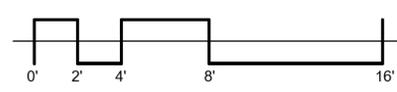


MASONRY CALCULATIONS				
FACADE	TOTAL AREA	TOTAL MINUS WINDOWS AND DOORS	AREA OF MASONRY	PERCENT MASONRY
NORTH	1470 sf	1364 sf	1101 sf	81%
WEST	2127 sf	2052 sf	1640 sf	80%
SOUTH	1454 sf	1182 sf	921 sf	78%
EAST	2258 sf	1702 sf	1420 sf	83%
TOTAL	7309 sf	6300 sf	5082 sf	81%

EXTERIOR CONSTRUCTION MASONRY REQUIREMENT - MINIMUM OF 70% EXCLUDING DOORS AND WINDOWS



**2 WEST ELEVATION @ REAR DRIVE-THRU**  
1/4" = 1'-0"



**CEMENT PANELS: NICHIIA SELECTIONS**

<b>SANDSTONE</b> A	<b>ROUGH SAWN</b> B	<b>CANYON BRICK</b> C	<b>TUFF BLOCK</b> D	<b>TUFF BLOCK</b> E
-----------------------	------------------------	--------------------------	------------------------	------------------------

- OTHER FACADE SELECTIONS:**
- F ALUMINUM STOREFRONT
  - G DECORATIVE BRONZE METAL/COATINGS
  - H RED FASCIA AT PARAPET CAP AND SCREEN CAP
  - J BRONZE STANDING SEAM METAL ROOF AT EXTERIOR PATIO
  - K MISC. METAL CLADDING

"The purpose of CU24-04 is a conditional use permit for a planned commercial center to allow the possession, storage, retail sale of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with a 6,750 square foot restaurant with a drive-through, outdoor dining, and outdoor speakers."

CASE NAME: Portillo's  
CASE NUMBER: CU24-04  
LOCATION: 460 West State Highway 114

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 3 OF 9

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

PLANNING SERVICES DEPARTMENT

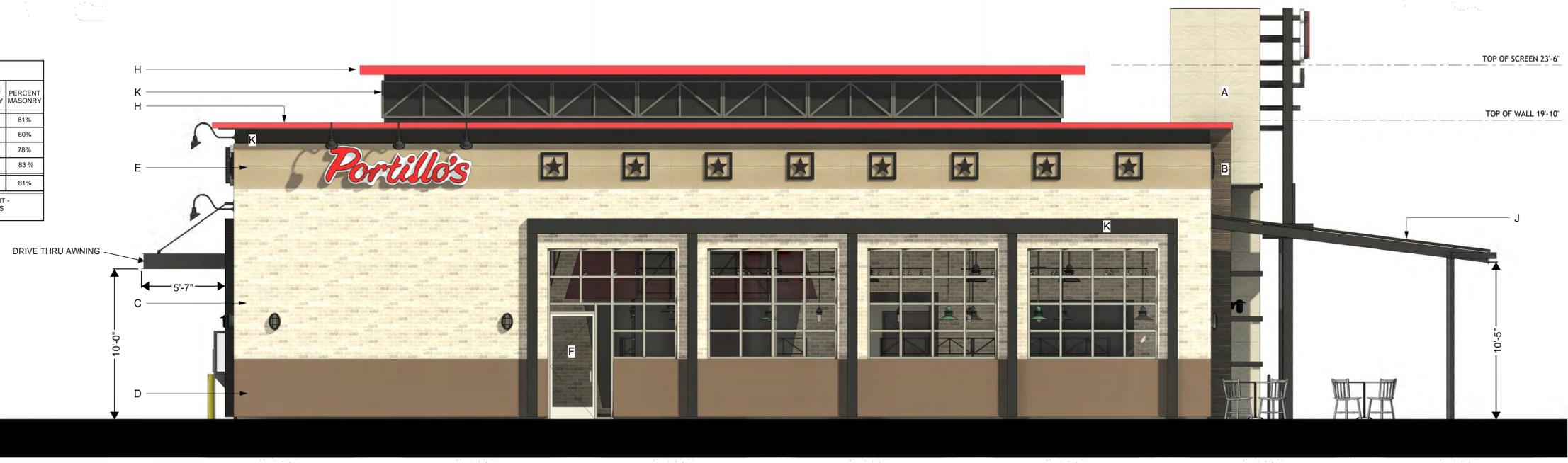
ELEVATIONS  
for  
**PORTILLO'S RESTAURANT - ROTF**  
Lot 3R1, Block 1R, Payton-Wright Addition  
Ab. No.: 439422  
City of Grapevine, Tarrant County, Texas  
1.80 Acre or 78,229 S.F.  
Zone: HC - Highway Commercial  
Date of Preparation: December 28, 2023



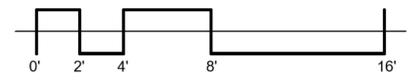


MASONRY CALCULATIONS				
FACADE	TOTAL AREA	TOTAL MINUS WINDOWS AND DOORS	AREA OF MASONRY	PERCENT MASONRY
NORTH	1470 sf	1364 sf	1101 sf	81%
WEST	2127 sf	2052 sf	1640 sf	80%
SOUTH	1454 sf	1182 sf	921 sf	78%
EAST	2258 sf	1702 sf	1420 sf	83%
TOTAL	7309 sf	6300 sf	5082 sf	81%

EXTERIOR CONSTRUCTION MASONRY REQUIREMENT - MINIMUM OF 70% EXCLUDING DOORS AND WINDOWS



**1 SOUTH ELEVATION @ LEFT (DINING) SIDE**  
1/4" = 1'-0"



"The purpose of CU24-04 is a conditional use permit for a planned commercial center to allow the possession, storage, retail sale of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with a 6,750 square foot restaurant with a drive-through, outdoor dining, and outdoor speakers."

CASE NAME: Portillo's  
CASE NUMBER: CU24-04  
LOCATION: 460 West State Highway 114

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

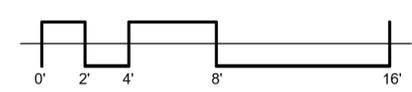
SHEET: 4 OF 9

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

PLANNING SERVICES DEPARTMENT

ELEVATIONS  
for  
PORTILLO'S RESTAURANT - ROTF  
Lot 3R1, Block 1R, Payton-Wright Addition  
Ab. No.: 439422  
City of Grapevine, Tarrant County, Texas  
1.80 Acre or 78,229 S.F.  
Zone: HC - Highway Commercial  
Date of Preparation: December 28, 2023

**2 NORTH ELEVATION @ RIGHT (KITCHEN) SIDE**  
1/4" = 1'-0"



**CEMENT PANELS: NICHHA SELECTIONS**

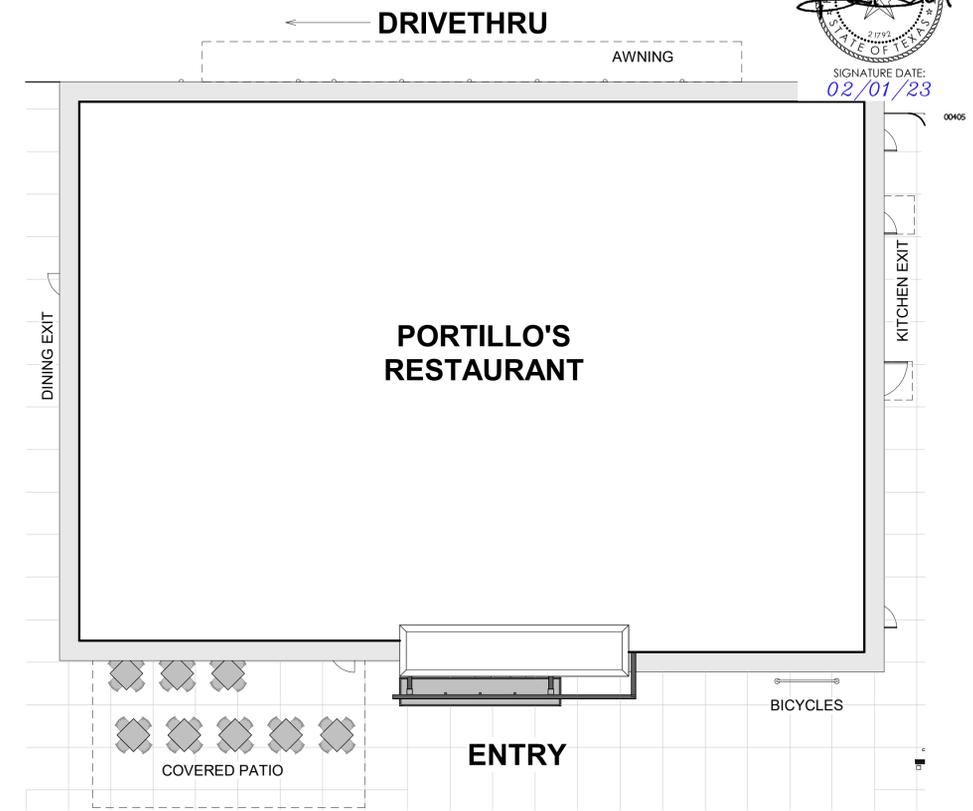
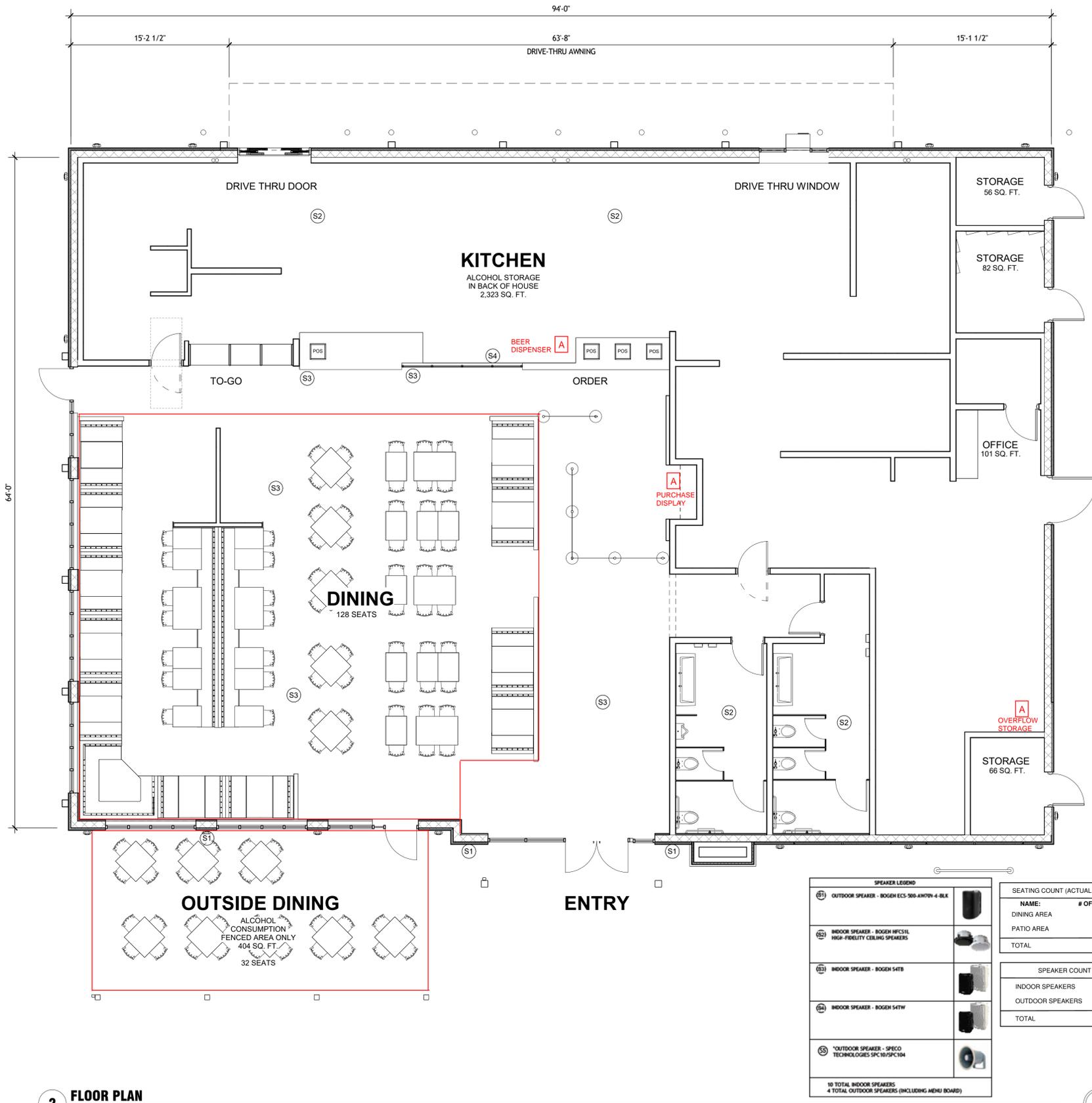
- A SANDSTONE
- B ROUGH SAWN
- C CANYON BRICK
- D TUFF BLOCK
- E TUFF BLOCK

- OTHER FACADE SELECTIONS:**
- F ALUMINUM STOREFRONT
  - G DECORATIVE BRONZE METAL/COATINGS
  - H RED FASCIA AT PARAPET CAP AND SCREEN CAP
  - J BRONZE STANDING SEAM METAL ROOF AT EXTERIOR PATIO
  - K MISC. METAL CLADDING





SIGNATURE DATE: 02/01/23



**1 BUILDING SITE PLAN**  
1" = 10'-0"

BUILDING AREAS	
<b>FLOOR AREA:</b>	
KITCHEN (GROSS)	2,323 S.F.
STORAGE (GROSS)	606 S.F.
OFFICE (GROSS)	101 S.F.
DINING (NET)	575 S.F.
QUEUE (NET)	322 S.F.
PATIO (NET)	404 S.F.
EXEMPT (NET)	1,654 S.F.
<b>TOTAL GROSS INTERIOR</b>	<b>6,154 S.F.</b>

\*The purpose of CU24-04 is a conditional use permit for a planned commercial center to allow the possession, storage, retail sale of on- and off-premise consumption of alcoholic beverages (beer and wine) in conjunction with a 6,750 square foot restaurant with a drive-through, outdoor dining, and outdoor speakers.\*

CASE NAME: Portillo's  
 CASE NUMBER: CU24-04  
 LOCATION: 460 West State Highway 114

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 5 OF 9

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

PLANNING SERVICES DEPARTMENT

ASSEMBLY GROUP A-2		
FIXED SEATING	= 11 BOOTHS @ 4	= 44 PERSONS
	= 1 BOOTH @ 6	= 6 PERSONS
	= BANQUET @ 38 LF	= 19 PERSONS
NON-FIXED SEATING	= 575 S.F. / 15 NET	= 39 PERSONS
KITCHEN	= 2,323 S.F. / 200 GROSS	= 12 PERSONS
QUEUE	= 322 S.F. / 7 NET	= 46 PERSONS
INTERIOR OCCUPANT LOAD		= 166 PERSONS
EXTERIOR SEATING	= 557 S.F. / 15 NET	= 38 PERSONS
STORAGE S-2	= 606 S.F. / 300 GROSS	= 3 PERSONS
<b>TOTAL OCCUPANT LOAD</b>		<b>= 207 PERSONS</b>

**FLOOR PLAN**  
 for  
**PORTILLO'S RESTAURANT - ROTF**  
 Lot 3R1, Block 1R, Payton-Wright Addition  
 Ab. No.: 439422  
 City of Grapevine, Tarrant County, Texas  
 1.80 Acre or 78,229 S.F.  
 Zone: HC - Highway Commercial  
 Date of Preparation: December 28, 2023

**2 FLOOR PLAN**  
3/16" = 1'-0"

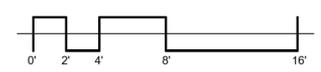
SPEAKER LEGEND	
(S1) OUTDOOR SPEAKER - BOGEN ECS-900-AW01H-4-BLK	
(S2) INDOOR SPEAKER - BOGEN HFCS1H HIGH-FIDELITY CEILING SPEAKERS	
(S3) INDOOR SPEAKER - BOGEN S4TB	
(S4) INDOOR SPEAKER - BOGEN S4TW	
(S5) OUTDOOR SPEAKER - SPECTRO TECHNOLOGIES SPC-165/PC104	

SEATING COUNT (ACTUAL SEATS)	
NAME:	# OF SEATS:
DINING AREA	128
PATIO AREA	32
<b>TOTAL</b>	<b>160</b>

SPEAKER COUNT	
INDOOR SPEAKERS	10
OUTDOOR SPEAKERS	4
<b>TOTAL</b>	<b>14</b>

10 TOTAL INDOOR SPEAKERS  
 4 TOTAL OUTDOOR SPEAKERS (INCLUDING MENU BOARD)

LEGEND	
(S) SOUND SYSTEM - SPEAKER	ALCOHOL CONSUMPTION AREAS
POS	A ALCOHOL





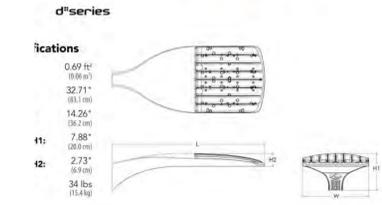






SIGNATURE DATE: 02/01/23

### D-Series Size 1 LED Area Luminaire



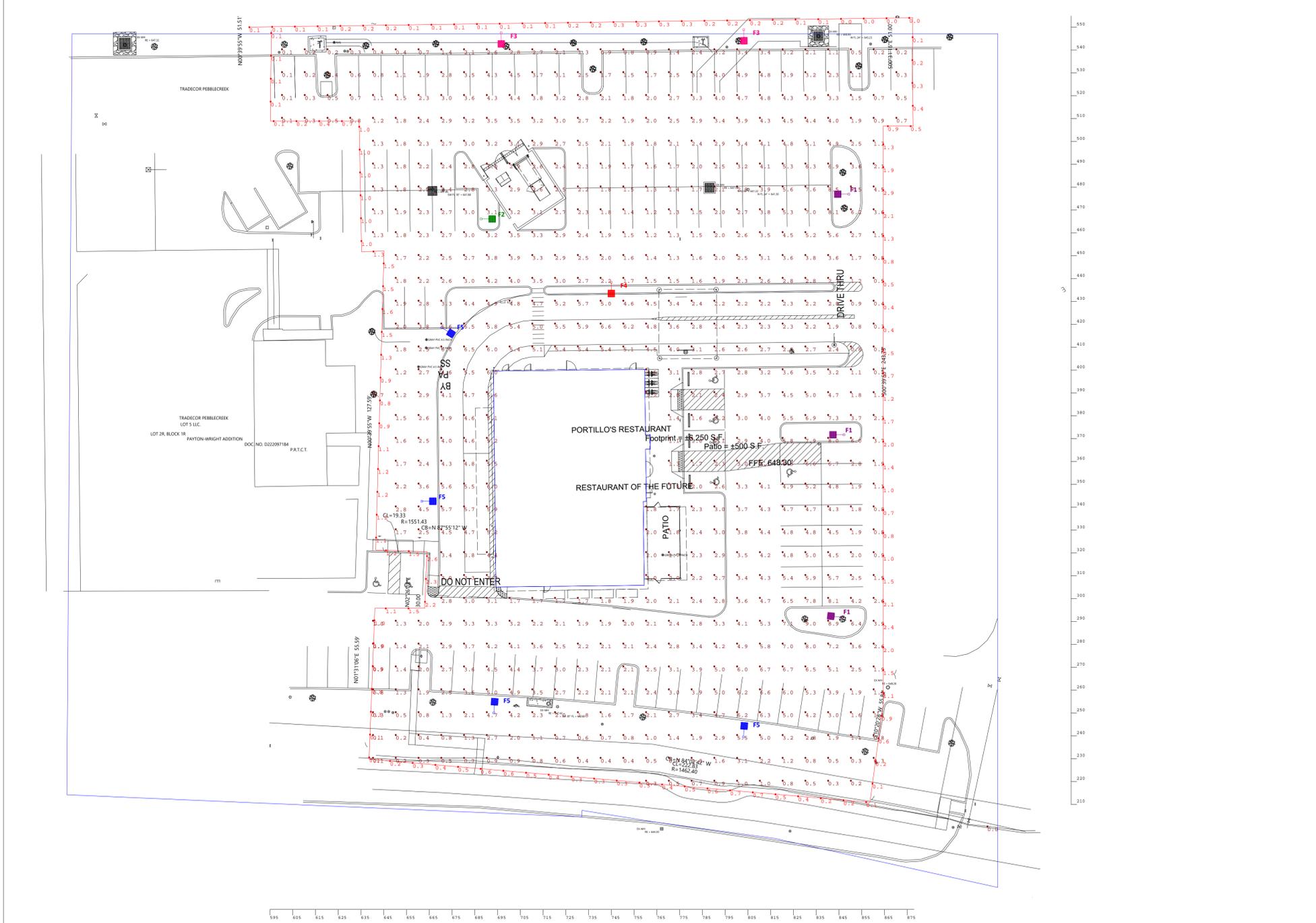
**Introduction**  
 The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.  
 The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

#### Lighting Information

Code	Label	Color Temperature	Color Rendering Index	Beam Spread	Mounting	Voltage	Shipped Included
F1	P6	30K	300K	70CRI	AFR	Type IV medium	SPA
F2	P7	40K	400K	70CRI	T15	Type I short	TS6
F3	P8	50K	500K	70CRI	T2M	Type II medium	T5W
F4	P9	50K	500K	70CRI	T3M	Type III medium	T5W
F5	P5	40K	400K	80CRI	T4M	Type IV medium	T5W
F6	P4	40K	400K	80CRI	T3M	Type III medium	T5W
F7	P3	40K	400K	80CRI	T2M	Type II medium	T5W
F8	P2	40K	400K	80CRI	T15	Type I short	T5W
F9	P1	40K	400K	80CRI	AFR	Type IV medium	SPA

Code	Label	Color Temperature	Color Rendering Index	Beam Spread	Mounting	Voltage	Shipped Included
F10	P10	40K	400K	80CRI	T15	Type I short	T5W
F11	P11	40K	400K	80CRI	AFR	Type IV medium	SPA

LITHONIA LIGHTING | One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com | © 2011-2023 Acuity Brands Lighting, Inc. All rights reserved. | DSX1 LED Rev: 09/05/23 | Page 1 of 10



Symbol	Qty	LLF	Description	Type
[Blue Square]	4	0.950	DSX1 LED P7 40K 80CRI T4M	F5
[Red Square]	3	0.950	DSX1 LED P9 40K 80CRI TFTM	F1
[Green Square]	1	0.950	DSX1 LED P4 40K 80CRI BLC3	F4
[Yellow Square]	1	0.950	DSX1 LED P8 40K 80CRI T5W	F2
[Purple Square]	2	0.950	DSX1 LED P5 40K 80CRI BLC4	F3

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_4_Planar	Illuminance	Fc	2.90	9.0	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.71	2.9	0.0	N.A.	N.A.

\*\*This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. This lighting layout is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting & Controls is not responsible for specifying the light fixtures or illumination requirements for any specific project, nor is it responsible for meeting municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting layout meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting layout. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this drawing.

- Notes:
1. Calculation Work Plane : Ground Level
  2. Fixture Mounting Height : 20'
  3. Calculation Point Spacing : 10' x 10'

NOTE: ALL ON-PREMISE LIGHT FIXTURES INCLUDING BASE ARE NOT TO EXCEED 20 FEET AND RECESSED TO AVOID GLARE.

"The purpose of CU24-04 is a conditional use permit for a planned commercial center to allow the possession, storage, retail sale of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with a 6,750 square foot restaurant with a drive-through, outdoor dining, and outdoor speakers."

CASE NAME: Portillo's RESTAURANT - ROTF  
 CASE NUMBER: CU24-04  
 LOCATION: 460 West State Highway 114

MAYOR: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 9 OF 9

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

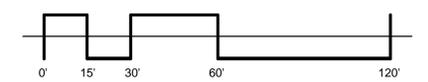
PLANNING SERVICES DEPARTMENT

PHOTOMETRIC PLAN  
 For  
 PORTILLO'S RESTAURANT - ROTF  
 Lot 3R1, Block 1R, Payton-Wright Addition  
 Ab. No.: 439422  
 City of Grapevine, Tarrant County, Texas  
 1.80 Acre or 78,229 S.F.  
 Zone: HC - Highway Commercial  
 Date of Preparation: December 28, 2023

"All on-premise light fixtures including base are not to exceed 20 feet and recessed to avoid glare."

## 1 PHOTOMETRIC PLAN

1" = 30'-0"

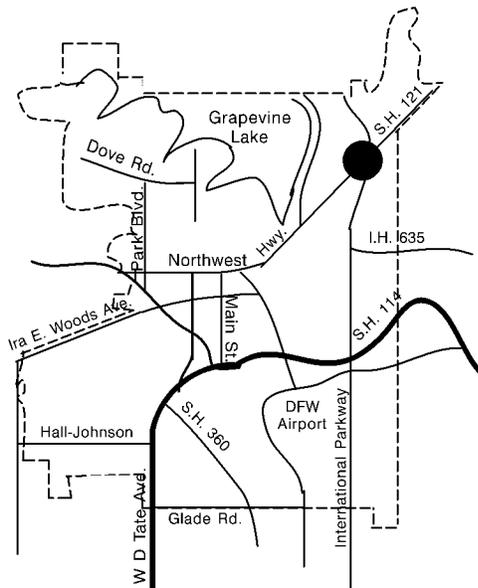


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
ERICA MAROHNIC, PLANNING SERVICES DIRECTOR

MEETING DATE: FEBRUARY 20, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE  
CHANGE Z23-08 AND CONDITIONAL USE APPLICATION CU23-  
35; STUART'S PAINT AND BODY



APPLICANT: Omar Oweis – Oweis Enterprises, LLC

PROPERTY LOCATION AND SIZE:

The subject property is located at 2051 State Highway 121 and platted as Block 1, Lot 3, 121 & 26 Addition. The lot contains approximately 2.4 acres and has 302 feet of frontage along State Highway 121 and 423 feet of frontage along State Highway 26.

REQUESTED ZONE CHANGE, CONDITIONAL USE, AND COMMENTS:

The applicant is requesting to rezone 2.4 acres from “CC”, Community Commercial District to “LI”, Light Industrial District. The applicant is also requesting a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage and an 18-foot pole sign.

The applicant intends to develop a 30-foot tall, 23,080-square-foot automotive repair body shop (Stuart’s Paint & Body) that includes an indoor autobody repair area, an office, restrooms, and a lobby for patrons. The applicant is proposing a total of 32 spaces for outdoor vehicle storage adjacent to the southwest property line that will be screened by an 8-foot-tall wooden fence. There will be two points of access; an existing access off State Highway 121 at the north corner of the site and the other through an existing access easement to the west of Lot 2. An 18-foot pole sign is proposed at the north entrance of

the lot adjacent to State Highway 121. The total required parking for the proposed use is 79 spaces and 79 parking spaces are provided.

PRESENT ZONING AND USE:

The property is currently zoned “CC”, Community Commercial District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The property was zoned “S-P”, Site Plan prior to the 1984 City-wide Rezoning at which time the property was rezoned to “CC”, Community Commercial District.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “CC”, Community Commercial District – State Highway 26 and Grapevine Mills Mall

SOUTH: “CC”, Community Commercial District – Dimassi’s Mediterranean Buffet and Residence Inn by Marriott DFW Airport North/ Grapevine

EAST: “CC”, Community Commercial District – State Highway 121

WEST: “HCO”, Hotel/ Corporate Office District – Hilton DFW Lakes Hotel

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine’s Thoroughfare Plan designates State Highway 26 as a Type A, Major Arterial with a minimum 100-foot right-of-way and is developed as six lanes with a median. The City of Grapevine’s Thoroughfare Plan does not designate State Highway 121 as a local thoroughfare with a width determined by TxDOT.

5

0.893 @

3  
1.434 @

N SH 26  
STATE HWY 26

4  
3 @

SUBJECT  
PROPERTY

121 AND 26  
ADDN  
31181

3  
2.4384 @

N-SH-121-FR-SB  
CTR FM 2499 TO DFW AIRPORT  
C

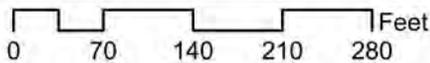
N-SH-121-SB

N SH 121 NB

2  
2.2722 @

4A  
1.232 @

1  
.0256 @



### Z23-08/ CU23-35; Stuart's Paint and Body 2051 State Highway 121

Date Prepared: 2/7/2024

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.

**ZONE CHANGE AND CONCEPT PLAN  
APPLICATION AND CHECKLISTS – Non-Residential**

**Subject Property Information**

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)

Gross area of parcel (to nearest tenth of acre)

121 & 26 Addition Block 1 Lot 3

2.43 Acres

Street frontage & distance to nearest cross street

Describe the Proposed Use

322 ft Hwy 121

Luxury Collision Center

Proposed Zoning

Existing Zoning

Light Industrial District

Community Commercial District

Future Land Use Designation

Subject Property Address

CO- Commercial

2051 State Hwy 121 Grapevine, TX 76051

**Property Owner Information, Authorization and Acknowledgements**

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

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

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

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

RECEIVED

DEC 04 2023

Owner Name 121 & 26 Partners L.P.

Company C/O RJ Grogan Jr.

Address 2808 Fairmount, Suite 150, #

City Dallas State TX Zip Code 75201

Phone (214)-979-1100 Email [REDACTED]

223-08

ZONE CHANGE AND CONCEPT PLAN  
APPLICATION AND CHECKLISTS – Non-Residential

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate \_\_\_\_\_ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

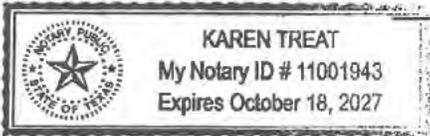
Property Owner's Signature \_\_\_\_\_ Date 11/27/23

STATE OF: Texas  
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared R J. Grogan, Jr. (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 27<sup>th</sup> day of November, 2023

Karen Treat  
NOTARY PUBLIC in and for the State of Texas



RECEIVED  
DEC 04 2023

223-DB

**ZONE CHANGE AND CONCEPT PLAN  
APPLICATION AND CHECKLISTS – Non-Residential**

N/A

**Multi-Tenant and Multi-Resident Property Owner Attestation and Acknowledgement**

I hereby certify that I am the property owner of the property located at (street address)

and platted/legally described as \_\_\_\_\_

(Subdivision Name, Block and Lot) and further acknowledge that my request for a zone change for the above property may result in the creation of non-conforming use(s) or structure(s). I also certify that I have provided the City of Grapevine Planning Services Department with appropriate application materials including a current list of property occupants, tenants, lessees, resident names, and their postal addresses in an acceptable format for the purpose of a mailed meeting notice for the purposes of meeting the requirements of Subsection 211.007 of the Texas Local Government Code. The information provided on this attestation and acknowledgement form is true and correct. I have selected the zone change application type of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF: \_\_\_\_\_

COUNTY OF: \_\_\_\_\_

BEFORE ME, a Notary Public, on this day personally appeared \_\_\_\_\_  
(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 \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Texas

RECEIVED

DEC 04 2023

223-08

**ZONE CHANGE AND CONCEPT PLAN  
APPLICATION AND CHECKLISTS – Non-Residential**

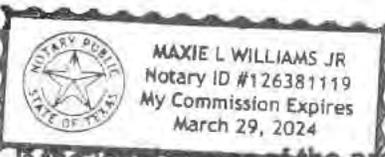
**Project Representative Information (complete if designated by owner)**

Engineer  Purchaser  Tenant  Preparer  Other (specify) \_\_\_\_\_  
Name Omar Oweis (Oweis Enterprises LLC) Company Cana Capital Series 2 LLC  
Address 2061 South Stemmons Fwy  
City Lewisville State TX Zip Code 75067  
Phone (512) 924-7279 Email [REDACTED]  
Applicant's Signature [Signature] Date 11/27/23

STATE OF: Texas  
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Omar Theib Yousef Oweis  
(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 27<sup>th</sup> 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: Cana Capital Series 2 LLC

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

(You may order a copy of a Public Information Report from [open.records@cpa.texas.gov](mailto: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>)

223-08

**ZONE CHANGE AND CONCEPT PLAN  
APPLICATION AND CHECKLISTS – Non-Residential**

PLATTING VERIFICATION:

- It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.
- It has been determined that the property described below is **currently platted** or **does not require platting or replatting** at this time.

Address of subject property 2051 State Hwy 121, Grapevine, Tx 76051

Legal description of subject property

121<sup>1</sup>/<sub>2</sub> 26 Addition Block 1 lot 3 out of the H. Snuggs survey, Abstract No. 1415  
City of Grapevine, Tarrant County, TX

Justin D. Owen  
Public Works Department

11-21-2023  
Date

RECEIVED

DEC 04 2023

723-08

Grapevine

Brent McKinney

Thu 11/30/2023 4:47 PM

To: Omar Oweis

My name is Brent McKinney (EVP at Quality Collision).

In our experience and based on our business model, we only really need 70 parking spots to operate efficiently. This helps reduce the amount of storage of cars on site and helps increase landscape packages to beautify our luxury centers.

We look forward to building our signature Dallas location in Grapevine.

Thank you,

**Brent McKinney**

**Executive Vice President of Operations**

**Quality Collision Group LLC**

[www.qualitycollisiongroup.com](http://www.qualitycollisiongroup.com)

Mobile: (469) 870-5001



**QUALITY COLLISION  
GROUP**

**RECEIVED**

DEC 04 2023

**223-08**

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)

121 & 26 Addition Block 1 Lot 3

Street frontage & distance to nearest cross street

322 ft on Hwy 121 -> 650 ft to grapevine mills trail

Proposed Zoning

Light Industrial District

Future Land Use Designation

C0-Commercial

Gross area of parcel (to nearest tenth of acre)

2.43 Acres

Describe the Proposed Use

Luxury Collision Center

Existing Zoning

Community Commercial District

Subject Property Address

2051 State Hwy 121, Grapevine, TX 76051

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

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

Any changes to a site plan approved with a conditional use permit request can only be approved by City Council through the public hearing process.

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

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

Owner Name 121 & 26 Partners L.P. Owner Phone Number (214)-979-1100

Company C/o RJ Grogan Jr

Address 2808 Fairmount, suite 150

City Dallas State TX Zip Code 75201

Email [Redacted]

RECEIVED

C423-35 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 Omar Owais [Owais Enterprises LLC] (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.

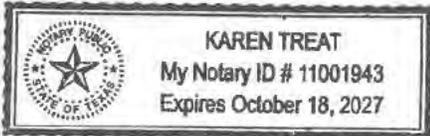
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 11/27/23

STATE OF: Texas  
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared R. J. Grogan, Jr (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 27th day of November, 2023  
[Signature]



NOTARY PUBLIC in and for the State of Texas

RECEIVED  
DEC 04 2023

C423-35

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify)

Name Omar Oweis [Oweis Enterprises LLC] Company Cana Capital Series 2 LLC

Address 2061 Stemmons Fwy

City Lewisville State TX Zip Code 75067

Phone (512) 924-7279 Email [REDACTED]

Applicant's Signature [Signature] Date 11/27/23

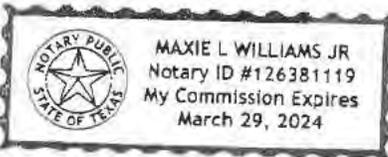
STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Omar Theib Yousef Oweis (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 27th 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: Cana Capital Series 2 LLC

Provide a most recent public information report that includes:

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

CU23-35

RECEIVED DEC 04 2023

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

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

PLATTING VERIFICATION:

- It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.
- It has been determined that the property described below is **currently platted** or **does not require platting or replatting** at this time.

Address of subject property 2051 State Hwy 121, Grapevine, TX 76051

1 Legal description of subject property

121426 Addition Block 1 lot 3 out of the H. Snags Survey, Abstract No. 1415  
City of Grapevine, Tarrant County, TX

Austin B. Turner  
Public Works Department

11-21-2023  
Date

CU23-35

**Grapevine**

**Brent McKinney** <[REDACTED]>  
Thu 11/30/2023 4:47 PM

To: Omar Oweis <[REDACTED]>  
My name is Brent McKinney (EVP at Quality Collision).

In our experience and based on our business model, we only really need 70 parking spots to operate efficiently. This helps reduce the amount of storage of cars on site and helps increase landscape packages to beautify our luxury centers.

We look forward to building our signature Dallas location in grapevine.

Thank you,

**Brent McKinney**  
**Executive Vice President of Operations**  
**Quality Collision Group LLC**  
[www.qualitycollisiongroup.com](http://www.qualitycollisiongroup.com)

Mobile: (469) 870-5001



RECEIVED  
DEC 04 2023

CU23-30

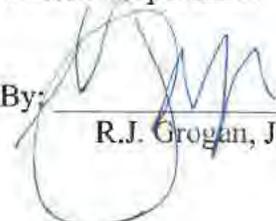
**CERTIFICATE OF GENERAL PARTNER**

The undersigned, **GREENWAY-121 & 26, INC.**, a Texas corporation (the "General Partner"), who is a general partner of **121 & 26 PARTNERS, LTD.**, a Texas limited partnership (the "Partnership"), in connection with the sale (the "Sale") of that certain real property (the "Property") described in Exhibit A attached hereto, to **BARTONVILLE DEVELOPMENT, LLC**, and in connection with development matters and permitting relating to the Property (the "Development"), hereby warrants, certifies and represents to **THE CITY OF GRAPEVINE** (the "City") and to **REPUBLIC TITLE OF TEXAS** the following:

1. The General Partner has been duly authorized to consummate the Sale on behalf of the Partnership and to execute all deeds, assignments, certificates, closing statements, and other documents or instruments on behalf of the Partnership as may be necessary or appropriate in connection therewith.
2. The General Partner has been authorized to take all actions necessary in connection with the Development and to execute all applications, permits, including but not limited to conditional use permits, site plan approval, plats and other documents or instruments required by the City as may be necessary or appropriate in connection therewith.
3. G. H. Stool, as President of the General Partner, or R.J. Grogan, Jr., as Vice President of the General Partner, are each authorized to act on behalf of the General Partner in connection with the Sale and/or the Development.
4. The General Partner has been duly authorized to make and deliver this Certificate in such capacity.

EXECUTED as of the 27<sup>th</sup> day of November, 2023.

**GREENWAY-121 & 26, INC.,**  
a Texas corporation

By:   
R.J. Grogan, Jr., Vice President

F:\GIC\01512 121 & 26\231127 Certificate of General Partner.doc

RECEIVED

DEC 04 2023

CERTIFICATE OF GENERAL PARTNER

CU23-35

**EXHIBIT "A"**

Property

BEING Lot 3, Block 1, 121 and 26 Addition, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5294, Plat Records, Tarrant County, Texas. Save and except that portion conveyed to the State of Texas in Special Warranty Deed filed 05/04/2012, recorded in cc# D212107582, Real Property Records, Tarrant County, Texas, and SAVE AND EXCEPT the buildings and improvements located thereon.

RECEIVED

DEC 04 2025

0123-35



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

CANA CAPITAL SERIES 2, LLC  
File Number: 805247327

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 09/29/2023

Effective: 09/29/2023



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson  
Secretary of State

RECEIVED

DEC 04 2023

C423-35

Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709



**Certificate of Formation  
Limited Liability Company**

Filed in the Office of the  
Secretary of State of Texas  
Filing #: 805247327 09/29/2023  
Document #: 1290105620002  
Image Generated Electronically  
for Web Filing

Filing Fee: \$300

**Article 1 - Entity Name and Type**

The filing entity being formed is a limited liability company. The name of the entity is:

**CANA CAPITAL SERIES 2, LLC**

**Article 2 - Registered Agent and Registered Office**

A. The initial registered agent is an organization (cannot be company named above) by the name of:

**TEXAS R.E. DEVELOPMENTS LLC**

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

**737 EVERGREEN DR HURST TX 76054**

**Consent of Registered Agent**

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

**Article 3 - Governing Authority**

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: (Business Name) **OWEIS ENTERPRISES LLC**

Address: **5225 LAS COLINAS BLVD APT 4016 IRVING TX, USA 75039**

Manager 2: (Business Name) **ZRB CAPITAL GROUP LLC, SERIES 11, SOMERSET**

Address: **4843 Colleyville Blvd Suite 251-333 Colleyville TX, USA 76034**

Manager 3: (Business Name) **TEXAS R.E. DEVELOPMENTS LLC**

Address: **737 EVERGREEN DR HURST TX, USA 76054**

**Article 4 - Purpose**

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

28-6510

RECEIVED

DEC 04 2023

CU23-35



## Office of the Secretary of State

October 06, 2023

Attn: Bush Rudnicki Shelton, PC

Bush Rudnicki Shelton, PC  
200 N Mesquite Street Ste 200  
Arlington, TX 76011 USA

RE: CANA CAPITAL SERIES 2, LLC  
File Number: 805247327

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <https://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
(512) 463-5555

Enclosure

RECEIVED

DEC 04 2023

C423-35

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



CC ITEM #5, 28, 29  
PZ ITEM #8, 12, 13  
Ruth R. Hughes  
Secretary of State

## Office of the Secretary of State

March 25, 2021

Bartonville Development LLC  
3505 Yucca Dr Ste 101  
Flower Mound, TX 75028 USA

RE: BARTONVILLE DEVELOPMENT LLC  
File Number: 803990461

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <https://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
(512) 463-5555

Enclosure

RECEIVED

DEC 04 2023

C423-35

Phone: (512) 463-5555  
Prepared by: Melissa Keffer

Come visit us on the internet at <https://www.sos.texas.gov/>  
Fax: (512) 463-5709  
TID: 10285

Dial: 7-1-1 for Relay Services  
Document: 1037063510002

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



Ruth R. Hughes  
Secretary of State

Office of the Secretary of State  
Packing Slip

March 25, 2021  
Page 1 of 1

Maria Pilar Estevez  
9500 Feather Grass Ln Ste 120 Box 112  
Fort Worth, TX 76177

Batch Number: 103706351  
Client ID: 808524845

Batch Date: 03-22-2021  
Return Method: Fax and Mail 0

Document Number	Document Detail	Number / Name	Page Count	Fee
1037063510002	Expedited	BARTONVILLE DEVELOPMENT LLC	0	\$25.00
1037063510002	Certificate of Formation	BARTONVILLE DEVELOPMENT LLC	0	\$300.00
1037063510003	Convenience Fee			\$8.78
			<b>Total Fees:</b>	<b>\$333.78</b>

Payment Type	Payment Status	Payment Reference	Amount
Credit Card	Received	*****0782	\$333.78
			<b>Total:</b> \$333.78

**Total Amount Charged to Client Account:** \$0.00  
(Applies to documents or orders where Client Account is the payment method)

*Note to Customers Paying by Client Account:* This is not a bill. Payments to your client account should be based on the monthly statement and not this packing slip. Amounts credited to your client account may be refunded upon request. Refunds (if applicable) will be processed within 10 business days.

There is a 2.7% convenience fee on credit card payments. This additional amount will be computed and shown on your credit card statement when the credit card transaction is settled.

User ID: MKERR

RECEIVED

DEC 04 2023

CU23-35

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



CC ITEM #5, 28, 29  
PZ ITEM #8, 12, 13  
Ruth R. Hughes  
Secretary of State

**Office of the Secretary of State**

**CERTIFICATE OF FILING  
OF**

**BARTONVILLE DEVELOPMENT LLC**  
File Number: 803990461

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 03/22/2021

Effective: 03/22/2021



A handwritten signature in black ink, appearing to read "Ruth R. Hughes".

Ruth R. Hughes  
Secretary of State

RECEIVED

DEC 04 2023

28-65110

C423-35

Phone: (512) 463-5555  
Prepared by: Melissa Kerr

Come visit us on the internet at <https://www.sos.texas.gov/>  
Fax: (512) 463-5709  
TID: 10306

Dial: 7-1-1 for Relay Services  
Document: 1037062510000



<b>GOVERNING PERSON 2</b>			
NAME (Enter the name of either an individual or an organization, but not both.) IF INDIVIDUAL			
BASEM	T	NIMRI	
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>
OR IF ORGANIZATION			
<i>Organization Name</i>			
ADDRESS			
737 EVERGREEN DR	HURST	TX	USA 76054
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country Zip Code</i>

<b>GOVERNING PERSON 3</b>			
NAME (Enter the name of either an individual or an organization, but not both.) IF INDIVIDUAL			
ADAM		LINGENFELTER	
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>
OR IF ORGANIZATION			
<i>Organization Name</i>			
ADDRESS			
3505 YUCCA DRIVE SUITE 101	FLOWER MOUND	TX	US 75028
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country Zip Code</i>

**Article 4 – Purpose**

The purpose for which the company is formed is for the transaction of any and all lawful purposes for which a limited liability company may be organized under the Texas Business Organizations Code.

**Supplemental Provisions/Information**

Text Area: [The attached addendum, if any, is incorporated herein by reference.]

<p><b>GOVERNING AUTHORITY</b></p> <p><b>GOVERNING PERSON 4:</b>          AYMAN FARHAN ELNEMRI          5139 WOODWAY DR, HOUSTON, TX, USA, 77006</p> <p><b>GOVERNING PERSON 5:</b>          MOE NIMRI          4025 LINDBERGH DR, ADDISON, TX, USA, 75001</p>
--

RECEIVED  
DEC 04 2023

MS-32

C423-35

**Organizer**

The name and address of the organizer:

OMAR OWEIS

Name

5225 LAS COLINAS BLVD APT 3079

Street or Mailing Address

IRVING

City

TX 75039

State Zip Code

**Effectiveness of Filing (Select either A, B, or C.)**

- A.  This document becomes effective when the document is filed by the secretary of state.
- B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C.  This document takes effect upon the occurrence of the future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

The following event or fact will cause the document to take effect in the manner described below:

[Empty box for event or fact]

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized to execute the filing instrument.

Date: 03/22/2021

Omar Oweis

Signature of organizer

OMAR OWEIS

Printed or typed name of organizer

RECEIVED

DEC 04 2023

28-ESKO

CU23-35

Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709



**Certificate of Formation  
Limited Liability Company**

Filed in the Office of the  
Secretary of State of Texas  
Filing #: 805247327 09/29/2023  
Document #: 1290105620002  
Image Generated Electronically  
for Web Filing

Filing Fee: \$300

**Article 1 - Entity Name and Type**

The filing entity being formed is a limited liability company. The name of the entity is:

**CANA CAPITAL SERIES 2, LLC**

**Article 2 - Registered Agent and Registered Office**

A. The initial registered agent is an organization (cannot be company named above) by the name of:

**TEXAS R.E. DEVELOPMENTS LLC**

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

**737 EVERGREEN DR HURST TX 76054**

**Consent of Registered Agent**

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

**Article 3 - Governing Authority**

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members. The names and addresses of the governing persons are set forth below:

Manager 1: (Business Name) **OWEIS ENTERPRISES LLC**

Address: **5225 LAS COLINAS BLVD APT 4016 IRVING TX, USA 75039**

Manager 2: (Business Name) **ZRB CAPITAL GROUP LLC, SERIES 11, SOMERSET**

Address: **4843 Colleyville Blvd Suite 251-333 Colleyville TX, USA 76034**

Manager 3: (Business Name) **TEXAS R.E. DEVELOPMENTS LLC**

Address: **737 EVERGREEN DR HURST TX, USA 76054**

**Article 4 - Purpose**

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

28-6510

RECEIVED

DEC 04 2023

CU23-35

[The attached addendum, if any, is incorporated herein by reference.]

**Initial Mailing Address**

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

**2061 S STEMMONS FWY  
Lewisville, TX 75067  
USA**

**Organizer**

The name and address of the organizer are set forth below.

**Basim Nimri      737 EVERGREEN DR, HURST, TEXAS 76054**

**Effectiveness of Filing**

A. This document becomes effective when the document is filed by the secretary of state.

**OR**

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

**Basim Nimri**

Signature of Organizer

FILING OFFICE COPY

28-5540

DEC 04 2023

C423-35

ORDINANCE NO. 2024-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z23-08 FOR BLOCK 1, LOT 3, 121 AND 26 ADDITION, BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (2051 STATE HIGHWAY 121) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "CC", COMMUNITY COMMERCIAL DISTRICT TO "LI", LIGHT INDUSTRIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z23-08 to rezone the following described property to-wit: being 2.4 acre tract platted as Block 1, Lot 3, 121 and 26 Addition, Tarrant County, Texas (2051 State Highway 121), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "CC", Community Commercial District is hereby changed to "LI", Light Industrial District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
GRAPEVINE, TEXAS on this the 20th day of February, 2024.

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

Matthew C.G. Boyle  
City Attorney

ORDINANCE NO. 2024-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU23-35 TO DEVELOP AN AUTOMOTIVE REPAIR BODY SHOP WITH OUTDOOR VEHICLE STORAGE AND AN 18-FOOT POLE SIGN FOR BLOCK 1, LOT 3, 121 AND 26 ADDITION (2051 STATE HIGHWAY 121) IN A DISTRICT PROPOSED TO BE 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 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 CU23-35 to develop an automotive repair body shop with outdoor vehicle storage and an 18-foot pole sign, in a district proposed to be zoned "LI", Light Industrial District within the following described property: Block 1, Lot 3, 121 and 26 Addition, (2051 State Highway 121) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of February, 2024.

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

Matthew C.G. Boyle  
City Attorney



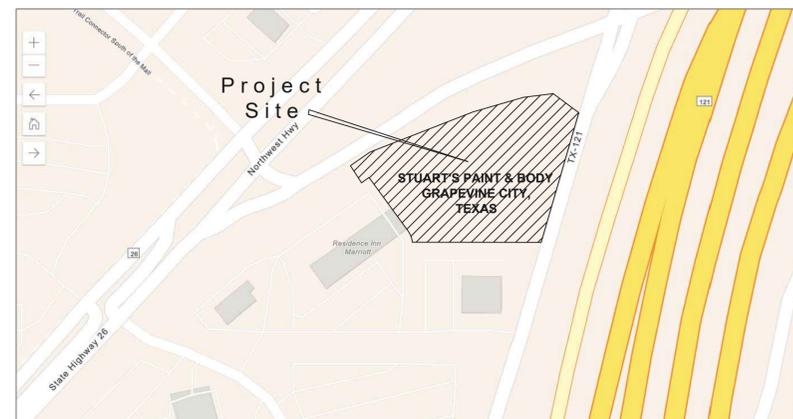


# PRELIMINARY PLANS FOR STUART'S PAINT & BODY

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

Drawing Sheet Index

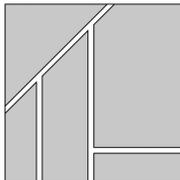
0	Cover Page
1	Site Plan
2	Site Plan
3	Solid Waste Access Plan
4	Preliminary Grading Plan
5	Preliminary Utility Plan
6	Preliminary Drainage Area Map
7	Drainage Calculations
8	Building Elevations
9	Building Elevations
10	Refuse Container Elevations
11	Photometric Plan
12	Photometric Plan
13	Landscape Plan
14	Landscape Details
15	Pole Sgn & Screening Fence Details



VICINITY MAP  
n. t. s.



OWNER  
121 & 26 PARTNERS LP  
C/O RJ GROGAN, JR  
2808 FAIRMOUNT DRIVE, SUITE 150  
DALLAS, TX 75207  
214-979-1100  
JGROGAN@GBDALLAS.COM

Engineer:  

**CCM Engineering**  
 2570 FM 407, Suite 209  
 Highland Village, Texas 75077  
 Ph: 972.691.6633  
 Fax: 972.691.6628  
 TBPE FIRM #605  
 Email: cody@ccm-eng.com

Cover Sheet  
for  
Stuart's Paint & Body  
Lots 3, Block 1, 121 & 26 Addition  
Ab. No. A-1415  
City of Grapevine, Tarrant County, Texas  
2.4 acres or 105,834 sq. ft.  
Proposed Zoning: "LI" Light Industrial District  
Date of Preparation: January 17, 2024

CASE NAME: Stuart's Paint & Body  
CASE NUMBER: CU23-35  
LOCATION: 2051 State Highway 121

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
SECRETARY

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
CHAIRMAN

DATE: \_\_\_\_\_

SHEET: \_\_\_\_ OF \_\_\_\_

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

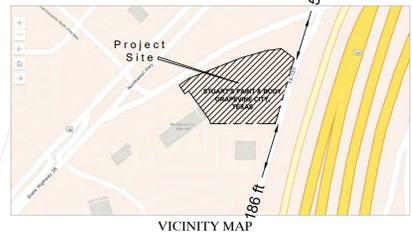
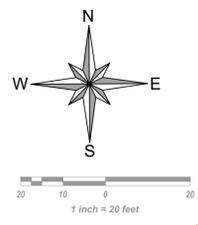
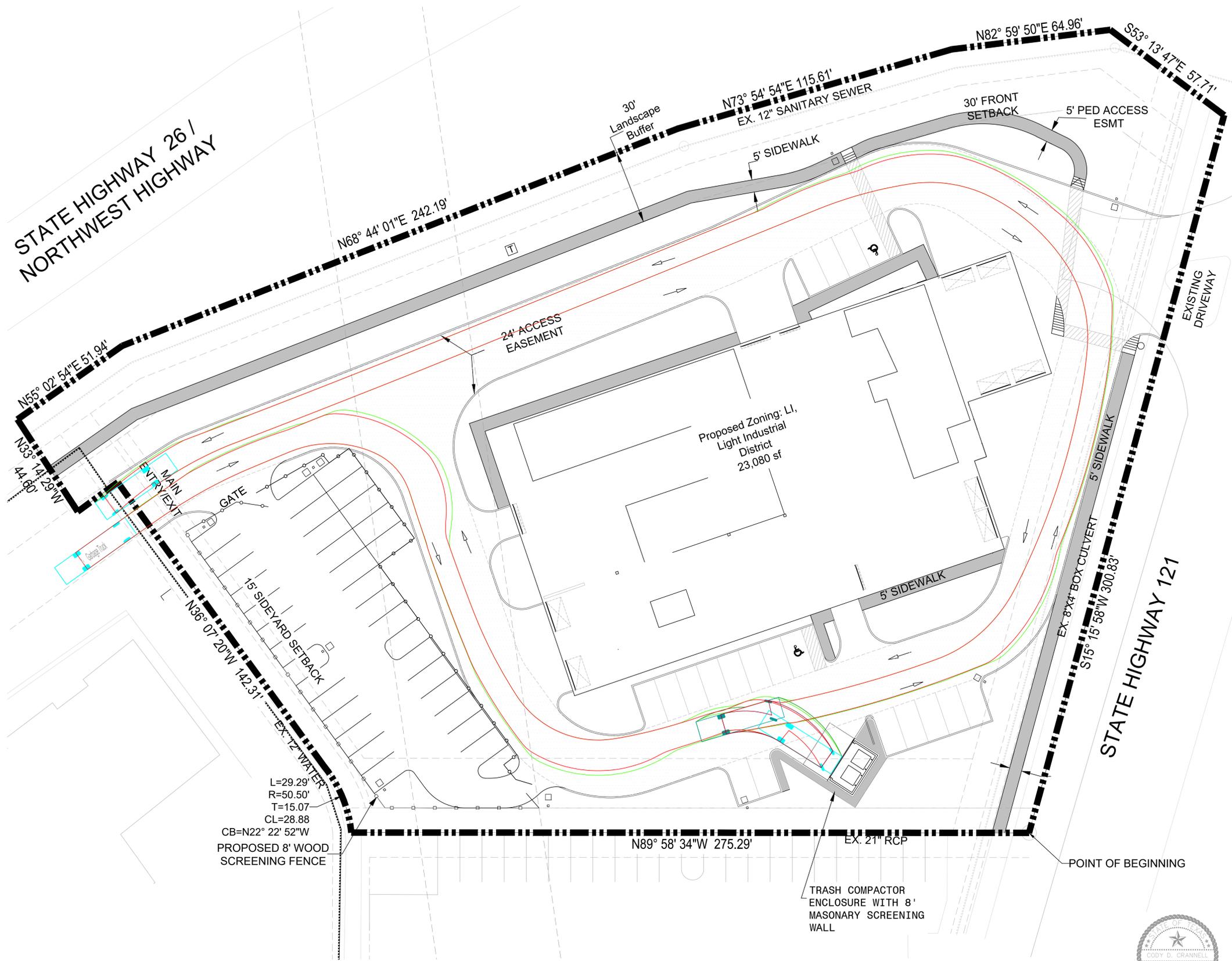
PLANNING SERVICES DEPARTMENT

# JANUARY, 2024





STATE HIGHWAY 26 /  
NORTHWEST HIGHWAY



**Legend**

- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- PROP. PROPOSED
- ESMT. EASEMENT
- PROPERTY BOUNDARY
- PROPOSED 6" BLACK WROUGHT IRON FENCE
- 24' ACCESS EASEMENT
- PROPOSED 18" POLE SIGN
- PROPOSED 8" WOOD SCREENING FENCE
- ♿ ADA SPACE
- TRAFFIC FLOW ARROW
- ▨ ADA STRIPPING AISLES
- - - - - EX. SANITARY SEWER
- - - - - EX. WATERLINE
- T ELECTRICAL TRANSFORMER
- SETBACKS
- INTERIOR VEHICLE STORAGE SPACE
- POLE LIGHT
- GARBAGE TRUCK ROUTE

Solid Waste Access Plan  
for  
Stuart's Paint & Body  
Lots 3, Block 1, 121 & 26 Addition  
Ab. No. A-1415  
City of Grapevine, Tarrant County, Texas  
2.4 acres or 105,834 sq. ft.  
Proposed Zoning: "LI" Light Industrial District  
Date of Preparation: January 25, 2024

CASE NAME: Stuart's Paint & Body  
CASE NUMBER: CU23-35  
LOCATION: 2051 State Highway 121

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: \_\_\_\_ OF \_\_\_\_

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



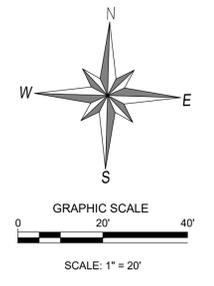
ENGINEER:  
CCM ENGINEERING  
2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TEXAS 75077  
CONTACT: CODY CRANNELL  
EMAIL: CODY@CCM-ENG.COM  
972.691.6633

SURVEYOR  
CCM ENGINEERING  
2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TEXAS 75077  
CONTACT: CRYSTAL ROBERTSON  
EMAIL: CRYSTAL@CCM-ENG.COM  
972.691.6633

OWNER  
121 & 26 PARTNERS LP  
C/O RJ GROGAN, JR  
2808 FAIRMOUNT DRIVE, SUITE 150  
DALLAS, TX 75207  
214-979-1100  
JGROGAN@GBDALLAS.COM

L=29.29'  
R=50.50'  
T=15.07'  
CL=28.88'  
CB=N22° 22' 52"W  
PROPOSED 8' WOOD SCREENING FENCE

"The purpose of CU23-35 is a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage, and an 18-foot pole sign."



**LEGEND**

Ex. Major Contours	---	730
Ex. Minor Contours	---	731
Prop. Major Contours	---	740
Prop. Minor Contours	---	736
Retaining Wall	---	
Flow Direction	→	
Proposed Elevation	F	
Finished Floor	F.F.	
Existing Grade Elevation	EG	

**CAUTION!!!**  
Existing underground/overhead utilities. Contractor to call for locations and field verify the location, depth and sizes of all existing utilities prior to excavation.

**CAUTION**  
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

"The purpose of CU23-35 is a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage, and an 18-foot pole sign."

Preliminary Grading Plan  
for  
Stuart's Paint & Body  
Lots 3, Block 1, 121 & 26 Addition  
Ab. No. A-1415  
City of Grapevine, Tarrant County, Texas  
2.4 acres or 105,834 sq. ft.  
Proposed Zoning: "LI" Light Industrial District  
Date of Preparation: January 25, 2024

CASE NAME: Stuart's Paint & body  
CASE NUMBER: CU23-35  
LOCATION: 2051 State Highway 121

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

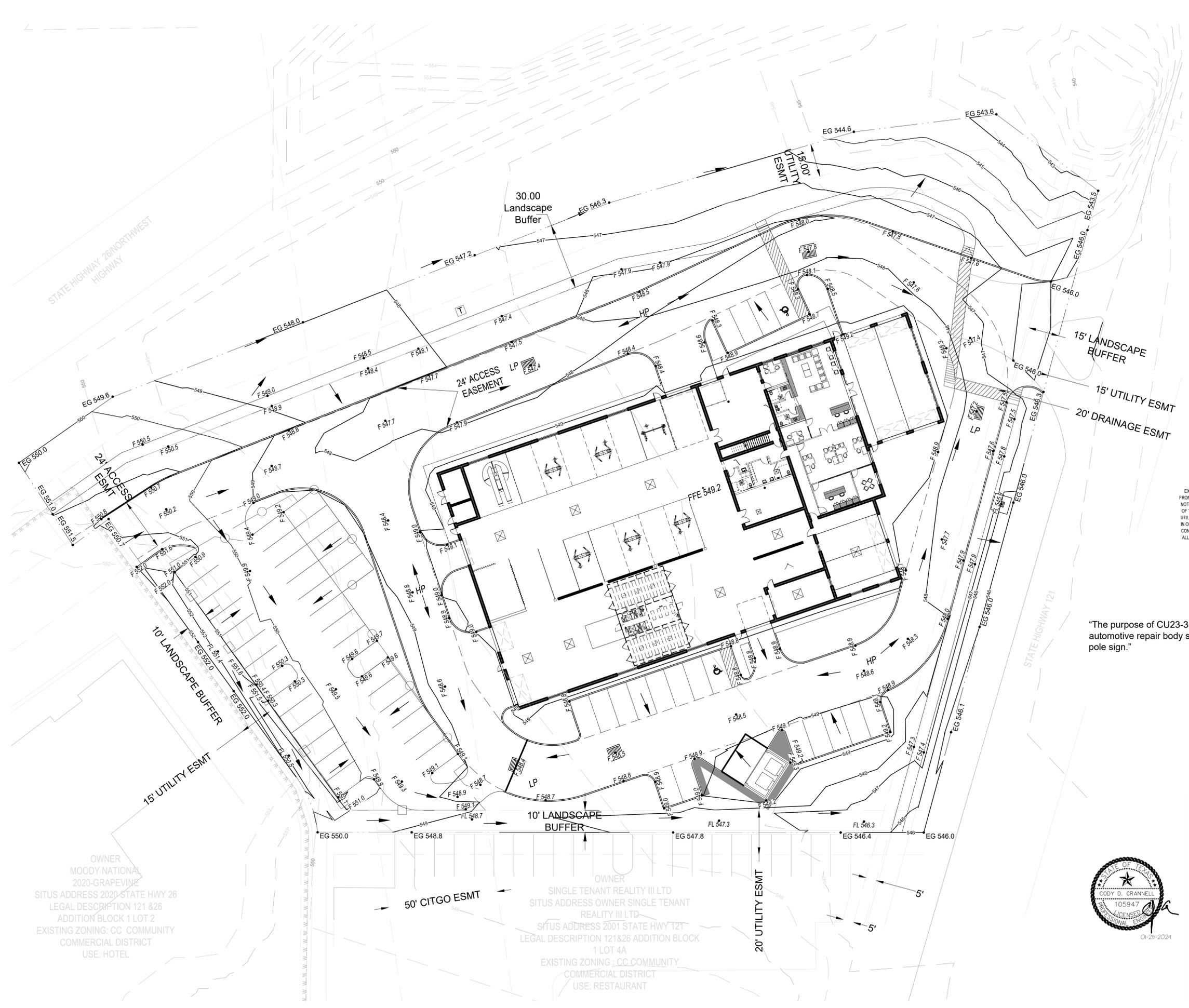


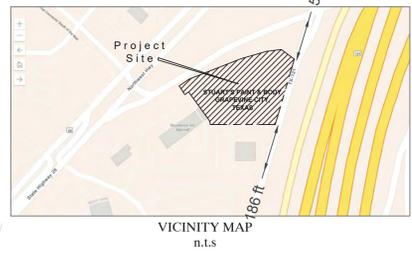
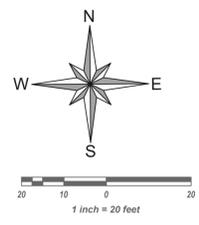
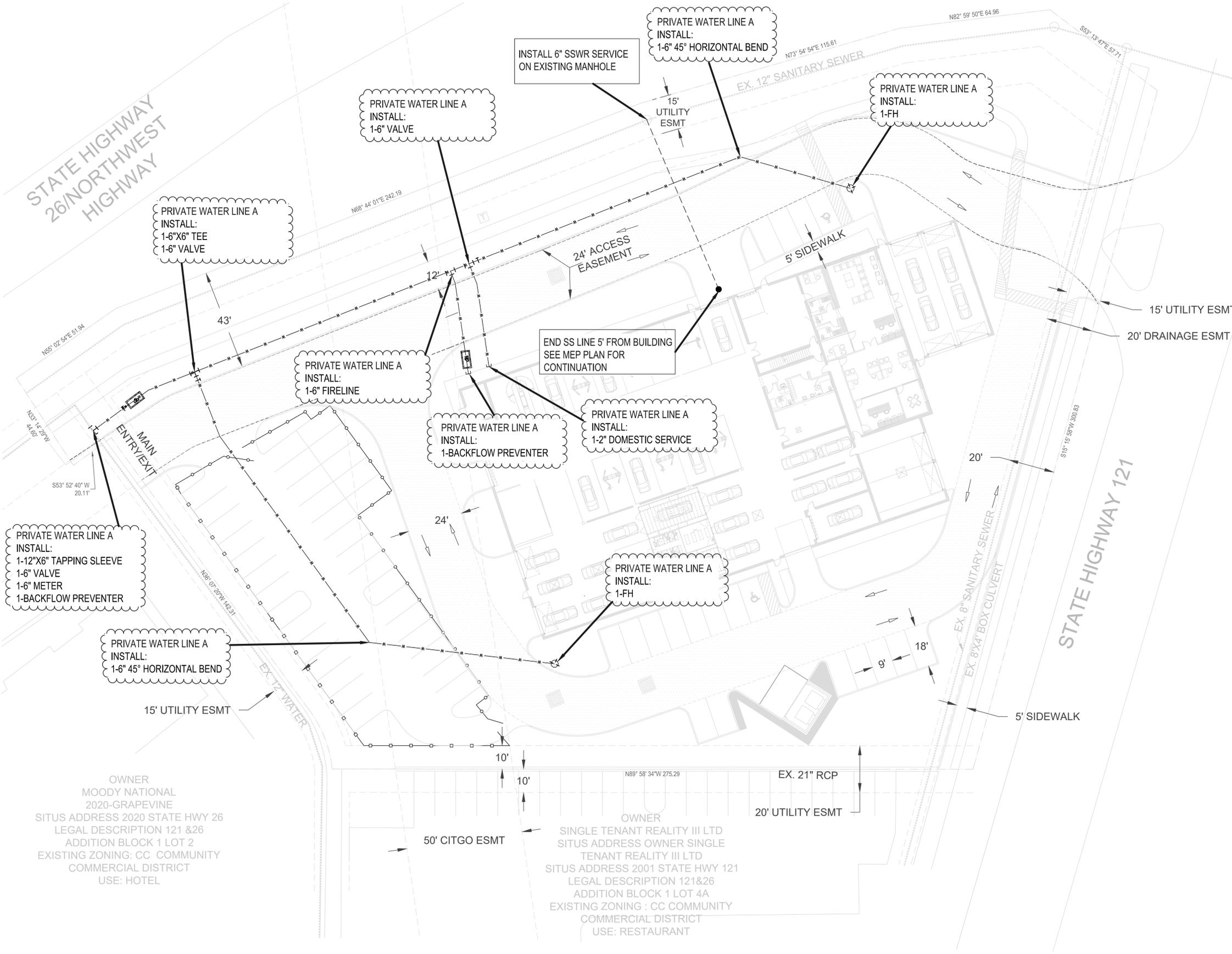
STATE HIGHWAY 26 NORTHWEST  
HIGHWAY

STATE HIGHWAY 121

OWNER  
MOODY NATIONAL  
2020-GRAPEVINE  
SITUS ADDRESS 2020 STATE HWY 26  
LEGAL DESCRIPTION 121 & 26  
ADDITION BLOCK 1 LOT 2  
EXISTING ZONING: CC COMMUNITY  
COMMERCIAL DISTRICT  
USE: HOTEL

OWNER  
SINGLE TENANT REALTY III LTD  
SITUS ADDRESS OWNER SINGLE TENANT  
REALTY III LTD  
SITUS ADDRESS 2001 STATE HWY 121  
LEGAL DESCRIPTION 121&26 ADDITION  
BLOCK 1 LOT 4A  
EXISTING ZONING : CC COMMUNITY  
COMMERCIAL DISTRICT  
USE: RESTAURANT





**LEGEND**

- PROP. WATER LINE
- PROP. FIRE HYDRANT ASSEMBLY
- PROP. VALVE
- PROP. SANITARY SEWER LINE
- PROP. SANITARY SEWER CLEANOUT
- PROP. STORM SEWER
- WATER METER 1-1/2"

Preliminary Utility Plan  
for  
Stuart's Paint & Body  
Lots 3, Block 1, 121 & 26 Addition  
Ab. No. A-1415  
City of Grapevine, Tarrant County, Texas  
2.4 acres or 105,834 sq. ft.  
Proposed Zoning: "LI" Light Industrial District  
Date of Preparation: January 25, 2024

CASE NAME: Stuart's Paint & body  
CASE NUMBER: CU23-35  
LOCATION: 2051 State Highway 121

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: \_\_\_ OF \_\_\_

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

PLANNING SERVICES DEPARTMENT

OWNER  
MOODY NATIONAL  
2020-GRAPEVINE  
SITUS ADDRESS 2020 STATE HWY 26  
LEGAL DESCRIPTION 121 & 26  
ADDITION BLOCK 1 LOT 2  
EXISTING ZONING: CC COMMUNITY  
COMMERCIAL DISTRICT  
USE: HOTEL

OWNER  
SINGLE TENANT REALITY III LTD  
SITUS ADDRESS OWNER SINGLE  
TENANT REALITY III LTD  
SITUS ADDRESS 2001 STATE HWY 121  
LEGAL DESCRIPTION 121&26  
ADDITION BLOCK 1 LOT 4A  
EXISTING ZONING : CC COMMUNITY  
COMMERCIAL DISTRICT  
USE: RESTAURANT

"The purpose of CU23-35 is a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage, and an 18-foot pole sign."







**4 BUILDING ELEVATION - SOUTH**  
Scale: 1" = 100' - 0"

MATERIAL	SQ. FT	PERCENTAGE
TOTAL CMU	4789 SQ.FT	84 %
METAL PANEL (OVER CMU)	215 SQ.FT	4 %
ACM	51 SQ.FT	1 %
GLASS	616 SQ.FT	10 %
HM DOOR	48 SQ.FT	1 %
TOTAL	5719 SQ.FT	100 %

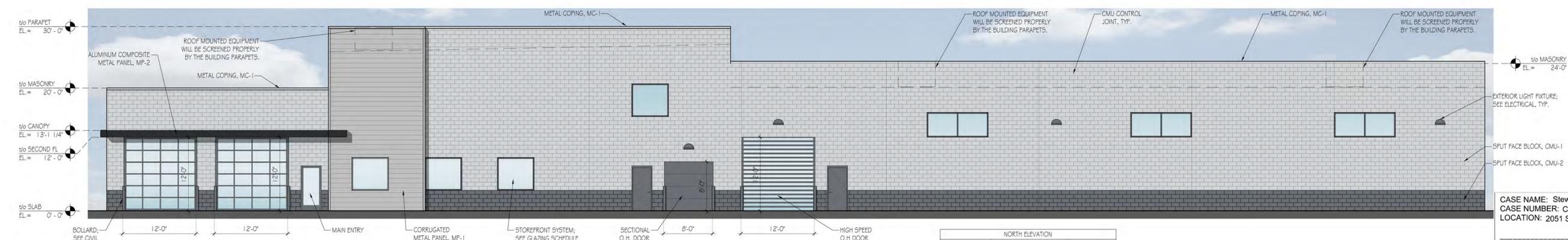
TAG	MATERIAL	SPECIFICATION	REMARK
CMU-1	SPLIT FACE BLOCK	LIGHT GRAY, COLOR SPECIFICATION TO BE DETERMINED.	CONCRETE MASONRY UNITS
CMU-2	SPLIT FACE BLOCK	DARK GRAY, COLOR SPECIFICATION TO BE DETERMINED.	CONCRETE MASONRY UNITS
MC-1	METAL COPING	FINISH TO MATCH CMU-1	ABOVE CMU-1
MC-2	METAL COPING	FINISH TO MATCH MP-1	ABOVE MP-1
MP-1	CORRUGATED METAL PANEL	MBCI MASTERLINE 16, CONCEALED FASTENING SYSTEM, GAUGE 24, SMOOTH FINISH, SIGNATURE 300, SILVER METALLIC.	EXTERIOR FACADE
MP-2	ALUMINUM COMPOSITE METAL PANEL	REYNOLBOND-FR8160PE "ELEGANT BLACK" ; DRY JOINT SYSTEM ; 62" X 196"	EXTERIOR CANOPY
EP-1	EXTERIOR PAINT	MANUFACTURER: SHERWIN WILLIAMS PRODUCT: SW9560 NIGHT OUT, PRO-INDUSTRIAL ZERO VOC ACRYLIC PAINT	EXTERIOR TRIM/ ACCENT COLOR



**3 BUILDING ELEVATION - WEST**  
Scale: 1" = 100' - 0"

MATERIAL	SQ.FT	PERCENTAGE
TOTAL	2653 SQ.FT	83 %
METAL PANEL (OVER CMU)	0 SQ.FT	0 %
ACM	0 SQ.FT	0 %
GLASS	432 SQ.FT	13 %
HM DOOR	118 SQ.FT	4 %
TOTAL	3203 SQ.FT	100 %

MATERIAL	SQ.FT	PERCENTAGE
TOTAL CMU	13144 SQ.FT	74 %
METAL PANEL (OVER CMU)	1804 SQ.FT	10 %
ACM	164 SQ.FT	1 %
GLASS	2426 SQ.FT	13 %
HM DOOR	302 SQ.FT	2 %
TOTAL	19719 SQ.FT	100 %



**2 BUILDING ELEVATION - NORTH**  
Scale: 1" = 100' - 0"

MATERIAL	SQ.FT	PERCENTAGE
TOTAL CMU	4399 SQ.FT	77 %
METAL PANEL (OVER CMU)	448 SQ.FT	8 %
ACM	44 SQ.FT	1 %
GLASS	680 SQ.FT	12 %
HM DOOR	136 SQ.FT	2 %
TOTAL	5707 SQ.FT	100 %



**1 BUILDING ELEVATION - EAST**  
Scale: 1" = 100' - 0"

MATERIAL	SQ.FT	PERCENTAGE
TOTAL CMU	1303 SQ.FT	41 %
METAL PANEL (OVER CMU)	1141 SQ.FT	35 %
ACM	69 SQ.FT	2 %
GLASS	698 SQ.FT	22 %
HM DOOR	0 SQ.FT	0 %
TOTAL	3211 SQ.FT	100 %

The purpose of CU23-35 is a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage, and an 18-foot pole sign.

**PENNEY DESIGN GROUP**  
8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814  
p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com

**ARCHITECT**  
Penney Design Group  
8120 Woodmont Avenue  
Suite 750  
Bethesda, MD 20814  
p.301.979.7609

**OWNER**  
Cana Capital  
2061 S Stemmons Fwy  
Lewisville, TX 75067  
p.512.924.7279

**CIVIL ENGINEER**  
CCM Engineering  
2570 Justin Rd,  
Highland Village, TX 75077  
p.972.691.6633

**CONTACT: Roberto Rivera**  
rrivera@penneydesigngroup.com

**CONTACT: Omar Oweis**  
omarowais@canacapital.com

**CONTACT: Cody Crannell**  
cody@cmm-eng.com

CASE NAME: **Stewart's Paint & Body**  
CASE NUMBER: **CU23-35**  
LOCATION: **2051 State Highway 121**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
SECRETARY

DATE: \_\_\_\_\_

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
CHAIRMAN

DATE: \_\_\_\_\_

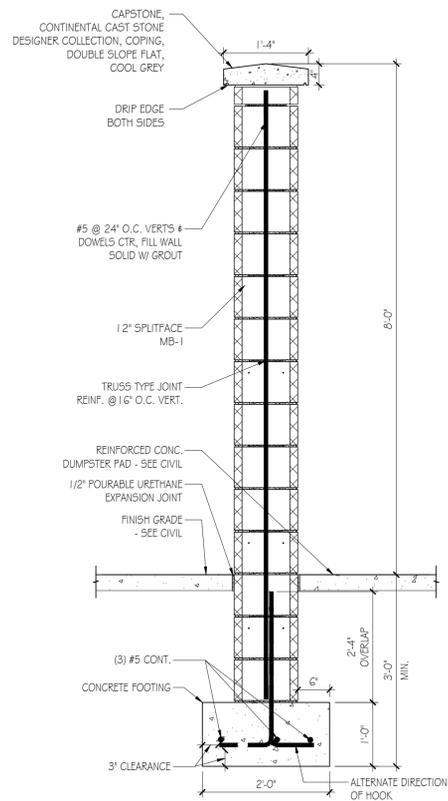
SHEET: \_\_\_\_ OF \_\_\_\_

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

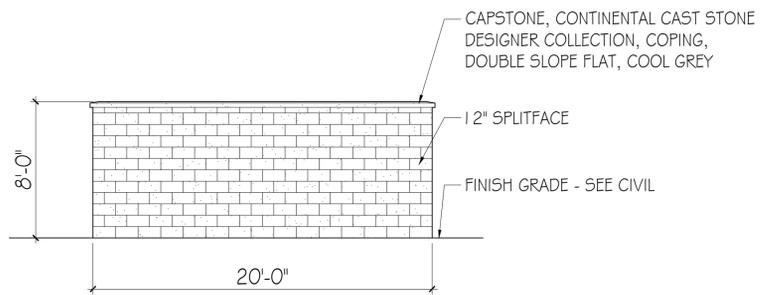
PLANNING SERVICES DEPARTMENT

**Building Elevations**  
for  
**Stuarts Paint & Body**  
**121 & 26 Addition Block 1 lot 3**  
Ab. No. 1415  
City Of Grapevine, Tarrant County, Texas  
2.43 Acres, out of the H. Suggs Survey  
Zone: "L1" Light Industrial  
Date of Preparation: January 9, 2024

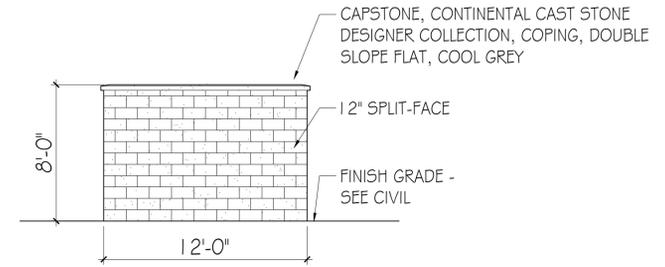




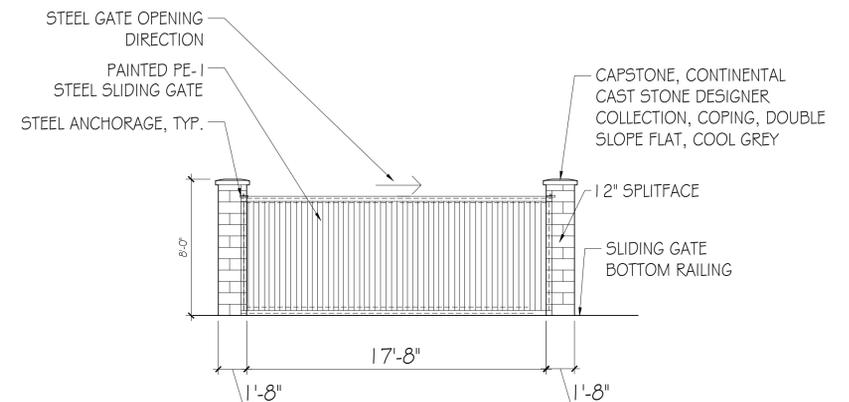
6 TRASH ENCLOSURE SECTION DETAIL NTS



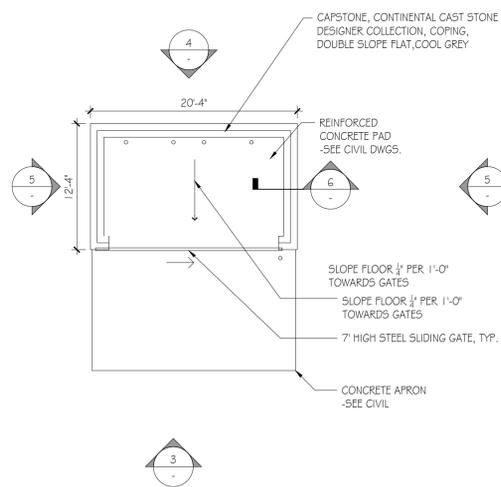
4 TRASH ENCLOSURE ELEVATION Scale: 1" = 100' - 0"



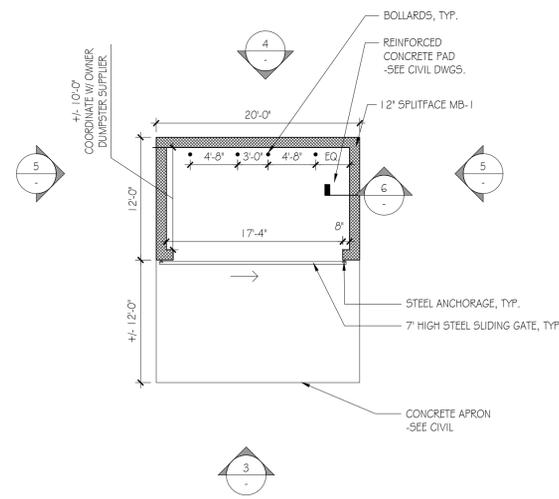
5 TRASH ENCLOSURE ELEVATION Scale: 1" = 100' - 0"



3 TRASH ENCLOSURE ELEVATION Scale: 1" = 100' - 0"



2 TRASH ENCLOSURE TOP VIEW Scale: 1" = 100' - 0"



1 TRASH ENCLOSURE PLAN Scale: 1" = 100' - 0"

The purpose of CU23-35 is a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage, and an 18-foot pole sign.



**PENNEY DESIGN GROUP**

8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814  
p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com

**ARCHITECT**  
Penney Design Group  
8120 Woodmont Avenue  
Suite 750  
Bethesda, MD 20814  
p.301.979.7609

**OWNER**  
Cana Capital  
2061 S Stemmons Fwy  
Lewisville, TX 75067  
p.512.924.7279

**CIVIL ENGINEER**  
CCM Engineering  
2570 Justin Rd,  
Highland Village, TX 75077  
p.972.691.6633

CONTACT: Roberto Rivera  
rrivera@penneydesigngroup.com

CONTACT: Omar Owais  
omarowais@canacapital.com

CONTACT: Cody Crannell  
cody@ccm-eng.com

CASE NAME: Stewart's Paint & Body  
CASE NUMBER: CU23-35  
LOCATION: 2051 State Highway 121

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

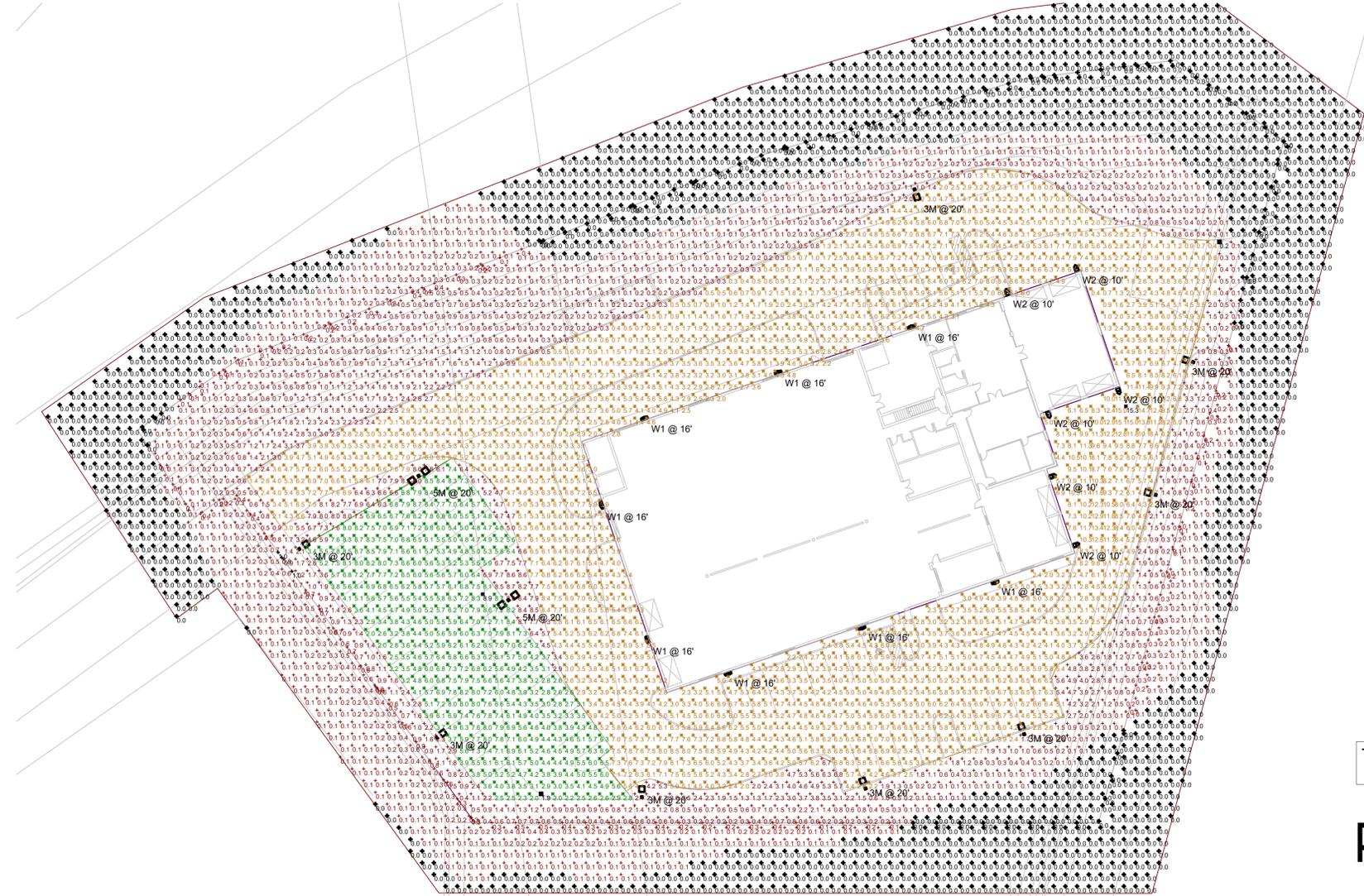
DATE: \_\_\_\_\_

SHEET: \_\_\_\_ OF \_\_\_\_

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

PLANNING SERVICES DEPARTMENT

**Refuse Container Elevations**  
for  
**Stuarts Paint & Body**  
**121 & 26 Addition Block 1 lot 3**  
Ab. No. 1415  
City of Grapevine, Tarrant County, Texas  
2.43 Acres, out of the H. Suggs Survey  
Zone: "L1" Light Industrial  
Date of Preparation: November 21, 2023



Plan View  
Scale - 1" = 30'

All lighting to be recessed to avoid glare

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Collision Parking	X	5.7 ft	8.9 ft	1.9 ft	4.7:1	3.0:1
Drive	X	4.8 ft	15.3 ft	0.2 ft	76.5:1	24.0:1
Property Line	+	0.2 ft	1.0 ft	0.0 ft	N/A	N/A
Site Interior	+	3.2 ft	15.3 ft	0.0 ft	N/A	N/A
30' Beyond PL	+	0.1 ft	0.6 ft	0.0 ft	N/A	N/A

Note: Lighting cannot exceed 30-feet or Building Height

Schedule								
Symbol	Label	Quantity	Manufacturer	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	3M	8	LSI INDUSTRIES, INC.	LED AREA LIGHT, 24,000 LUMENS PER LAMP, TYPE 3 DISTRIBUTION WITH INTEGRAL LOUVERS	1	16816	0.9	160
□	5M	2	LSI INDUSTRIES, INC.	DUAL LED AREA LIGHT, 18,000 LUMENS PER LAMP, TYPE 5 WIDE DISTRIBUTION WITH INTEGRAL LOUVERS	1	18637	0.9	270
⌋	W1	8	LSI INDUSTRIES, INC.	LED WALL PACK MEDIUM, 12,000 LUMENS, TYPE 3 DISTRIBUTION	1	12293	0.9	82
⌋	W2	6	LSI INDUSTRIES, INC.	LED WALL PACK SMALL, 6,000 LUMENS, TYPE 3 DISTRIBUTION	1	6211	0.9	43

The purpose of CU23-35 is a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage, and an 18-foot pole sign.



**PENNEY DESIGN GROUP**  
8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814  
p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com

**ARCHITECT**  
Penney Design Group  
8120 Woodmont Avenue  
Suite 750  
Bethesda, MD 20814  
p.301.979.7609

**OWNER**  
Cana Capital  
2061 S Stemmons Fwy  
Lewisville, TX 75067  
p.912.924.7279

**M.E.P. ENGINEER**  
Westside Engineering  
200 Galleria Parkway, #1150  
Atlanta, GA 30339  
p.404.965.1287

**CONTACT:** Roberto Rivera  
rrivera@penneydesigngroup.com

**CONTACT:** Omar Oweis  
omarowais@canacapital.com

**CONTACT:** Chris Esslinger  
cesslinger@westside-engineering.com

CASE NAME: Stewart's Paint & Body  
CASE NUMBER: CU23-35  
LOCATION: 2051 State Highway 121

---

MAYOR SECRETARY

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

---

CHAIRMAN

DATE: \_\_\_\_\_

SHEET: \_\_\_\_ OF \_\_\_\_

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

PLANNING SERVICES DEPARTMENT

**Photometric Plan**  
for  
**Stuarts Paint & Body**  
**121 & 26 Addition Block 1 lot 3**  
Ab. No. 1415  
City Of Grapevine, Tarrant County, Texas  
2.43 Acres, out of the H. Suggs Survey  
Zone: "LI" Light Industrial  
Date of Preparation: January 9, 2024

## Mirada Medium (MRM) Outdoor LED Area Light



OVERVIEW	
Lumen Package	9,000 - 55,000
Wattage Range	62 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

### QUICK LINKS

<a href="#">Ordering Guide</a>	<a href="#">Performance</a>	<a href="#">Photometrics</a>	<a href="#">Dimensions</a>
--------------------------------	-----------------------------	------------------------------	----------------------------

### FEATURES & SPECIFICATIONS

#### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip<sup>®</sup> polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

#### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, SW, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplift.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and Integral half louver (IH) options available for enhanced backlight control.

#### Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100K Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rated to +35°C.
- Power factor: >90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

#### Controls

- Optional integral passive infrared Bluetooth<sup>™</sup> motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink<sup>™</sup> wireless control system options reduce energy and maintenance



costs while optimizing light quality 24/7, (see controls section for more details).

#### Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

#### Warranty

- LSI LED Fixtures carry a 5-year warranty.

#### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium<sup>™</sup> (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/DQL](http://www.designlights.org/DQL) to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminaire per IEC 66262 mechanical impact code

## Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce



OVERVIEW	
Lumen Range	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	30 (13.6)

### QUICK LINKS

<a href="#">Ordering Guide</a>	<a href="#">Performance</a>	<a href="#">Photometrics</a>	<a href="#">Dimensions</a>
--------------------------------	-----------------------------	------------------------------	----------------------------

### FEATURES & SPECIFICATIONS

#### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMa) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip<sup>®</sup> polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

#### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplift.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.

#### Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-

- circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100K Hours
- Total harmonic distortion: <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +104°F)
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F)
- 21L operating temperature: -40°C to +35°C (-40°F to +95°F)
- Power factor: >90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

#### Controls

- Integral passive infrared Bluetooth<sup>™</sup> motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are

easily implemented via an intuitive app.

- LSI's AirLink<sup>™</sup> Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

#### Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door, underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga. wire.

#### Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

#### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMa bracket) or wall mounted.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium<sup>™</sup> (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/DQL](http://www.designlights.org/DQL) to confirm which versions are qualified.

## Mirada Wall Sconce (XWM)

### ORDERING GUIDE

TYPICAL ORDER EXAMPLE: <b>XWM 2 LED 03L 30 UE BRZ ALS</b>					
Family	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
MWM - Mirada Medium Wall Sconce	2 - Type 2 3 - Type 3 4 - Type 4 SW - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise LC - Left Corner RC - Right Corner	LED	0L - 3,000 lms 1L - 4,000 lms 2L - 5,000 lms 3L - 6,000 lms 4L - 8,000 lms 5L - 10,000 lms 6L - 12,000 lms 7L - 15,000 lms 8L - 20,000 lms 9L - 21,000 lms Custom Lumens Package <sup>2</sup>	0L - 3000K 1L - 4000K 2L - 5000K 3L - 3000K 4L - 3000K 5L - 3000K 6L - 3000K 7L - 3000K 8L - 3000K 9L - 3000K PH - Phosphor Converted Amber <sup>3</sup>	0V - Universal Voltage (120-277V) HV - High Voltage (347-480V)
Finish					
0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	WH - White MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	MS - Metallic Silver AM - Automotive Merchandise LC - Left Corner RC - Right Corner	MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White
Controls (Choose One)					
0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	WH - White MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	MS - Metallic Silver AM - Automotive Merchandise LC - Left Corner RC - Right Corner	MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White
Button Type Photocells					
PC120 - 120V PC108-277 - 208 - 277V PC347 - 347V	WH - White MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	MS - Metallic Silver AM - Automotive Merchandise LC - Left Corner RC - Right Corner	MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White

### ACCESSORY ORDERING INFORMATION<sup>1</sup>

Description	Order Number	Description	Order Number
XWM Surface Wiring Box	56692LR	FKG2 - Single Fencing	FKG2P
TV Linear Bird Spike Kit (2 Recommended per Luminaire)	70622	DFK - Double Fencing	DFK2P
FK020 - Single Fencing	FK02P	DFK - Double Fencing (2000)	DFK20P
FK077 - Single Fencing	FK07P	DFK - Double Fencing (4000)	DFK40P

- Only available in IL. Lumen Package. Consult factory for lead time and availability.
- Not available in IL.
- Consult factory for Size Limit.
- PHF is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
- Fixtures must be located in a hard hole for pole or in the junction box.
- Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
- Accessories are shipped separately and field installed.

## Mirada Small Wall Sconce Silicone (XWS SIL) Outdoor LED Wall Light



OVERVIEW	
Lumen Package (lm)	2,000 - 8,000
Wattage Range (W)	13 - 61
Efficacy Range (LPW)	126 - 162
Weight lbs (kg)	10 (4.5)

### QUICK LINKS

<a href="#">Ordering Guide</a>	<a href="#">Performance</a>	<a href="#">Photometrics</a>	<a href="#">Dimensions</a>
--------------------------------	-----------------------------	------------------------------	----------------------------

### FEATURES & SPECIFICATIONS

#### Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip<sup>®</sup> polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EH option)

#### Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplift.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70

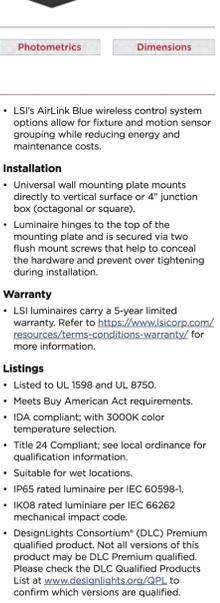
#### Electrical

- High-performance driver features over-voltage, short-circuit, and over temperature protection.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60K Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor (PF): >90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
- Optional battery backup provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0°C to 50°C, with cold weather battery rated for -20°C to 50°C (40°C max for 8L). 120-277V Only.

#### Controls

- Optional integral passive infrared Bluetooth<sup>™</sup> motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- Optional button photocell turns fixtures on and off based on ambient light levels for dusk to dawn lighting.



## Mirada Medium Outdoor LED Area Light

Have questions? Call us at (800) 436-7800

### ORDERING GUIDE

TYPICAL ORDER EXAMPLE: <b>MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL</b>							
Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation <sup>2</sup>	Voltage	Driver
MWM - Mirada Medium Area Light	LED	0L - 3,000 lms, 62W 1L - 4,000 lms, 82W 2L - 5,000 lms, 123W 3L - 6,000 lms, 170W 4L - 8,000 lms, 232W 5L - 10,000 lms, 288W 6L - 12,000 lms, 374W 7L - 15,000 lms, 401W 8L - 20,000 lms, 458W Custom Lumens Package <sup>2</sup>	SIL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 SW - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise LC - Left Corner RC - Right Corner	(Blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DM - 0-10V Dimming (0-100)
Finish							
0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	WH - White MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	MS - Metallic Silver AM - Automotive Merchandise LC - Left Corner RC - Right Corner	MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White
Controls (Choose One)							
0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	WH - White MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	MS - Metallic Silver AM - Automotive Merchandise LC - Left Corner RC - Right Corner	MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White
Button Type Photocells							
PC120 - 120V PC108-277 - 208 - 277V PC347 - 347V	WH - White MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	MS - Metallic Silver AM - Automotive Merchandise LC - Left Corner RC - Right Corner	MS - Metallic Silver PL - Platinum Plus GV - Gun Metal Gray CPT - Graphite	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White	0L - Black 0B - Dark Bronze 0G - Gun Metal Gray 0P - Platinum Plus 0S - Satin Verde Green 0W - White

### ACCESSORY ORDERING INFORMATION<sup>1</sup>

Description	Order Number	FENCING OPTIONS <sup>2</sup>	SHIELDING OPTIONS
PC120 Photocell for use with CDP option (120V) <sup>4</sup>	12554	Single Fencing (02V)	Midsize Small
PC108-277 Photocell for use with CDP option (208V, 277V) <sup>4</sup>	12255	Single Fencing (07V)	Midsize Medium
Twist Lock Photocell (547V) for use with CDP <sup>1</sup>	12256	Double Fencing (20V, 240V)	Midsize Large
Twist Lock Photocell (480V) for use with CDP <sup>1</sup>	66409	Double Fencing (480V)	Zone Medium
AirLink 3 Pin Twist Lock Controller <sup>1</sup>	66409	Double Fencing (347V)	Zone Large
Starting Cap for use with CDP <sup>1</sup>	14926		Size Medium

- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- Not available with SW distribution
- Consult factory for availability.
- Not available in IL.
- Medium sensor is field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
- Control device or starting cap must be ordered separately. See Accessory Ordering Information.
- Accessories are shipped separately and field installed.
- Factory installed CDP option requires. See Options.
- "TOP" denotes Field. See Field options.
- Only available with ALS/ALSI control system.
- Fixtures must be located in a hard hole for pole. See [www.designlights.org/DQL](http://www.designlights.org/DQL) for compatibility.
- Only available in 0L, 0L, 0L, 0L, 0L and 24L Lumen Packages. Consult factory for lead time and availability.
- Accessories are shipped separately and field installed.

## Mirada Small Wall Sconce Silicone (XWS SIL)

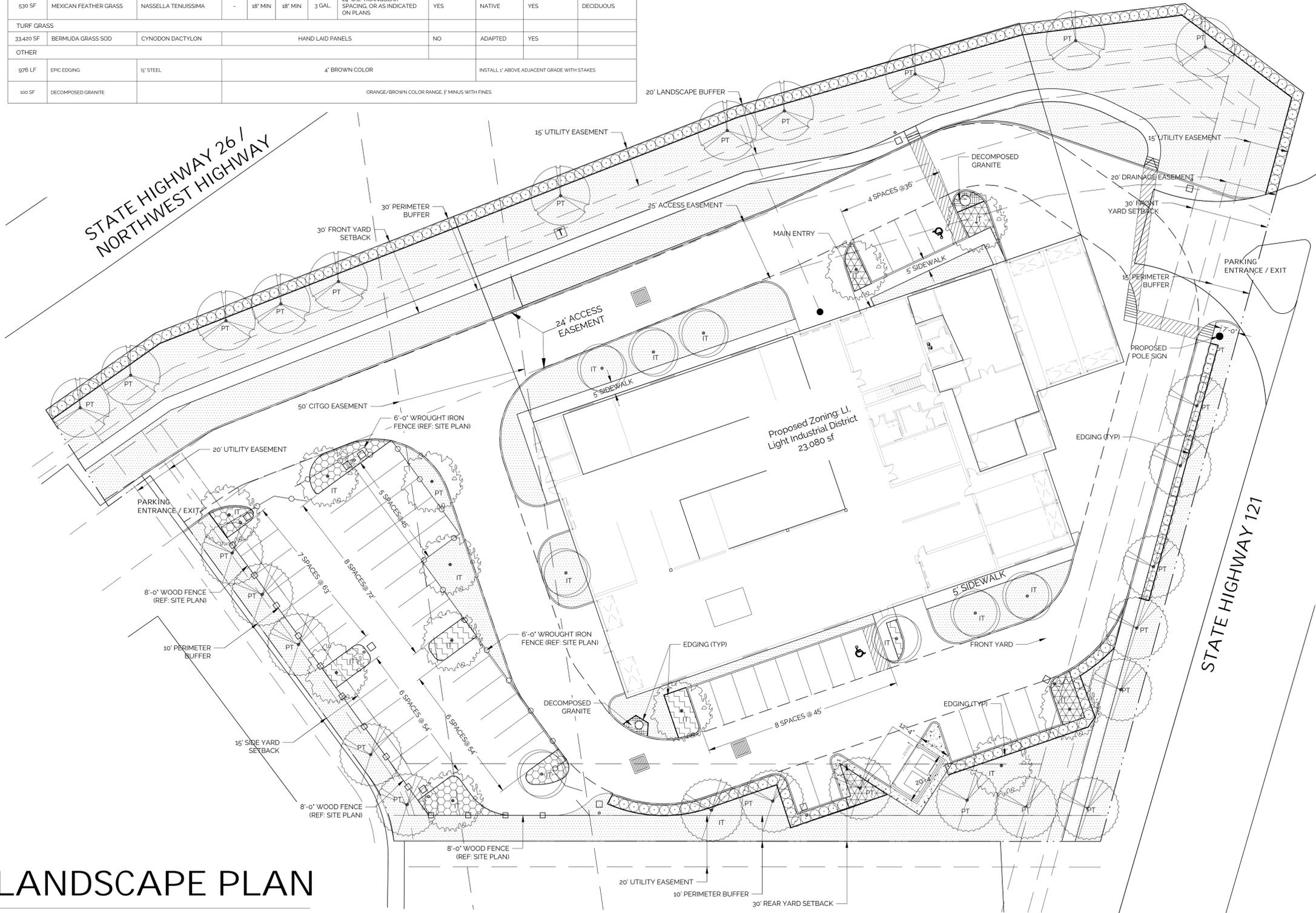
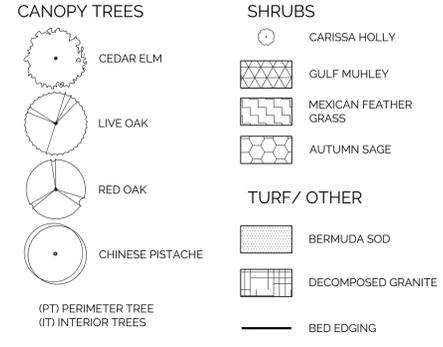
Have questions? Call us at (800) 436-7800

### ORDERING GUIDE

TYPICAL ORDER EXAMPLE: <b>XWS LED 6L SIL FT UNV DIM 40 70CRI ALBCL31 BLK CWBB</b>							
Prefix	Light Source	Lumen Package	Lens	Distribution	Voltage	Driver	Finish
XWS - Mir							

PLANT MATERIAL SCHEDULE												
QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS	APPROVED PLANT	NATIVE/ADA PTED	DROUGHT TOLERANT	DECIDUOUS/EVE RGREEN	
<b>TREES</b>												
13	CEDAR ELM	ULMUS CRASSIFOLIA	4'	12'	4'	B&B	FULL & MATCHED, STRAIGHT TRUNK	YES	NATIVE	YES	DECIDUOUS	
11	TEXAS RED OAK	QUERCUS TEXANA	4'	12'	5'	B&B	FULL & MATCHED, STRAIGHT TRUNK	YES	ADAPTED	YES	DECIDUOUS	
8	CHINESE PISTACHE	PISTACIA CHINENSIS	4'	12'	5'	B&B	FULL & MATCHED, STRAIGHT TRUNK	YES	NATIVE	YES	DECIDUOUS	
16	LIVE OAK 'HIGH RISE'	QUERCUS VIRGINIANA	4'	12'	5'	B&B	FULL & MATCHED, STRAIGHT TRUNK	YES	NATIVE	YES	DECIDUOUS	
<b>SHRUBS &amp; LARGE PERENNIALS</b>												
233	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	-	36" MIN	36" MIN	10 GAL.	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	YES	NATIVE	YES	EVERGREEN	
820 SF	AUTUMN SAGE	SALVIA GREGGII	-	24" MIN	24" MIN	3 GAL.	24" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	YES	NATIVE	YES	DECIDUOUS	
<b>ORNAMENTAL GRASSES</b>												
513 SF	GULF MUHLY	MUHLENBERGIA CAPILLARIS	-	24" MIN	24" MIN	3 GAL.	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	NO	NATIVE	YES	DECIDUOUS	
530 SF	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	-	18" MIN	18" MIN	3 GAL.	24" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	YES	NATIVE	YES	DECIDUOUS	
<b>TURF GRASS</b>												
33,420 SF	BERMUDA GRASS SOD	CYNODON DACTYLON	HAND LAID PANELS						NO	ADAPTED	YES	
<b>OTHER</b>												
976 LF	EPIC EDGING	1/2" STEEL	4" BROWN COLOR						INSTALL 1" ABOVE ADJACENT GRADE WITH STAKES			
100 SF	DECOMPOSED GRANITE		ORANGE/BROWN COLOR RANGE, 3" MINUS WITH FINES									

**PLANT SYMBOL LEGEND**



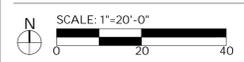
Landscape Plan for  
 Stuart's Paint & Body  
 Lots 3, Block 1, 121 & 26 Addition  
 Ab. No. A-1415  
 City of Grapevine, Tarrant County, Texas  
 2.4 acres or 105,834 sq. ft.  
 Proposed Zoning: LI\*Light Industrial District  
 Date of Preparation: December 27, 2023

CASE NAME: Stuart's Paint & Body  
 CASE NUMBER: CU23-35  
 LOCATION: 2051 State Highway 121

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

DATE: -----  
 SHEET: \_\_\_ OF \_\_\_  
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
 PLANNING SERVICES DEPARTMENT

**LANDSCAPE PLAN**



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

CONSULTANT:

OWNER / CLIENT:  
 121 & 26 Partners LP,  
 2808 Fairmount, Suite 150  
 Dallas, TX 75201

Project No:	2023-081
Drawn By:	JDB
Reviewed By:	JDB
Issue Type:	DRAWING
Issue Date:	1/26/2024

REVISIONS:

No.	Date	Description

Interim review documents.  
 Not for regulatory approval,  
 permitting or construction.  
 Jeremy D. Blad  
 Texas RLA No. 2734

January 26, 2024

PROJECT:  
 Stuart's Paint & Body  
 GRAPEVINE, TEXAS

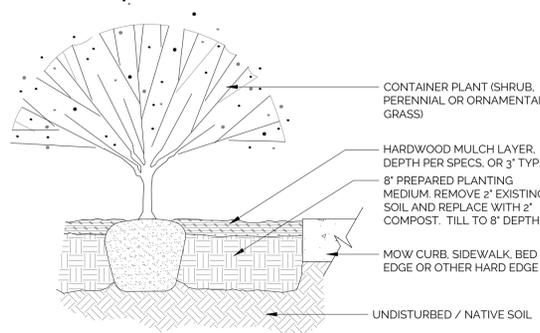
SHEET TITLE:  
 LANDSCAPE PLAN

SHEET NUMBER:  
 SHEET 13  
 OF 15

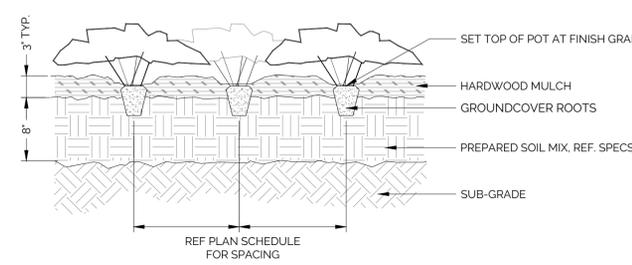
**CITY OF GRAPEVINE LANDSCAPE DATA TABLE**

CODE OF ORDINANCES, SECTION 53- LANDSCAPING REGULATIONS

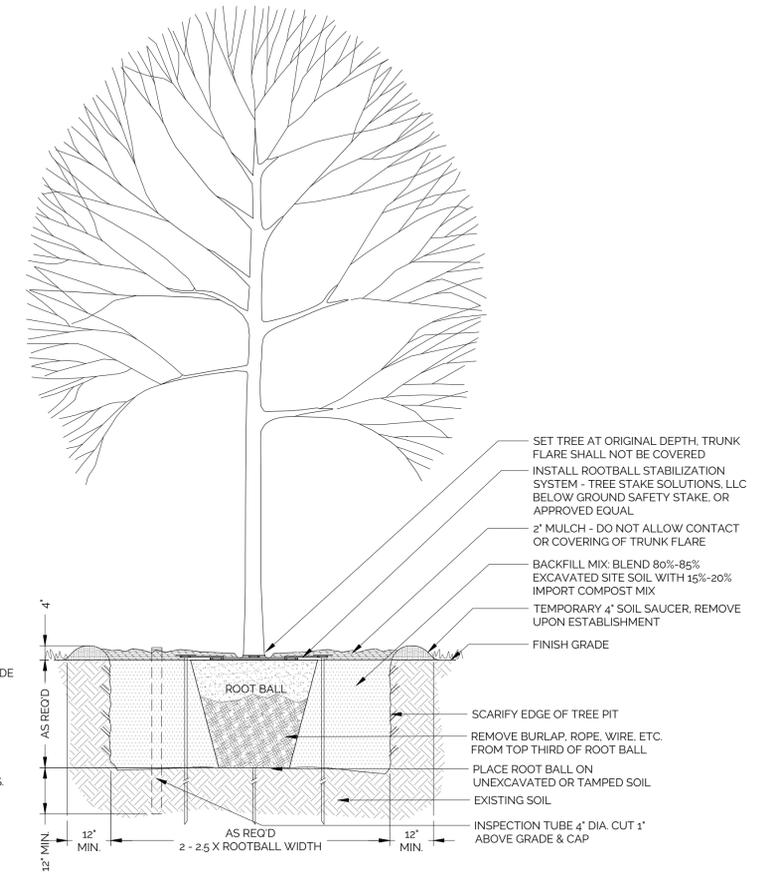
TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
OPEN SPACE AREA			15,875 (15%)	39,472 (37%)
IMPERVIOUS AREA (TOTAL)			89,958 (85%)	66,362 (63%)
INTERIOR LANDSCAPING OF PARKING / VEHICULAR USE AREAS	10% MIN. OF THE GROSS PARKING AREA SHALL BE LANDSCAPED	42,833 SF X .1 = 4,283 SF	4,283 SF (10%)	6,778 SF (16%)
	PLANT MIN. ONE TREE PER 400 sf OF REQ. INTERIOR LANDSCAPING	4,283 SF / 400 = 11 TREES	11 TREES	20
	PARKING PLANTER ISLANDS SHALL CONTAIN ONE TREE	N/A	Yes	Yes
PERIMETER LANDSCAPING	ALL PARKING LOTS AND VEHICULAR USE AREAS SHALL BE SCREENED FORM ALL ABUTTING PROPERTIES AND OR PUBLIC R.O.W.	-	-	Yes
	NORTH BUFFER	532' / 50 = 11 TREES	11 TREES	11 TREES
	EAST BUFFER	300' / 50 = 6 TREES	6 TREES	6 TREES
	SOUTH BUFFER	275' / 50 = 6 TREES	6 TREES	6 TREES
	WEST BUFFER	215' / 50 = 5 TREES	5 TREES	5 TREES
LANDSCAPING OF NON-VEHICULAR OPEN SPACE	LANDSCAPING SHALL COVER OPEN AREAS WITHIN 20' OF BUILDINGS OR PAVING	-	-	Yes
	A MINIMUM OF 15% OF TOTAL SITE SHALL BE DEVOTED TO FEATURE LANDSCAPING, WITH 50% OF LANDSCAPING IN THE REQUIRED FRONT YARD	105,834 SF X .15 = 15,875 SF	15,875 SF (15%)	39,472 SF (37%)
	TREES SHALL BE PLANTED IN NON-VEHICULAR OPEN SPACES TO MEET THE FOLLOWING PERCENTAGE OF SITE IN VEHICULAR OPEN SPACE (LESS THAN 30%) TO TREE RATIO PER NON-VEHICULAR OPEN SPACE (1TREE/2500 SF)	20,162 SF X .5 = 10,081 SF	10,081 SF	10,257 SF (51%)
	50% OF THE FRONT YARD SHALL BE LANDSCAPED	20,162 SF. / 2 = 10,081 SF	10,081 SF (50%)	10,257 SF (51%)
<b>TOTAL TREES</b>			<b>48 TREES</b>	



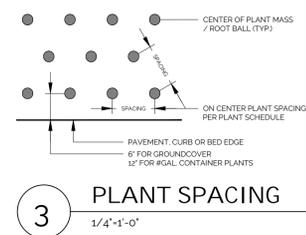
**1 CONTAINER PLANTING**  
1'-1'-0"



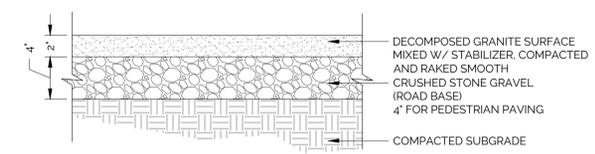
**2 GROUNDCOVER PLANTING**  
1 1/2'-1'-0"



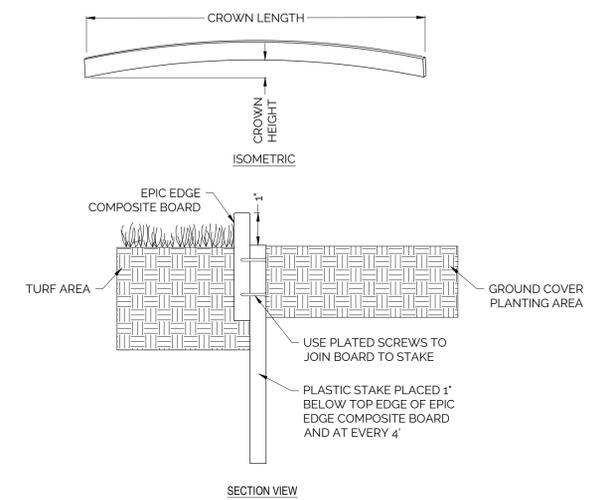
**4 SHADE TREE PLANTING**  
1/2'-1'-0"



**3 PLANT SPACING**  
1/4'-1'-0"



**6 DECOMPOSED GRANITE**  
1-1/2' - 1'-0"



PRODUCT NUMBER	NOMINAL	COLOR	ACTUAL DIMENSION	MIN. RADIUS	GAP	MAX. CROWN H / L
100041851	4 X 20	CARMEL BROWN	1 1/2" X 3 3/8" X 20"	36"	1/8"	19" / 20"
100036756	6 X 20	CARMEL BROWN	1 1/2" X 5 3/8" X 20"	36"	1/8"	9" / 20"

SPECIFICATIONS:  
MATERIAL: HIGH-DENSITY POLYETHYLENE RECYCLED PLASTIC AND WOOD COMPOSITES  
MANUFACTURERS NOTES:  
1. ALLOW FOR THERMAL EXPANSION AND SHRINKAGE BY LEAVING GAPS BETWEEN END OF BOARDS.  
2. DO NOT SCREW CONNECTING BOARDS TOGETHER.

**5 EPIC EDGING**  
1/2'-1'-0"

Landscape Details  
for  
Stuart's Paint & Body  
Lots 3, Block 1, 121 & 26 Addition  
Ab. No. A-1415  
City of Grapevine, Tarrant County, Texas  
2.4 acres or 105,834 sq. ft.  
Proposed Zoning: LI\*Light Industrial District  
Date of Preparation: December 27, 2023

CASE NAME: Stuart's Paint & Body  
CASE NUMBER: CU23-35  
LOCATION: 2051 State Highway 121

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

DATE: -----  
SHEET: \_\_\_ OF \_\_\_

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

PLANNING SERVICES DEPARTMENT

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

CONSULTANT:

OWNER / CLIENT:  
  
121 & 26 Partners L.P.  
2808 Fairmount, Suite 150  
Dallas, TX 75201

Project No: 2023-081  
Drawn By: JDB  
Reviewed By: JDB  
Issue Type: DRAWING  
Issue Date: 1/26/2024

REVISIONS:

No.	Date	Description

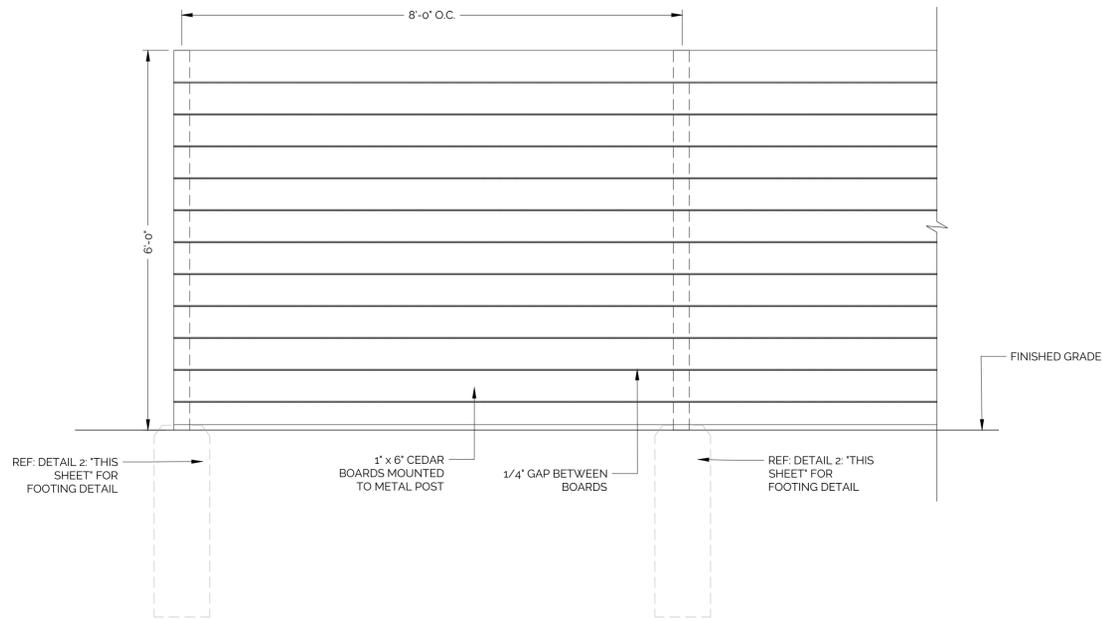
Interim review documents.  
Not for regulatory approval,  
permitting or construction.  
Jeremy D. Blad  
Texas RLA No. 2734

January 26, 2024

PROJECT:  
Stuart's Paint & Body  
  
GRAPEVINE, TEXAS

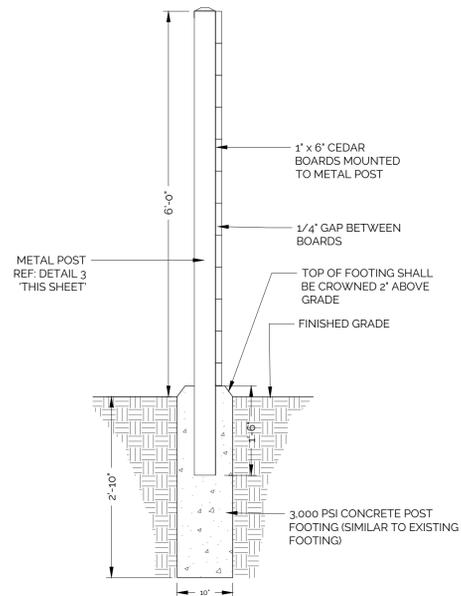
SHEET TITLE:  
LANDSCAPE DETAILS

SHEET NUMBER:  
SHEET 14  
OF 15



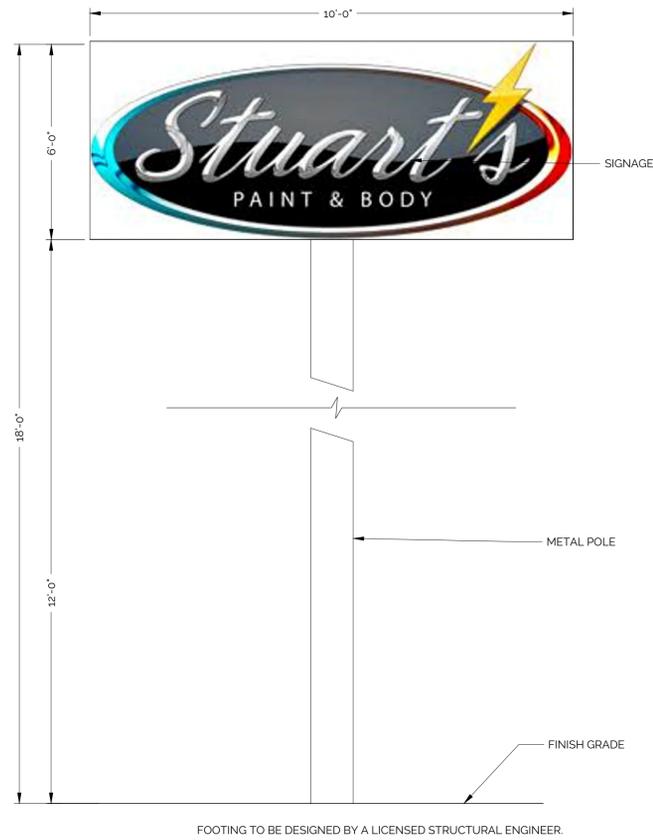
**1 HORIZONTAL WOOD FENCE ELEVATION**

3/4"-1'-0"



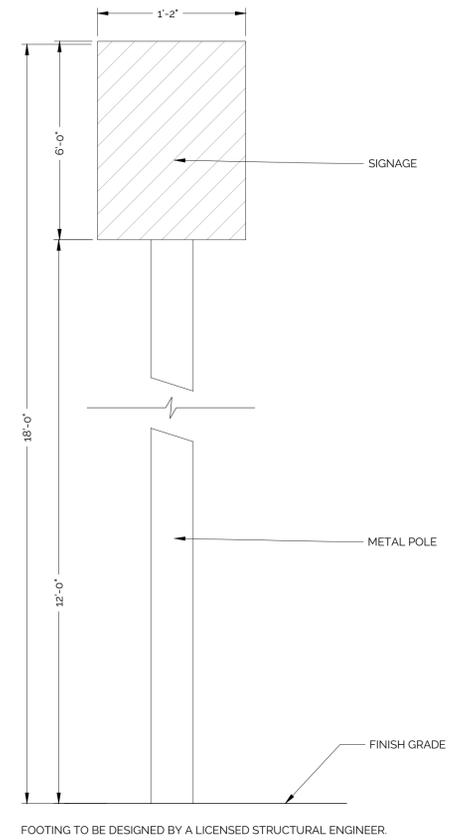
**2 TYPICAL METAL POST FOOTING SECTION**

3/4"-1'-0"



**3 18' POLE SIGN - ELEVATION**

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



**4 18' POLE SIGN - SIDE VIEW**

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

Pole Sign Plan  
for  
Stuart's Paint & Body  
Lots 3, Block 1, 121 & 26 Addition  
Ab. No. A-1415  
City of Grapevine, Tarrant County, Texas  
2.4 acres or 105,834 sq. ft.  
Proposed Zoning: "LI" Light Industrial District  
Date of Preparation: December 27, 2023

CASE NAME: Stuart's Paint & Body  
CASE NUMBER: CU23-35  
LOCATION: 2051 State Highway 121

\_\_\_\_ MAYOR      \_\_\_\_\_ SECRETARY  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION

\_\_\_\_ CHAIRMAN  
DATE: \_\_\_\_\_  
SHEET: \_\_\_\_ OF \_\_\_\_

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

CONSULTANT:

OWNER / CLIENT:  
  
121 & 26 Partners L.P.  
2808 Fairmount, Suite 150  
Dallas, TX 75201

Project No:	2023-081
Drawn By:	JDB
Reviewed By:	JDB
Issue Type:	DRAWING
Issue Date:	1/26/2024

REVISIONS:

No.	Date	Description

Interim review documents.  
Not for regulatory approval,  
permitting or construction.  
Jeremy D. Blad  
Texas RLA No. 2734

January 26, 2024

PROJECT:  
  
Stuart's Paint & Body  
  
GRAPEVINE, TEXAS

SHEET TITLE:  
  
POLE SIGN PLAN

SHEET NUMBER:  
  
SHEET 15  
OF 15

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** ORDINANCE APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE

**RECOMMENDATION:** City Council to consider approval of an ordinance to amend Tax Increment Financing Reinvestment Zone Number One Project and Financing Plan and take any necessary action.

**FUNDING SOURCE:** This action does not require funding.

**BACKGROUND:** Tax Increment Financing Reinvestment Zone Number One (Grapevine Mills) was established in 1996 and later expanded in 2015. On January 16, 2024, the composition of the Board of Directors was amended to limit membership to contributing taxing entities.

Upon approval by the TIF Number One Board of Directors, this item will then be considered by City Council for approval of the ordinance.

The ordinance approves recommended amendments to the TIF Number One Project and Financing Plan which would allow for a new project cost category (Operating Reinvestment Zone Project Facilities). Upon approval, expenses to operate eligible project facilities (Mustang-Panther Stadium) would be allowable TIF expenses. The amended list of project costs is shown on page 15 of Exhibit A.

Staff recommends approval.

ORDINANCE NO. 2024-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE, TEXAS; MAKING VARIOUS FINDINGS RELATED TO SUCH PLAN; 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 June 4, 1996, the City Council of the City of Grapevine, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 96-38 approving the Project and Financing Plan for the Zone; and

WHEREAS, on August 1, 1996, the City Council of the City of Grapevine, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 96-55 approving the amended Project and Financing Plan for the Zone; and

WHEREAS, on October 6, 2009 City Council of the City of Grapevine, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2009-43 approving the amended Project and Financing Plan for the Zone; and

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the "Act") and pursuant to Ordinance No. 2015- 074 adopted by the City Council of the City of Grapevine, Texas (the "City") on December 15, 2015, the City amended the Zone to expand the boundaries and extend the term; and

WHEREAS, on February 2, 2016, the City Council of the City of Grapevine, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2016-010 approving the amended Project and Financing Plan for the Zone; and

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the "Act") and pursuant to Ordinance No. 2024-002 adopted by the City Council of the City of Grapevine, Texas (the "City") on January 16, 2024, the City amended the Zone to amend the composition and powers of the Board of Directors; and

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on February 20, 2024, the Board recommended that the amended Plan in Exhibit “A”, be approved by the City Council, 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. Findings

That the City Council hereby makes the following findings of fact:

- 1.1 The statements and facts set forth in the recitals of this Ordinance are true and correct.
- 1.2 That the Plan includes all information required by Sections 311.003(b) and (c) of the Act.
- 1.3 That the Plan is feasible and the Plan conforms to the City’s master plan.

Section 2. Approval of Plan

That based on the findings set forth in Section 1 of this Ordinance, the Plan is hereby approved.

Section 3. Severability

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 4. Declaring and Emergency and providing an Effective Date

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 20th day of February, 2024.

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

Matthew C.G. Boyle  
City Attorney

# Tax Increment Reinvestment Zone #1 City of Grapevine, Texas

AMENDED PROJECT AND FINANCING PLAN  
FEBRUARY 2024



Table of Contents

- Introduction ..... 1
- Overview ..... 2
- Original TIRZ Boundary ..... 3
- Expanded TIRZ Boundary ..... 6
- Current Conditions & Ownership ..... 11
- Proposed Development ..... 14
- Project Costs ..... 15
- Anticipated Development ..... 16
- Financial Feasibility Analysis ..... 17
- Terms and Conditions ..... 18

**DISCLAIMER**

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

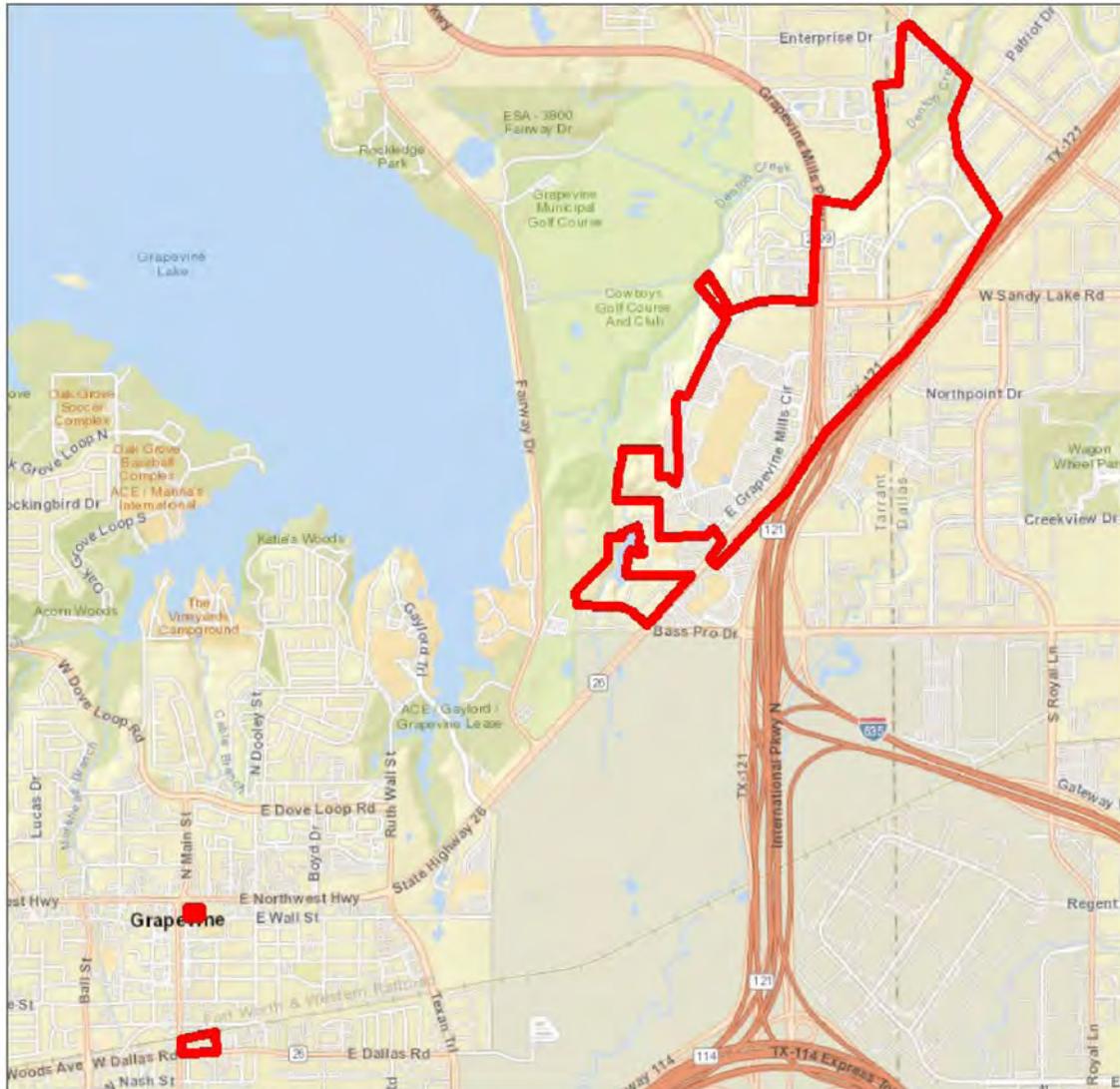
The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Historic Grapevine is the premier destination in North Texas. Located in the heart of the Dallas/Fort Worth area and home to DFW International Airport, Grapevine offers extraordinary hotels, a variety of stores for great shopping, an abundance of restaurants, attractions for everyone in the family and a one-of-a-kind urban wine trail. Hop aboard the Grapevine Vintage Railroad or unwind at one of Grapevine’s winery-tasting rooms. Grapevine offers a unique cultural experience with something for everyone.



Introduction

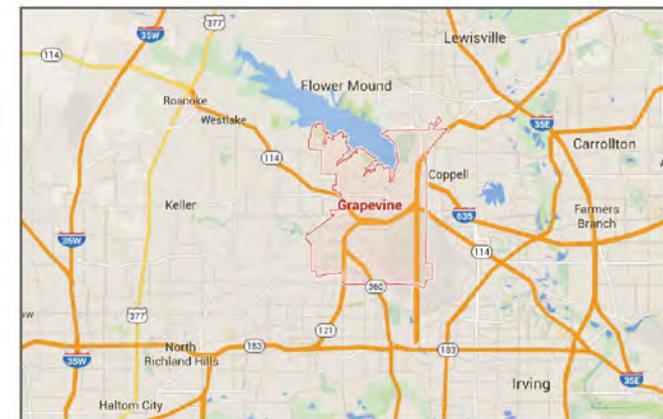


**Tax Increment Reinvestment Zone #1, City of Grapevine**

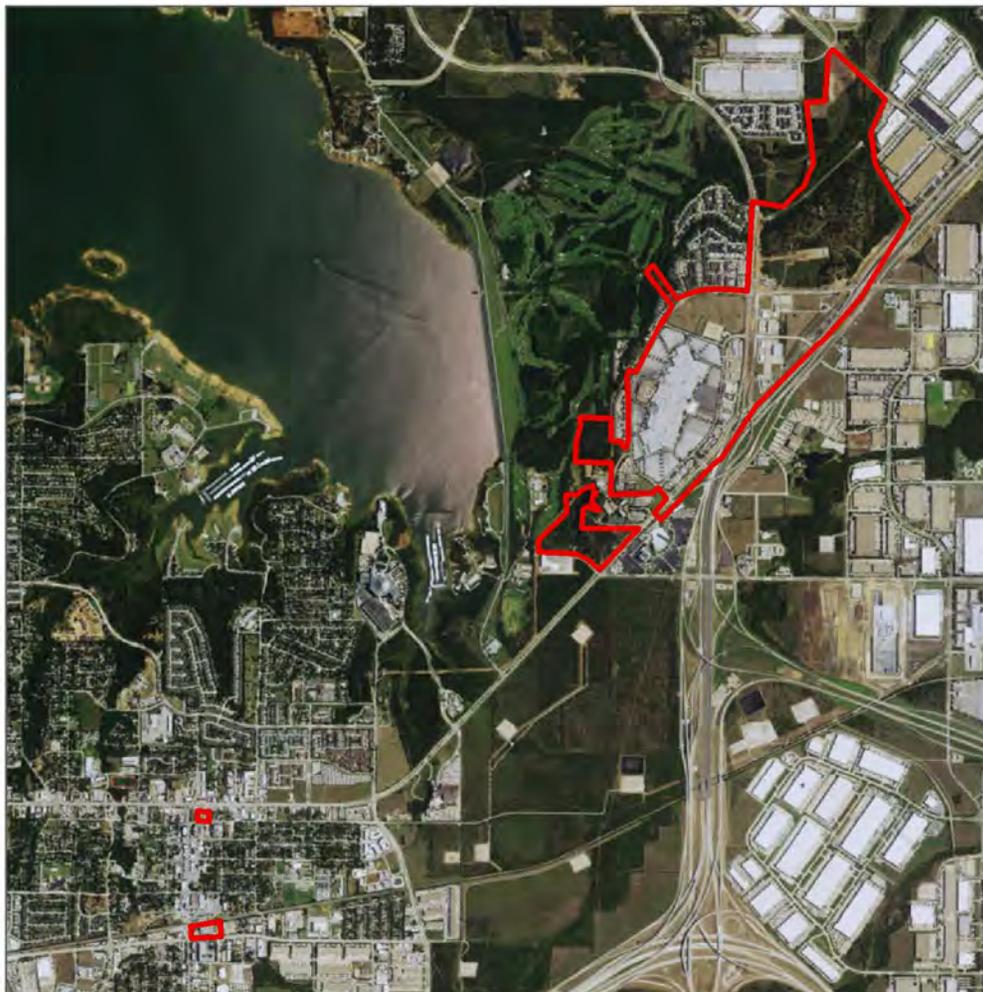
On February 20, 1996, the City Council of the City of Grapevine, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 96-07 designating a contiguous geographic area within the City as Reinvestment Zone Number One, City of Grapevine, Texas. On December 15, 2015, City Council of 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.

The goal of amending Tax Increment Reinvestment Zone #1 (TIRZ) was to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #1 will continue to promote the creation of contained, mixed-use development consisting of major retail, restaurants, commercial, and office developments.

This amended project and financing plan outlines the funding of \$124,940,435 in project costs, including costs related to public improvements such as streets and intersections, water facilities, sanitary sewer facilities, storm water facilities, open space, parks and recreation, as well as costs associated with operating reinvestment zone project facilities, and economic development grants. The TIRZ will fund these improvements through the contribution of 100% of the City's ad valorem increment generated within the zone.



Overview



**Boundary Description**

Grapevine TIRZ #1 is located in the northern and central portion of the City of Grapevine. The majority of the TIRZ is located in northern Grapevine, to the east of Grapevine Lake. Two smaller portions of TIRZ #1 are located in central Grapevine in what is known as the downtown area. The amended TIRZ boundary is approximately 661 acres encompassing the original TIRZ area and additionally Tracts A, B, C, D, and E, described in the following pages.

Original TIRZ Boundary

BEING a tract of land containing 243.263 acres, situated in the Heirs of James Gibson Survey, Abstract No. 586, Heirs of James Gibson Sui-vey, Abstract No. 587, Henry Suggs Survey, Abstract No. 1415, and the Andrew Anderson Survey, Abstract No. 26, all Tarrant County, Texas and also being situated in the Heirs of James Gibson Survey, Abstract No. 1715, C. S. Dunnagan Survey, Abstract No. 1655, and the John E. Holland Survey, Abstract No. 614, all in Dallas County, Texas and being more particularly described by metes and bounds as follows (bearings based on the City of Grapevine control monumentation):

BEGINNING at the intersection of the south right-of-way line of County Road No. 3044 (40' R.O.W.) with the northwest right-of-way line of State Highway No. 26 (variable R.O.W.);

THENCE in a westerly direction bearing to the left along the curving southerly line of County Road No. 3044, having a radial bearing of South 35°25'06" West, a radius of 360.00 feet, passing through an angle of 35°48'00", an arc distance of 224.94 feet to the end of said curve;

THENCE South 89°37'06" West, a distance of 549.16 feet to the beginning of a curve bearing to the right having a radius of 440.00 feet;

THENCE in a westerly direction along the last mentioned curve, passing through an angle of 24°48'47", an arc distance of 190.55 feet to a point for corner;

THENCE South 89°29'40" West, a distance of 335.98 feet to a point for corner;

THENCE North 00°20'07" West, a distance of 571.03 feet to a point for corner;

THENCE North 80°08'27" East, a distance of 69.83 feet to a point for corner;

THENCE North 25°55'52" East, a distance of 627.39 feet to a point for corner;

THENCE North 00°28'33" East, a distance of 183.87 feet to a point for corner;

THENCE North 05°31'27" West, a distance of 199.84 feet to a point for corner;

THENCE North 00°07'10" East, a distance of 785.14 feet to a point for corner;

THENCE South 89°55'41" West, a distance of 52.18 feet to a point for corner;

THENCE North 16°48'10" East, a distance of 259.00 feet to a point for corner;

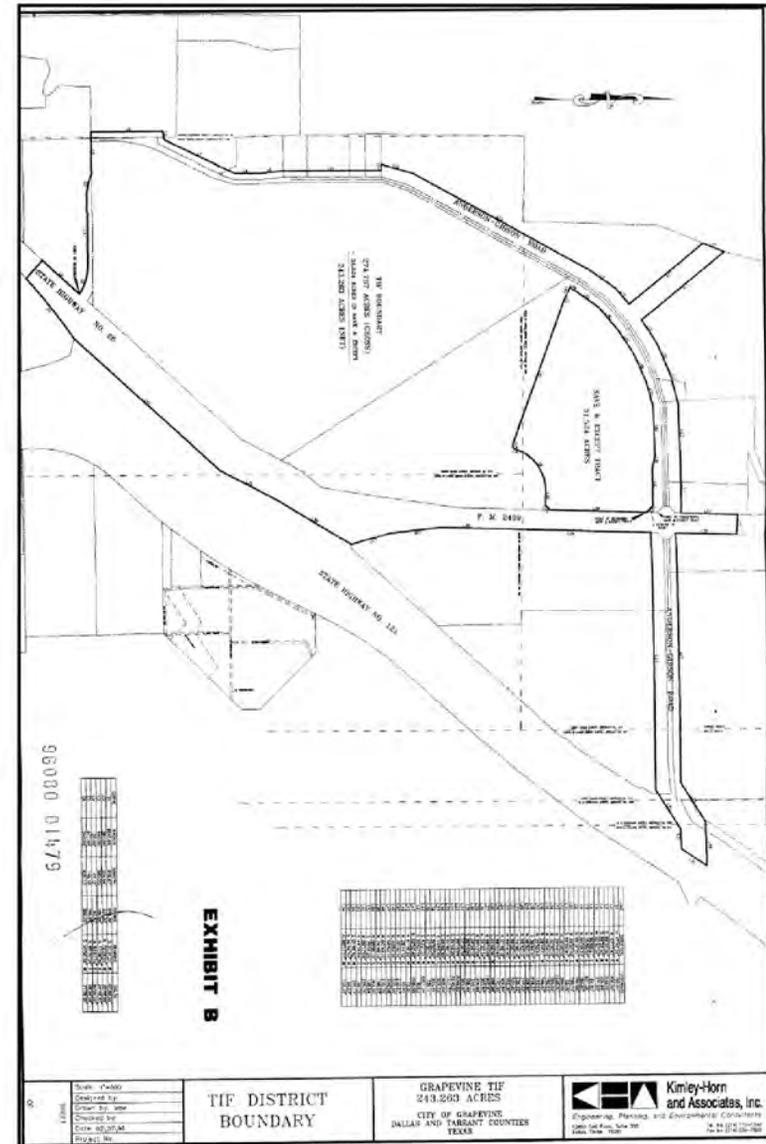
THENCE North 28°44'10" East, a distance of 1596.51 feet to a point for corner;

THENCE North 35°35'10" East, a distance of 269.66 feet to a point for corner;

THENCE North 49°54'10" East, a distance of 159.53 feet to a point for corner;

THENCE North 38°44'11" West, a distance of 766.07 feet to a point for corner;

THENCE North 21°50'42" East, a distance of 183.69 feet to a point for corner;



## Original TIRZ Boundary

THENCE South 38°44'11" East, a distance of 858.57 feet to a point for corner;

THENCE North 56°53'10" East, a distance of 209.40 feet to a point for corner;

THENCE North 66°43'10" East, a distance of 277.03 feet to a point for corner;

THENCE North 74°48'10" East, a distance of 235.52 feet to a point for corner;

THENCE North 88°06'10" East, a distance of 520.82 feet to a point for corner;

THENCE North 89°19'40" East, a distance of 352.35 feet to a point for corner;

THENCE North 01°49'16" East, a distance of 451.84 feet to a point for corner;

THENCE South 88°10'45" East, a distance of 160.00 feet to a point for corner;

THENCE South 01°49'16" West, a distance of 486.98 feet to a point for corner;

THENCE North 89°15'09" East, a distance of 1983.97 feet to a point for corner;

THENCE North 57°32'54" East, a distance of 363.97 feet to a point for corner;

THENCE North 89°15'09" East, a distance of 354.94 feet to a point for corner;

THENCE South 34°34'15" West, a distance of 245.11 feet to a point for corner;

THENCE South 89°15'09" West, a distance of 156.44 feet to a point for corner;

THENCE South 57°32'54" West, a distance of 363.97 feet to a point for corner;

THENCE South 89°15'09" West, a distance of 2049.62 feet to a point for corner;

THENCE South 01°49'35" West, a distance of 1240.21 feet to a point for corner;

THENCE South 01°49'35" West, a distance of 441.77 feet to a point for corner;

THENCE South OS°59'45" East, a distance of 405.04 feet to a point for corner;

THENCE South 15°12'45" East, a distance of 324.23 feet to a point for corner;

THENCE South 31°00'59" West, a distance of 665.91 feet to a point for corner;

THENCE South 27°30'10" West, a distance of 531.11 feet to a point for corner;

THENCE South 42°21'01" West, a distance of 1557.29 feet to a point on a curve whose center bears South 34°44'02" East, a distance of 4545.66 feet;

THENCE in a southwesterly direction bearing to the left along the last mentioned curve, passing through an angle of 07°48'02", an arc distance of 618.87 feet to a point for corner;

THENCE North 47°42'13" West, a distance of 193.61 feet to a point for corner;

THENCE North 47°17'47" East, a distance of 400.00 feet to the POINT OF BEGINNING and CONTAINING 274.787 acres;

Save and except a tract of land, containing 31.524 acres, situated in the Heirs of James Gibson Survey, Abstract 586 and the Henry Suggs Survey, Abstract No. 1415, in the City of Grapevine, Tarrant County, Texas and being a portion of a called 80.6597- acres tract as conveyed to Gateway Center Associates, Ltd. and evidenced in a Special Warranty Deed, recorded in Volume 9799 at Page 0139 of the Deed Records of Tarrant County, Texas, said 33.398- acre tract being more particularly described by metes and bounds as follows (bearings based on the City of Grapevine control monumentation):

COMMENCING at a concrete monument with brass cap found at the south corner of a visibility clip at the intersection of the south right-of-way line of Anderson- Gibson Road( a called 40- foot wide right-of-way) with the current right-of-way line of State Farm to Market Highway 2499 ( FM 2499 a variable width right-of-way));

THENCE South 01°46'42" West along the west right- of-way line of said FM 2499, 83.81 feet to a 5/8- inch iron rod set for the POINT OF BEGINNING;

THENCE South 01°46'42" West continuing along said west right-of-way line of FM 2499, 771.16 feet to a 5/8- inch iron rod set for a corner;

THENCE South 46°46'43" West, departing said west right-of-way line, 56.57 feet to a 5/8- inch iron rod set for a corner;

THENCE North 88°13'17" West, 103.41 feet to a 5/8- inch iron rod set for the beginning of a curve to the left;

THENCE along the arc of said curve to the left, having a central angle of 71°39'29", a radius of 340.00 feet and an arc length of 425.23 feet to a set 5/8- inch iron rod;

THENCE South 20°07'14" West, 18.98 feet to a 5/8- inch iron rod set for the beginning of a curve to the right;

THENCE along the arc of said curve to the right, having a central angle of 90°00'00", a radius of 30.00 feet and an arc length of 47.12 feet to a 5/8- inch iron rod set at the end of said curve;

THENCE North 69°52'46" West, 1158.58 feet to a 5/8- inch iron rod set at the beginning of a curve to the right;

THENCE along the arc of said curve to the right, having a central angle of 08°34'24", a radius of 977.00 feet and an arc length of 146.19 feet to a 5/8- inch iron rod set for the end of said curve;

THENCE North 61°18'22" West, a distance of 15.92 feet to a point for corner;

THENCE North 28°44'10" East, a distance of 45.40 feet to a point for corner;

THENCE North 35°35'10" East, a distance of 232.58 feet to a point for corner;

THENCE North 49°54'10" East, a distance of 232.53 feet to a point for corner;

THENCE North 56°53'10" East, a distance of 229.94 feet to a point for corner;

Original TIRZ Boundary

THENCE North 66° 43' 10" East, a distance of 245.69 feet to a point for corner;

THENCE North 74° 48' 10" East, a distance of 198.07 feet to a point for corner;

THENCE North 88° 06' 10" East, a distance of 383.20 feet to a point for corner;

THENCE South 78° 18' 25" East, a distance of 108.84 feet to a point for corner;

THENCE North 89° 17' 08" East, a distance of 295.70 feet to a 5/8-inch iron rod set for corner;

THENCE South 44° 28' 04" East, 69.16 feet to the POINT OF BEGINNING and CONTAINING 31.524 acres.

Expanded TIRZ Boundary

TRACT A

Beginning at the point of intersection of the southern Right-of-Way (ROW) line of Lakeside Parkway and the eastern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

Southeast along the southern ROW line of Lakeside Parkway to a point where said line intersects with the eastern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390, thence

South along the eastern property line B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390 to a point where said line intersects with the southern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390, thence

East along the projection of the southern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390 to a point where projection of said line intersects with the eastern property line of T W COUSY ABST 317 PG 430 TR 2 ACS 25.6793 HIGHPOINT PARK, thence

South along the eastern property line of T W COUSY ABST 317 PG 430 TR 2 ACS 25.6793 HIGHPOINT PARK to a point where said line intersects with the eastern property line of J E HOLLAND ABST 0614 PG 210 TR 1 ACS 60.2055 AC, thence

South along the eastern property line of J E HOLLAND ABST 0614 PG 210 TR 1 ACS 60.2055 AC to a point where the projection of said line intersects with the southern ROW line of TX-121 South, thence

Southwest along the southern ROW line of TX-121 SOUTH to a point where said line intersects with the eastern ROW line of FM-2499 North, thence

North along the eastern ROW line of FM-2499 North to a point where said line intersects with the southern ROW line of Stars and Stripes Way, thence

Southwest along the southern ROW line of Stars and Stripes Way to a point where said line intersects with the southern ROW line of East Grapevine Mills Drive, thence

West along the southern ROW line of East Grapevine Mills Drive to a point where the projection of said line intersects with the western ROW line of Grapevine Mills Boulevard North, thence

Northeast along the western ROW line of Grapevine Mills Boulevard North to a point where said line intersects with the western ROW line of FM-2499 South, thence

North along the western ROW line of FM-2499 South to a point where said line intersects with the projection of the southern property line of RIVERWALK ADDITION Block 1A Lot 1A1, thence

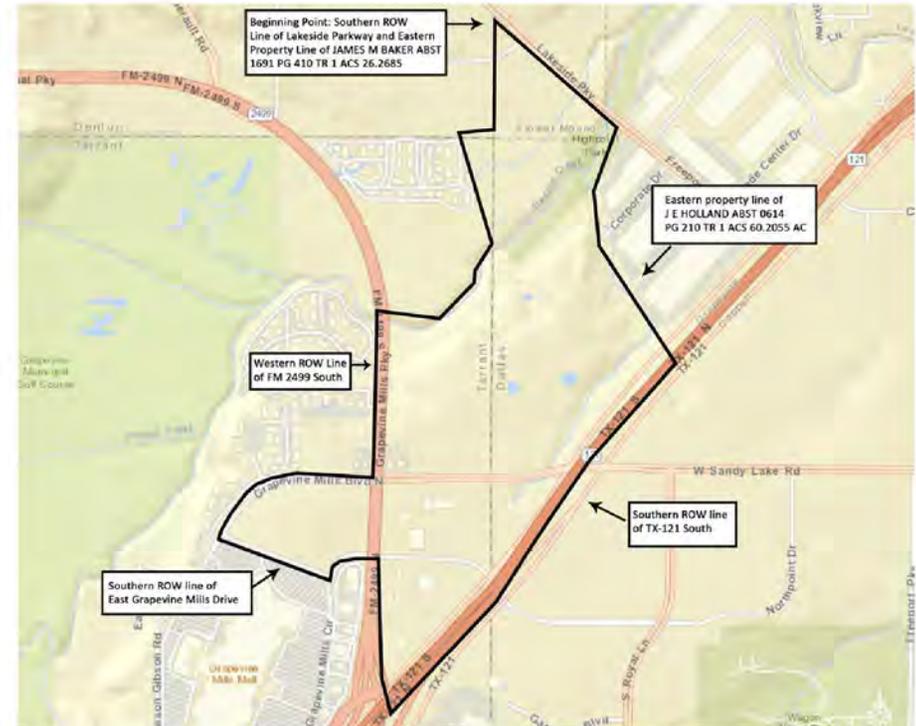
East along the projection of the southern property line of RIVERWALK ADDITION Block 1A Lot 1A1 to a point where said line intersects with the eastern property line of RIVERWALK ADDITION Block 1A Lot 1A1, thence

North along the eastern property line of RIVERWALK ADDITION Block 1A Lot 1A1 to a point where said line intersects with the northern property line of BAKER, JAMES M SURVEY Abstract 167 Tract 1, thence

East along the northern property line of BAKER, JAMES M SURVEY Abstract 167 Tract 1 to a point where the projection of said line intersects with the western property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

North along the western property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685 to a point where said line intersects with the northern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

East along the northern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685 to a point where said line intersects with the southern ROW line of Lakeside Parkway, which is the point of beginning.



Expanded TIRZ Boundary

**TRACT B**

Beginning at the point of intersection of the western Right-of-Way (ROW) line of Anderson Gibson Road and the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

West along the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the eastern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

North along the eastern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

West along the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

North along the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

West along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the western property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

South along the western property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the western ROW line of Anderson Gibson Road, thence

North along the western ROW line of Anderson Gibson Road to a point where said line intersects with the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, which is the point of the beginning.



Expanded TIRZ Boundary

TRACT C

Beginning at the point of intersection of the northern Right-of-Way (ROW) line of TX-26 W and the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, thence

West along the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A to a point where said line intersects with the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

North along the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

West along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where the projection of said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

Southwest along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where the projection of said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the southern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, thence

Southeast along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the northern ROW line of TX-26 W, thence

Northeast along the northern ROW line of TX-26 W to a point where said line intersects with the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, which is the point of the beginning.



Expanded TIRZ Boundary

TRACT D

Beginning at the point of intersection of the eastern Right-of-Way (ROW) line of Jenkins Street and the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A, thence

East along the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A to a point where said line intersects with the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

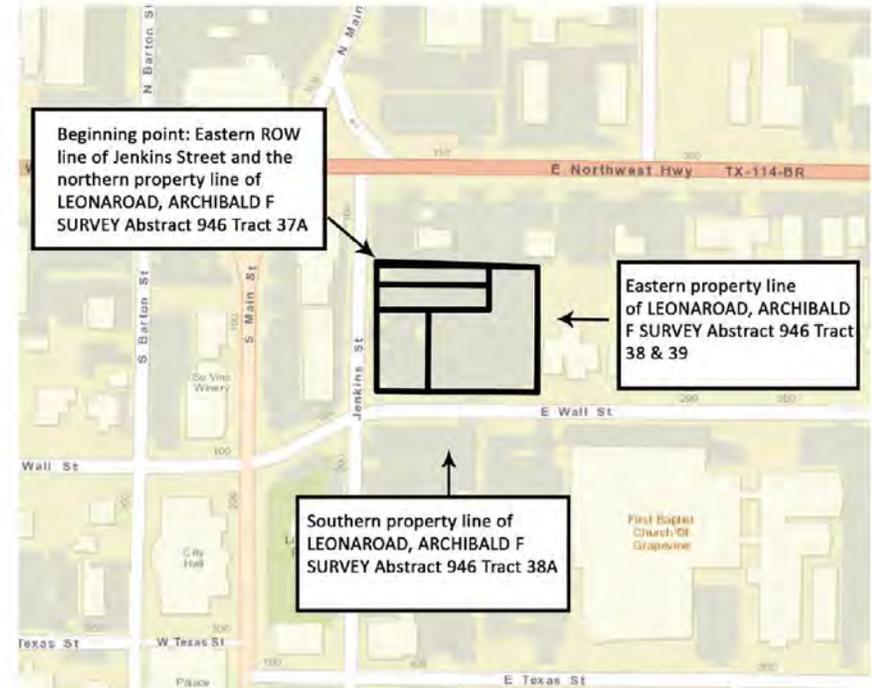
East along the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the eastern property line LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

South along the eastern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the southern property line LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

West along the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38A, thence

West along the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38A to a point where said line intersects with the eastern ROW line of Jenkins Street, thence

North along the eastern ROW line of Jenkins Street to a point where said line intersects with the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A, which is the point of beginning.



Expanded TIRZ Boundary

**TRACT E**

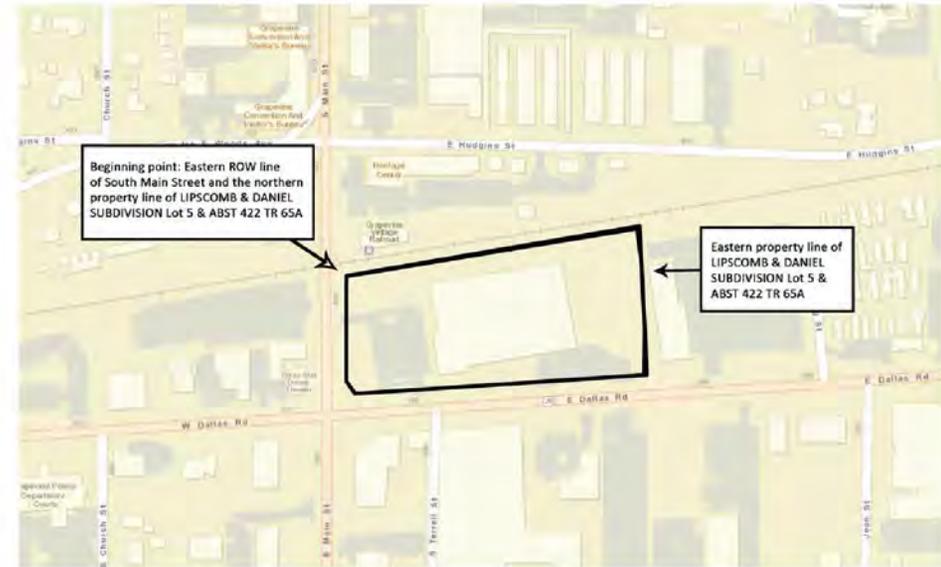
Beginning at the point of intersection of the eastern Right-of-Way (ROW) line of South Main Street and the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

East along the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the eastern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

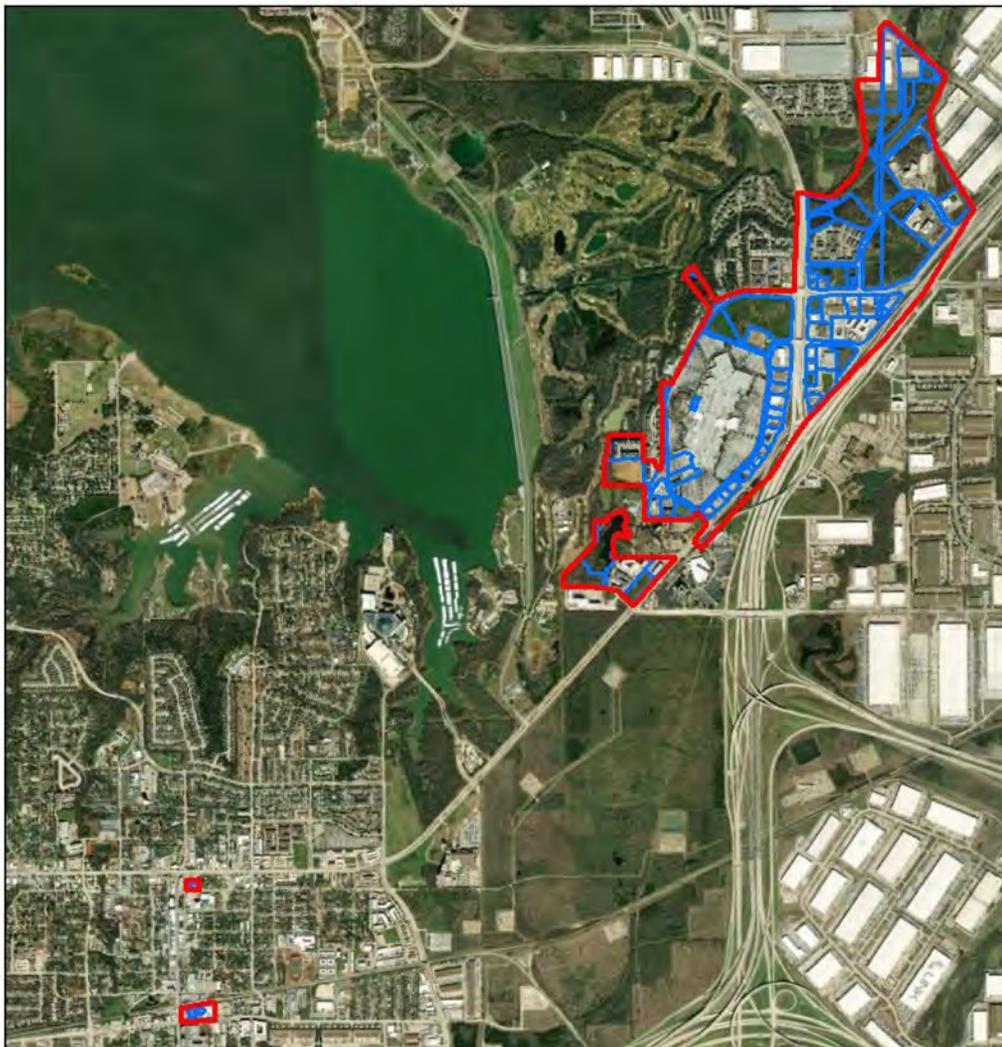
South along the eastern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the southern property LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

West along the southern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the eastern ROW line of South Main Street, thence

North along the eastern ROW line of South Main Street to a point where said line intersects with the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, which is the point of beginning.



Current Conditions



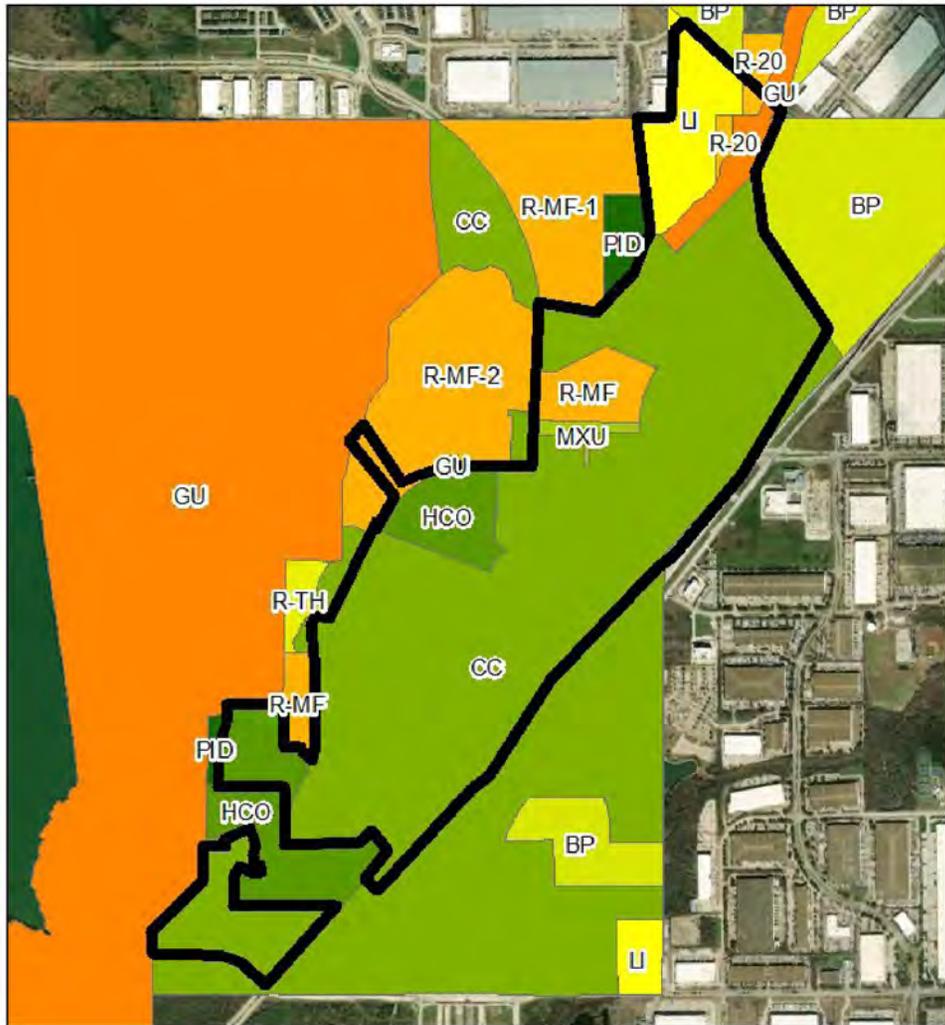
**Land Use**

The land within the TIRZ currently serves a variety of purposes, including improved parcels well positioned for redevelopment, and vacant tracts well positioned for new development.

**Method of Relocating Persons to be Displaced**

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Current Conditions



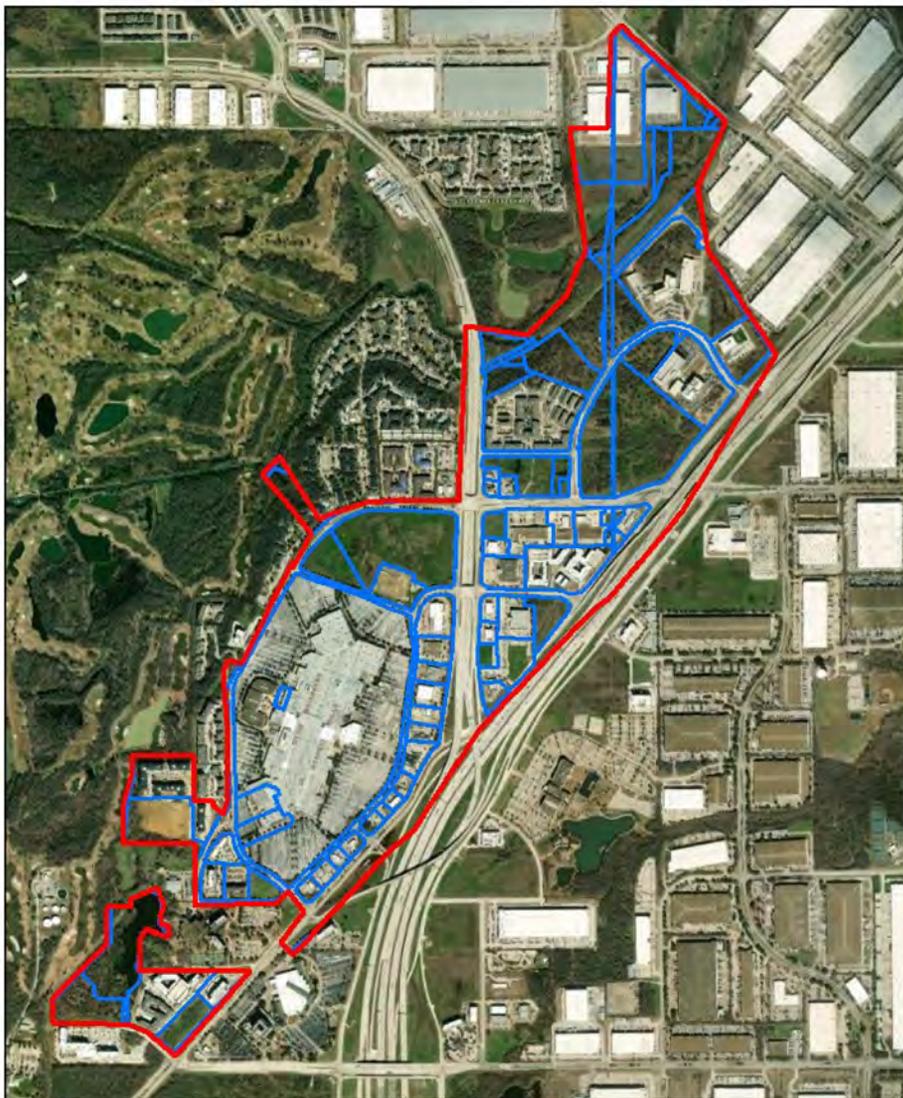
Zoning

The property within the TIRZ contains a variety of zoning including: Community Commercial District, Hotel and Corporate Office District, Multifamily District, Governmental Use District, and others. It is not anticipated at this time there will be any changes to the City of Grapevine zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



- Business Park District
- Central Business District
- Commercial Neighborhood District
- Community Commercial District
- Governmental Use District
- Grapevine Vintage District
- Highway Commercial District
- Historic Grapevine Township District
- Hotel and Corporate Office District
- Light Industrial District
- Mixed Use
- Planned Commerce Development District
- Planned Development Overlay
- Planned Industrial Development District
- Professional Office District
- R-12.5 Single-Family District
- R-20 Single-Family District
- R-3.5 Two-Family District
- R-3.75 Three and Four-Family District
- R-5.0 Zero-Lot-Line District
- R-7.5 Single-Family District
- R-7.5 Single-Family District Regulations
- R-MF Multifamily District
- R-MH Manufactured Home District
- R-TH Townhouse District
- Recreation/Amusement District
- Site Plan Review

Current Conditions



Current Ownership Information

There are various parcels within Tax Increment Reinvestment Zone #1, with numerous owners. The TIRZ is located in both Tarrant County and Dallas County.



Proposed Development

The 2015 expansion of the Tax Increment Reinvestment Zone #1 area, coupled with the term extension intended to facilitate a large scale mixed-use development totaling more than 8,750,000 square feet of new construction. The TIRZ is expected to facilitate the construction of both commercial and residential development, as well as open space. The following pictures provides character images for the proposed development.



Project Costs

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 4,747,022	3.8%
Sanitary Sewer Facilities and Improvements	\$ 4,747,022	3.8%
Storm Water Facilities and Improvements	\$ 7,120,533	5.7%
Street and Intersection Improvements	\$ 23,735,109	19.0%
Open Space, Park and Recreation Facilities	\$ 9,494,043	7.6%
Parking Structure	\$ 9,000,000	7.2%
Economic Development Grants	\$ 31,004,389	24.8%
Educational Facilities *	\$ 30,000,000	24.0%
Operating Reinvestment Zone Project Facilities	\$ 2,718,806	2.2%
Administration	\$ 2,373,511	1.9%
<b>TOTAL</b>	<b>\$ 124,940,435</b>	<b>100.00%</b>

\* Up to \$30,000,000 of GCISD TIF funds pursuant to Chapter 311.008 & 311.085 of the Texas Tax Code.

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$124,940,435 project cost total amount shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Anticipated Development

Anticipated Development

The table below provides an overview of the potential development that could occur within the TIRZ. The development projections listed below do not represent the potential of the entire TIRZ, and are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections will be continue to be updated in the future to reflect the then current market trends and taking into account the future performance of any catalyst development. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

	Square Feet
<b>Area 1</b>	
Existing Mall	1,877,254
<b>AREA TOTAL</b>	<b>1,877,254</b>
<b>Area 2</b>	
Office - Kubota	200,000
Mixed Use	4,077,500
<b>AREA TOTAL</b>	<b>4,277,500</b>
<b>Area 3</b>	
Mixed Use	2,607,000
<b>AREA TOTAL</b>	<b>2,607,000</b>
<b>Grand Total SQFT</b>	<b>8,761,754</b>

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous page, the City of Graoevine will contribute 100% of the real property increment within the zone generated from the City tax rate.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages can be found on Page 16.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2023 Tax Rates		Participation	
City of Grapevine	0.25056000	100%	0.2505600
Tarrant County	0.19450000	0%	0.0000000
Tarrant County Hospital	0.19450000	0%	0.0000000
TCC	0.11217000	0%	0.0000000
TRWD	0.02670000	0%	0.0000000
Grapevine/Colleyville ISD	0.92470000	0%	0.0000000
	<b>1.70313000</b>		<b>0.2505600</b>

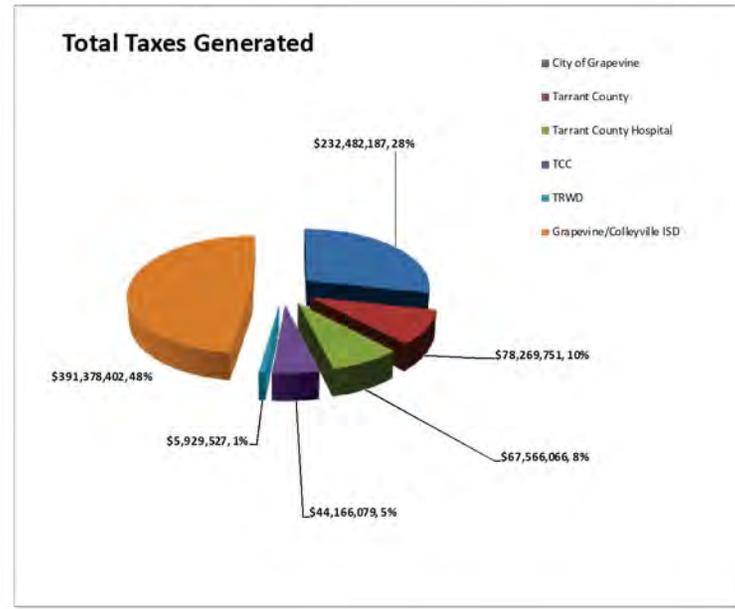
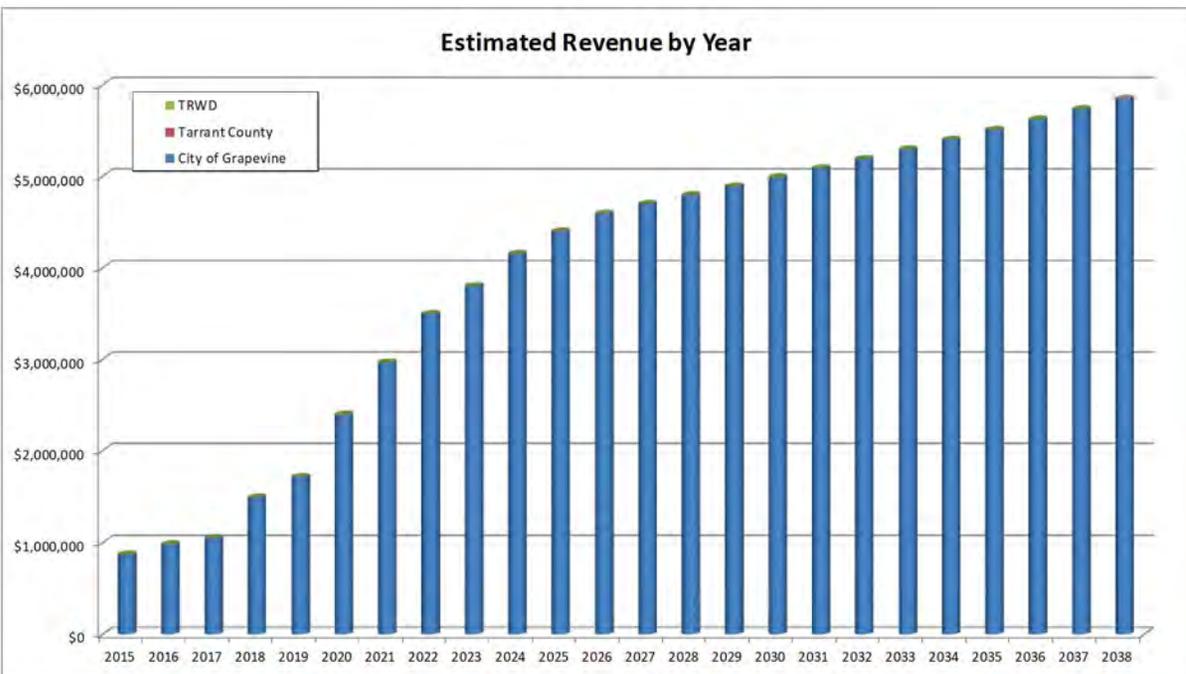
Personal Property Tax - 2023 Tax Rates		Participation	
City of Grapevine	0.25056000	0%	0.0000000
Tarrant County	0.19450000	0%	0.0000000
Tarrant County Hospital	0.19450000	0%	0.0000000
TCC	0.11217000	0%	0.0000000
TRWD	0.02670000	0%	0.0000000
Grapevine/Colleyville ISD	0.92470000	0%	0.0000000
	<b>1.70313000</b>		<b>0.0000000</b>

Sales Tax Rate	0.0200000	0.00%	0.0000000
----------------	-----------	-------	-----------

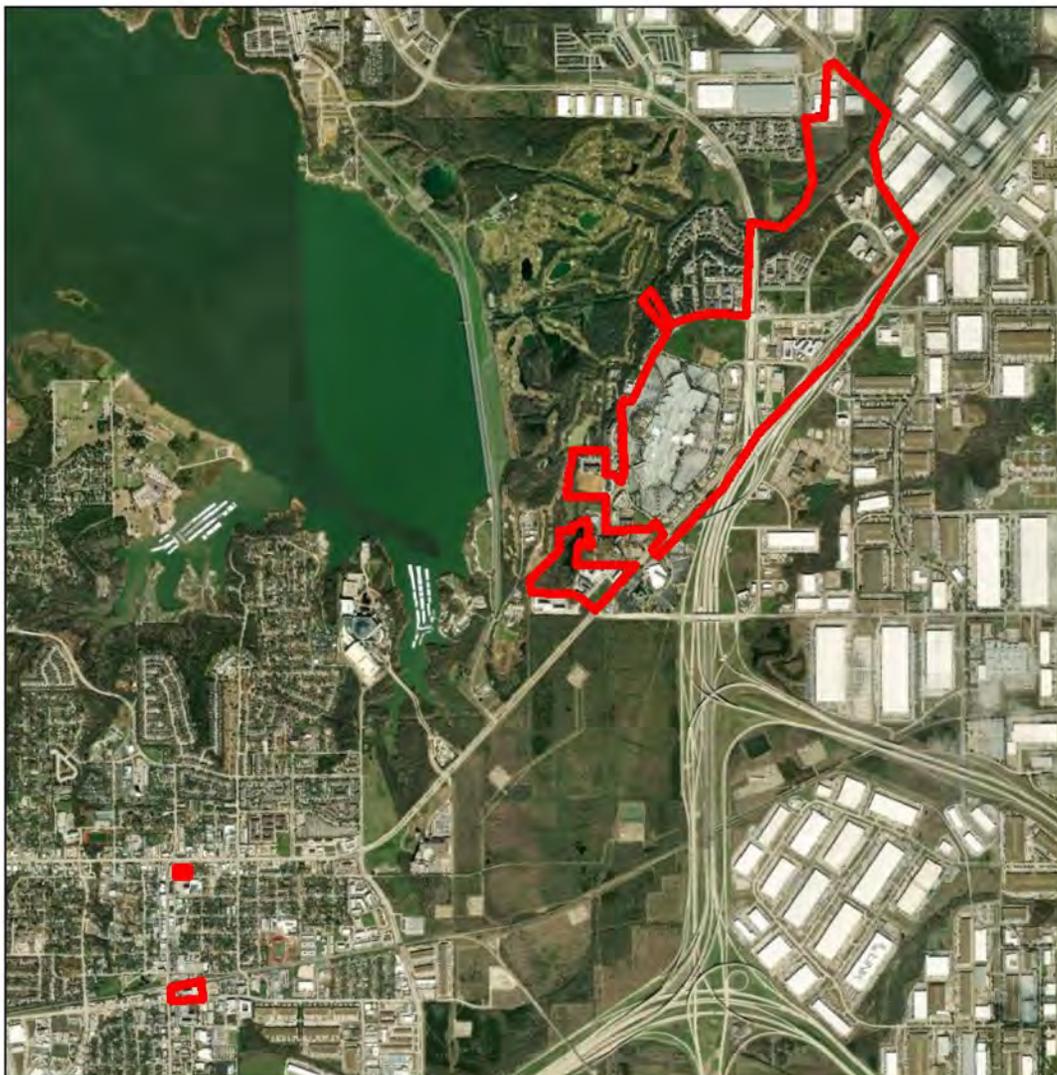
Financial Feasibility Analysis

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
City of Grapevine	\$232,482,187	\$94,940,434	\$137,541,753
Tarrant County	\$78,269,751	\$0	\$78,269,751
Tarrant County Hospital	\$67,566,066	\$0	\$67,566,066
TCC	\$44,166,079	\$0	\$44,166,079
TRWD	\$5,929,527	\$0	\$5,929,527
Grapevine/Colleyville ISD	\$391,378,402	\$0	\$391,378,402
<b>Total</b>	<b>\$819,792,012</b>	<b>\$94,940,434</b>	<b>\$724,851,578</b>



## Terms and Conditions

**Projects Cost Estimates:**

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

**Length of TIRZ #1 in Years:**

The TIRZ was originally created with a 30-year term and was scheduled to terminate on December 31, 2016. Upon amendment, the TIRZ term was extended for an additional 21 years and is now scheduled to terminate on December 31, 2038.

**Powers and Duties of Board of Directors:**

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** ORDINANCE APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO

**RECOMMENDATION:** City Council to consider approval of an ordinance to amend the Tax Increment Financing Reinvestment Zone Number Two Project and Financing Plan, and take any necessary action.

**FUNDING SOURCE:** This action does not require funding.

**BACKGROUND:** The Tax Increment Financing Reinvestment Zone Number Two (Gaylord) was established in 1998. On January 16, 2024, the composition of the Board of Directors was amended to limit membership to contributing taxing entities.

Upon approval by the TIF Number Two Board of Directors, this item will then be considered by City Council for approval of the ordinance.

The ordinance approves recommended amendments to the TIF Number Two Project and Financing Plan which would allow for a new project cost category (Operating Reinvestment Zone Project Facilities). Upon approval, expenses to operate eligible project facilities (Grapevine Middle School) would be allowable TIF expenses. The amended list of project costs is shown in Exhibit A.

Staff recommends approval.

ORDINANCE NO. 2024-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF GRAPEVINE, TEXAS; MAKING VARIOUS FINDINGS RELATED TO SUCH PLAN; 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 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, 1998, the City Council of the City of Grapevine, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 98-141 approving the Project and Financing Plan for the Zone; and

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the "Act") and pursuant to Ordinance No. 2024-003 adopted by the City Council of the City of Grapevine, Texas (the "City") on January 16, 2024, the City amended the Zone to amend the composition and powers of the Board of Directors; and

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on February 20, 2024, the Board recommended that the amended Plan in Exhibit "A", be approved by the City Council, 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. Findings.

That the City Council hereby makes the following findings of fact:

- 1.1 The statements and facts set forth in the recitals of this Ordinance are true and correct.
- 1.2 That the Plan includes all information required by Sections 311.003(b) and (c) of the Act.
- 1.3 That the Plan is feasible and the Plan conforms to the City's master plan.

Section 2. Approval of Plan

That based on the findings set forth in Section 1 of this Ordinance, the Plan is hereby approved.

Section 3. Severability

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 4. Declaring and Emergency and providing an Effective Date

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 20th day of February, 2024.

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

Matthew C.G. Boyle  
City Attorney

# Tax Increment Reinvestment Zone #2 City of Grapevine, Texas

## Tax Increment Reinvestment Zone #2, City of Grapevine

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. This update to Attachment One of the previously approved Project Plan outlines the funding of \$51,500,000 in project costs, including costs related to public improvements such as streets, water and sanitary sewer systems, public parking facilities, as well as costs associated with operating reinvestment zone project facilities, and economic development grants. The TIRZ will fund these improvements through the contribution of 100% of the City's ad valorem increment generated within the zone. The table below includes a number of improvements within Tax Increment Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Street and Intersection Improvements	\$ 6,500,000	13%
Water and Sanitary Sewer Facilities and Improvements	\$ 1,000,000	2%
Public Parking Facility	\$ 7,414,482	14%
Educational Facilities*	\$ 24,000,000	47%
Operating Reinvestment Zone Project Facilities	\$ 12,559,768	24%
Administration	\$ 25,750	0.05%
<b>TOTAL</b>	<b>\$ 51,500,000</b>	<b>100.00%</b>

\*GCISD Middle School Debt Service Payment

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$51,500,000 project cost total amount shall not be exceeded without an amendment to the project and financing plan.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
- (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
- (C) real property assembly costs;
- (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
- (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
- (F) relocation costs;
- (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
- (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
- (I) the cost of operating the reinvestment zone and project facilities;
- (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
- (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
- (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the

**PREVIOUSLY APPROVED PLANS**

**PROJECT PLAN**

Grapevine, Texas Reinvestment Zone Number Two  
Opryland Area Tax Increment Financing District

Approved – TIF Board – 12-14-98  
Approved – City Council – 12-15-98

**Project Plan**  
**Grapevine, Texas Reinvestment Zone Number Two**  
**Opryland Area Tax Increment Financing District**

As set forth in Section 311.011 in the Tax Increment Financing Act of the Tax Code, the Project Plan for the Grapevine, Texas Reinvestment Zone Number Two must include the following elements:

1. A map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of the property.

The property contained within the reinvestment zone is undeveloped which negates the need for a map showing uses and conditions of real property. The maps showing the proposed improvements are included with this report with each map showing a different aspect of the project. The contents of the maps are as follows:

Map 1	Boundaries of the TIF District
Map 2	Preliminary water main system plan
Map 3	Preliminary sanitary sewer system plan
Map 4	Preliminary road network plan
Map 5	Preliminary parking facility plan

2. Proposed changes of zoning ordinances, the master plan of the municipality, building codes and other municipal ordinances.

The City amended Section 36 of the Zoning Ordinance to allow full development of a Hotel in the Planned Commerce Development District. Prior to this change, the use was allowed under the zoning district and the master plan, but not governed by the Hotel-Corporate Office District regulations, which are crafted specifically to hotel development. No other ordinance changes are anticipated.

3. A list of estimated nonproject costs.

Nonproject costs within the TIF zone are those development costs not paid for by the TIF. The costs are those associated with the construction of the Opryland Texas Hotel. The total nonproject costs equal \$267,070,000.

4. A statement of a method of relocating persons to be displaced as a result of implementing the plan.

There are no existing residences or businesses in the reinvestment zone.

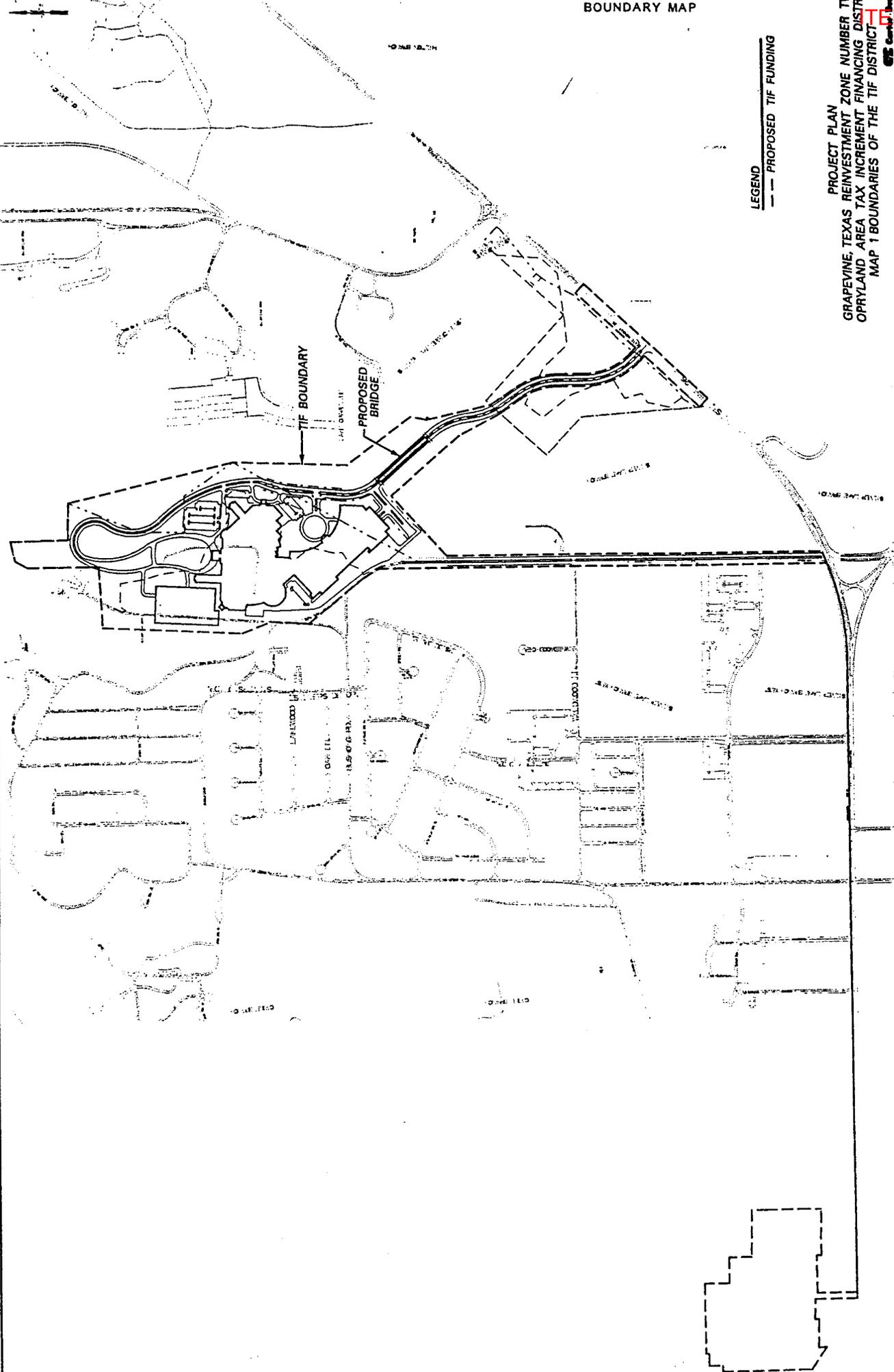
A detailed list of the projects proposed for the reinvestment zone is not a requirement for the Project Plan, however, Attachment One details the proposed projects and their estimated costs. The statutes require a detailed list of the projects in the Financing Plan.

## Attachment One

Public Infrastructure Improvements and Costs  
for Opryland Texas Development

Streets	\$6,500,000
Water and Sanitary Sewer System	1,000,000
Public Parking Facility	<u>20,000,000</u>
Opryland Projects - total	\$27,500,000
Grapevine Middle School – debt service	\$24,000,000
TOTAL	\$51,500,000

MAP 1  
BOUNDARY MAP

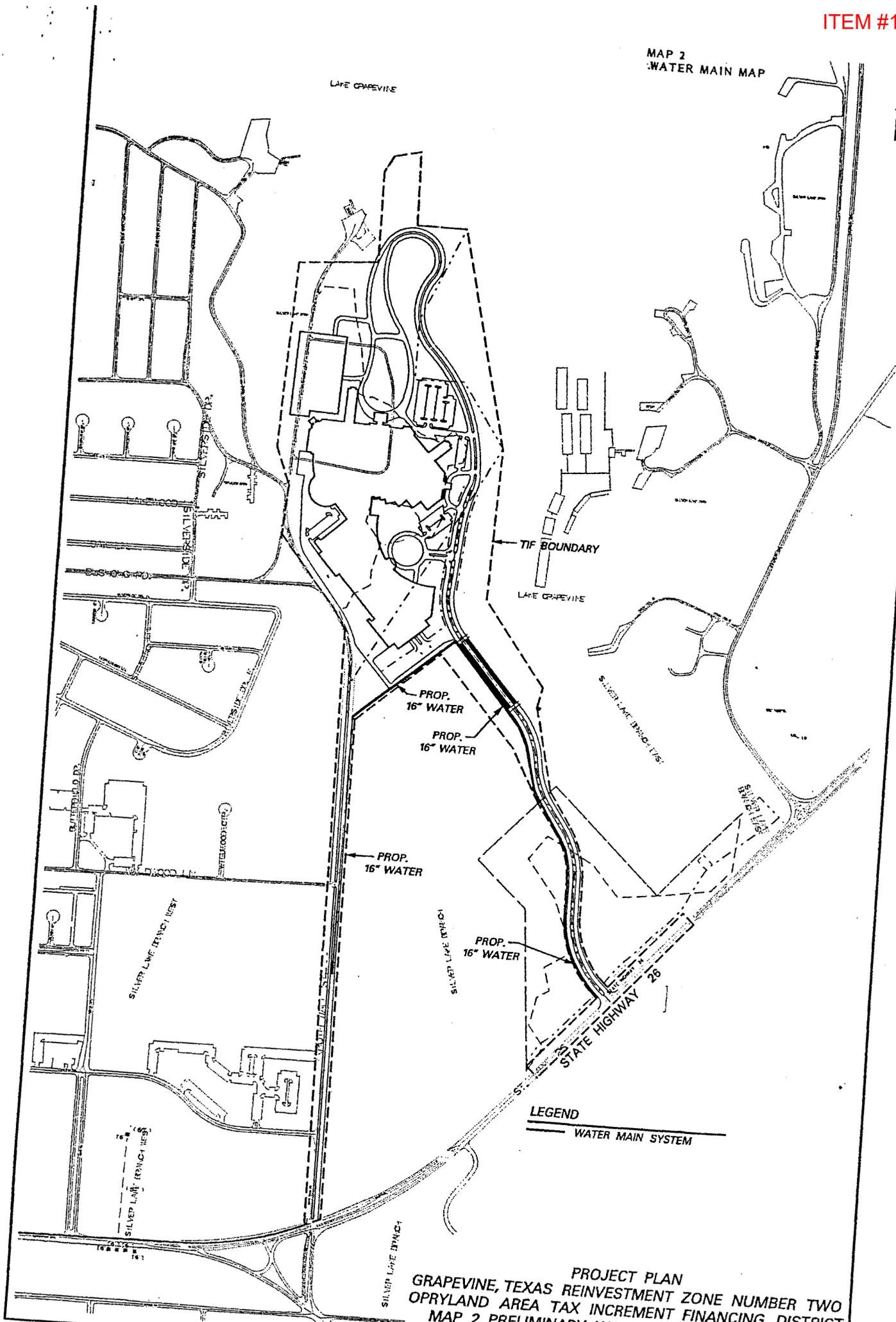


LEGEND  
--- PROPOSED TIF FUNDING

PROJECT PLAN  
GRAPEVINE, TEXAS REINVESTMENT ZONE NUMBER TW  
OPRYLAND AREA TAX INCREMENT FINANCING DISTRICT  
MAP 1 BOUNDARIES OF THE TIF DISTRICT

ITEM #10

MAP 2  
WATER MAIN MAP



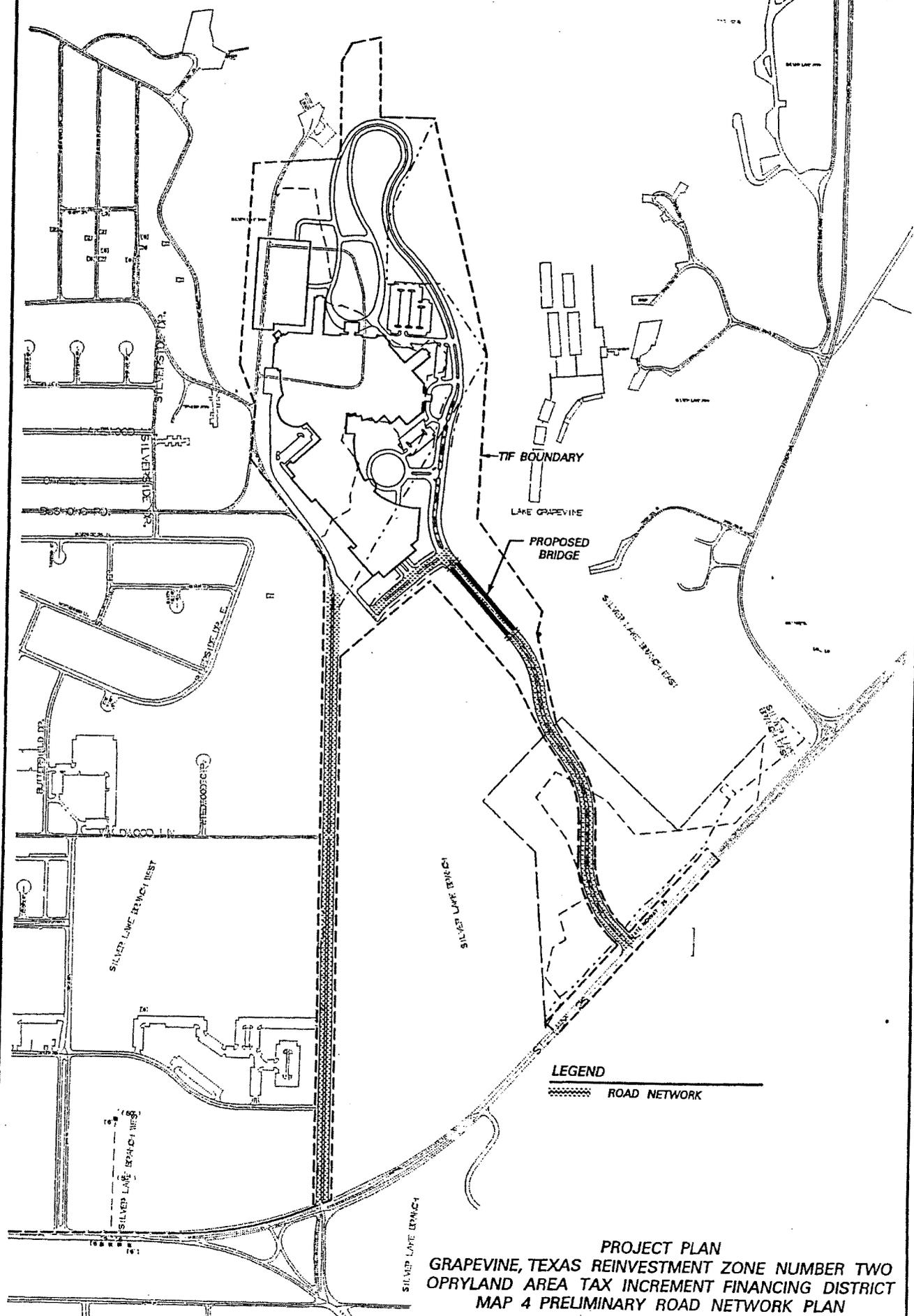
PROJECT PLAN  
GRAPEVINE, TEXAS REINVESTMENT ZONE NUMBER TWO  
OPRYLAND AREA TAX INCREMENT FINANCING DISTRICT  
MAP 2 PRELIMINARY WATER MAIN SYSTEM PLAN

**CZ** Carter-Burgess

H:\PWA\OPRYLAND\MAP2.DWG



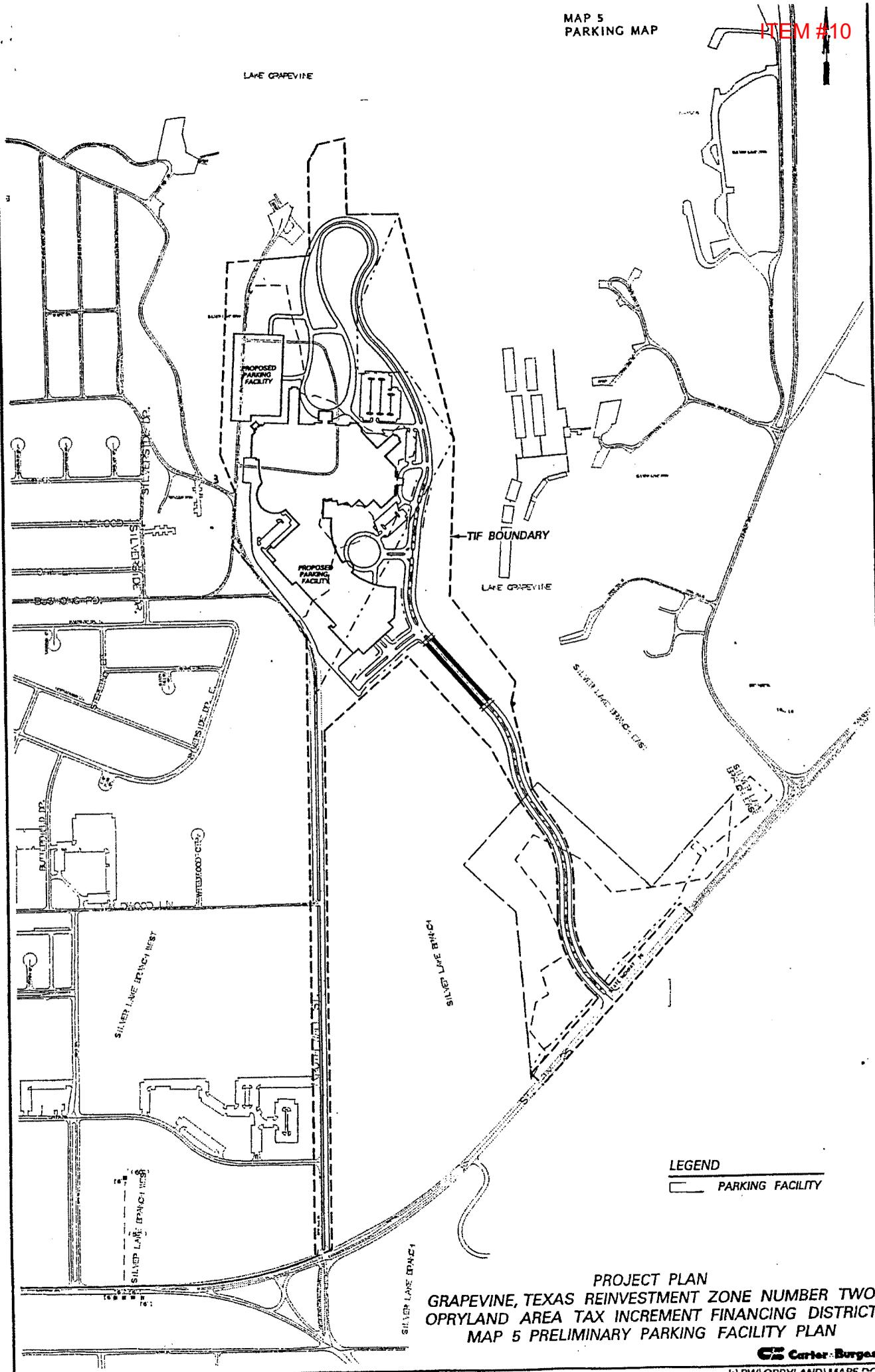
LAKE GRAPEVINE



**LEGEND**  
 [Hatched Pattern] ROAD NETWORK

**PROJECT PLAN**  
 GRAPEVINE, TEXAS REINVESTMENT ZONE NUMBER TWO  
 OPRYLAND AREA TAX INCREMENT FINANCING DISTRICT  
 MAP 4 PRELIMINARY ROAD NETWORK PLAN

LAKE GRAPEVINE



**LEGEND**  
 ——— PARKING FACILITY

**PROJECT PLAN**  
 GRAPEVINE, TEXAS REINVESTMENT ZONE NUMBER TWO  
 OPRYLAND AREA TAX INCREMENT FINANCING DISTRICT  
 MAP 5 PRELIMINARY PARKING FACILITY PLAN

## FINANCING PLAN

Grapevine, Texas Reinvestment Zone Number Two  
Opryland Area Tax Increment Financing District

Approved - TIF Board - 12-14-98  
Approved - City Council - 12-15-98

**Financing Plan  
Grapevine, Texas Reinvestment Zone Number Two  
Opryland Area Tax Increment Financing District**

As set forth in Section 311.011 in the Tax Increment Financing Act of the Tax Code, the Financing Plan for the Grapevine, Texas Reinvestment Zone Number Two must include the following elements:

1. A detailed list describing the estimated project costs of the zone, including administrative expenses; and,
2. A statement listing the kind, number and location of all proposed public works or public improvements in the zone.

The proposed public improvements in the zone fall into three general categories; streets, water and sanitary sewer systems and a public parking facility. In addition to the projects related to the Opryland development the TIF will reimburse the School District for its debt service for the new Grapevine Middle School, which is included in the TIF District's boundaries. The costs of each item and a brief description of the project components follows:

**Streets** **\$6,500,000**

Elements included in this category:

Construction of Opryland Blvd and Bridge  
Reconstruction of Ruth-Wall Road  
Related landscaping and irrigation  
Signage  
Signalization

The proposed street projects are for the construction of public access roads and include the landscaping, irrigation and lighting of these roads. The signage and signalization projects will facilitate the flow of traffic throughout northeast Grapevine.

**Water and Sanitary Sewer Systems** **\$1,000,000**

The water system plays an integral part in the area's public water system network and will provide water service within the zone through

a looped system. The multiple interconnection of the on site looped system and the surrounding transmission network provides an element of safety through redundancy by allowing segments of the transmission lines to be valved off in cases of emergencies while continuing to provide adequate service for fire protection and potable uses through the cross connected network on site. The public sanitary sewer system will serve the hotel, adjacent parcels and undeveloped land in the area.

**Public Parking Facility** **\$20,000,000**

The public parking facility will provide parking for the development and could provide the TIF with an optional revenue source by maintaining the right to charge parking fees.

**Debt Reimbursement (Principal)** **\$24,000,000**

As a part of the TIF District, the School District will be reimbursed for its debt service, principal and interest, for the new Grapevine Middle School. The site is wholly within the boundaries of the TIF District and will benefit the community by replacing an existing structure that is in need of extensive repairs and relocation due to its location under the flight path of the proposed west runway at DFW.

**Total** **\$51,500,000**

3. An economic feasibility study.

An economic feasibility study has been completed and is included as an attachment to this document.

4. The estimated amount of bonded indebtedness to be incurred.

The total principal amount to be issued for project costs is \$27,500,000 with an additional estimated \$3,510,000 in issuance costs and capitalized interest. The total indebtedness is estimated at \$31,010,000.

5. The time when related costs or monetary obligations are to be incurred.

It is anticipated that there will be a debt issuance as early as the summer of 1999 to fund a portion of the public works improvements

(Streets and Water and Sanitary Sewer Systems). A second issuance is anticipated as early as the summer of 2000 to pay the costs of completing the remaining public improvements (Public Parking Facility).

6. A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit on real property in the zone.

All estimated project costs associated with Opryland will be financed through the issuance of debt instruments. The expected revenue source for the payment of the debt will be the real property taxes captured by the TIF District. The debt instruments may also be secured by a back-up pledge of a general ad valorem tax levied by the City of Grapevine. The City of Grapevine is participating at the 100% level for both its debt and maintenance and operations property taxes. The Grapevine/Colleyville Independent School District is participating in the TIF with 100% of its M&O rate. Tarrant County, Tarrant County Junior College District and Tarrant County Hospital District are all participating at with 25% of their M&O rates in the TIF district. The participation of the Grapevine/Colleyville Independent School District (the "School District") will be reduced by the amount necessary to offset any negative impact on the School District, as a result of its participation in the TIF District, relating to State funds that would otherwise be received by the School District under school finance legislation or relating to amounts that must be paid or contributed by the School District under school finance law.

The City may also utilize the provisions of Chapter 380, Texas Local Government Code.

7. The current total appraised value of taxable real property in the zone.

The current total appraised value of the taxable real property in the zone is \$2,713,957.

8. The estimated captured appraised value of the zone during each year of its existence.

The estimated appraised value of the improvements in the zone per year is listed below. The estimated value of the zone assumes an annual growth in the appraised value of .5% after 2002.

<u>Year</u>	<u>Appraised Value</u>
1999	0
2000	99,500,000
2001	190,000,000
2002	267,070,000
2003	268,405,350
2004	269,747,377
2005	271,096,114
2006	272,451,594
2007	273,813,852
2008	275,182,921
2009	276,558,836
2010	277,941,630
2011	279,331,338
2012	280,727,995
2013	282,131,635
2014	283,542,293
2015	284,960,005
2016	286,384,805
2017	287,816,729
2018	289,255,812
2019	290,702,091
2020	292,155,602
2021	293,616,380
2022	295,084,462
2023	296,559,884
2024	298,042,684
2025	299,532,897
2026	301,030,561
2027	302,535,714
2028	304,048,393
2029	305,568,635
2030	307,096,478

9. The duration of the zone.

The zone was created on December 8, 1998. The termination of the zone is set as either December 31, 2030 or the date when all project costs are paid and all debt is retired, whichever comes first.

**City of Grapevine  
And  
Grapevine-Colleyville Independent School District**

**Agreement to Participate  
In the  
Reinvestment Zone Number Two, City of Grapevine**

THIS AGREEMENT is made and entered into by and between the City of Grapevine ("City"), a municipal corporation, and the Grapevine-Colleyville Independent School District, ("School District") of Tarrant County, Texas

**WITNESSETH:**

**WHEREAS**, in accordance with the provisions of the Tax Increment Financing Act, V.T.C.A., Tax Code, Chapter 311 (the "Act"), and after due notice to the School District and other taxing units levying real property taxes in the area, the City Council of the City anticipates that it will adopt an Ordinance (the "Ordinance") on December 8, 1998, in the form attached hereto as Exhibit A and incorporated herein by reference, creating, establishing and designating "Reinvestment Zone Number Two, City of Grapevine" (hereinafter called the "Reinvestment Zone") under the Act; and

**WHEREAS**, the City also anticipates that it will adopt an Ordinance approving the Project Plan and Financing Plan (collectively the "Plan") for the Reinvestment Zone in substantially the form of the Plan attached hereto as Exhibit B and incorporated herein by reference; and

**WHEREAS**, the Act provides that each taxing unit levying taxes on real property in a reinvestment zone is not required to pay into the tax increment fund any of its tax increment produced from property located in the reinvestment zone unless such taxing unit enters into an agreement to do so with the governing body of the municipality that created the reinvestment zone; and

**WHEREAS**, a tax increment agreement under the Act may be entered into any time before or after the reinvestment zone is created, and such agreement may include any conditions for payment of the tax increment into the fund and must specify the portion of the tax increment to be paid into the tax increment fund and the years for which that tax increment is to be paid into the tax increment fund.

**NOW, THEREFORE**, the City and the School District, in consideration of the terms, conditions, and covenants contained herein, hereby agree as follows:

**Section 1.** The School District hereby agrees to pay into the tax increment fund established by the City for the Reinvestment Zone (the "Tax Increment Fund") one hundred percent (100%) of the School District maintenance and operations ("M&O") ad valorem tax collections on the captured appraised value of real property in the Reinvestment Zone subject to the following terms and conditions.

- a. Hold Harmless. The City shall indemnify and hold the School District harmless from any negative financial impact on the School District as a result of its participation in the public infrastructure projects described in the Plan caused by or relating to a "change in applicable law" (as herein defined). Each fiscal year, the School District shall calculate the amount of the negative financial impact and shall be reimbursed such amount by the City. Each such calculation shall take into account any adjustments to the amount calculated for the previous fiscal year that should be made in order to reflect the actual impact on the School District for such previous fiscal year. Without limiting the generality of the foregoing, it is understood and agreed that this "hold harmless" provision shall apply in the event that a change in applicable law occurs which would free or increase the amount of "Robin Hood" funds received by or available to the School District but for the School District's participation in the Reinvestment Zone. Notwithstanding the foregoing, the School District shall, throughout the term of this Agreement, pay into the Tax Increment Fund one hundred percent (100%) of the School District M&O ad valorem tax collections on the captured appraised value of real property in the Reinvestment Zone.
- b. Change in Applicable Law. A "change in applicable law," as used herein, means any change in law applicable to the School District, to tax increment financing or to reinvestment zones subsequent to the date of this Agreement, including, without limitation, any change in any statutory law applicable to the School District, to tax increment financing or to reinvestment zones or any interpretation, ruling, order, decree or court decision interpreting existing law or any law enacted during the term of this Agreement which is applicable to the School District, to tax increment financing or to reinvestment zones, provided such interpretation, ruling, order, decree or court decision is made administratively by the Comptroller of Public Accounts of the State of Texas, the Texas Attorney General, or any other State agency, or by a court of competent jurisdiction.
- c. Boundary. The boundaries of the Reinvestment Zone are and shall be those boundaries described in the Ordinance, or an amendment thereto revising the boundaries duly approved by the Reinvestment Zone Board of Directors and the City Council of the City; provided, however, that the City agrees that the boundaries of the Reinvestment Zone shall not be changed to exclude any schools of the School District which are located within the boundaries of the Reinvestment Zone, unless

the Board of Trustees of the School District has first approved such boundary change; provided, however, that the City Council of the City and the Board of Directors of the Reinvestment Zone may include additional schools of the School District within the boundaries of the Reinvestment Zone.

- d. Purpose and Program. Within the boundaries of the Reinvestment Zone, public infrastructure improvements, school district improvements and retail, restaurant and office space are to be constructed as nearly as possible in conformity with the Plan. Any additions, changes, revisions or modifications to the Plan made after the date of this Agreement may only be made by the Board of Directors of the Reinvestment Zone and the City Council of the City; provided, however, that the City agrees that it will not approve any additions, changes, revisions or modifications to the Plan relating to any of the school improvement projects described in the form of the Plan attached hereto as Exhibit B unless the Board of Trustees of the School District has first approved such addition, change, revision or modification.
- e. Appraised Value. The real property within the boundaries of the Reinvestment Zone is to be appraised in 1998 for ad valorem tax purposes and for establishing the tax increment base referenced in Section 311.012 of the Act.
- f. Bond Limit. The total principal amount of bonds or notes to be issued to pay project costs for the Reinvestment Zone pursuant to Section 311.015 of the Act shall not exceed twenty-seven million, five hundred thousand dollars (\$27,500,000) in 1998 present value funds. Total capitalized interest, debt service, and operating reserves costs will be approximately thirty-one million, five hundred thousand dollars (\$31,500,000) including nine hundred fifteen thousand dollars (\$915,000) for issuance costs.
- g. Use of TIF Funds. All amounts paid into the Tax Increment Fund shall be used solely to repay cash expenditures of project costs or the principal of and interest on any tax increment bonds or notes issued to finance project costs under the Act, and to pay direct costs properly chargeable under the Act and under generally accepted accounting principles to the administration of the Reinvestment Zone, all in accordance with the Plan. It is specifically understood and agreed that even though additional or other projects may be included in the Plan, the funds contributed by the School District to the Tax Increment Fund shall and may be used only for the projects described in the Plan attached hereto as Exhibit B. The City specifically agrees that amounts in the Tax Increment Fund will be used to reimburse the School District, on an annual basis, for its debt service (including principal and interest) on bonds issued by the School District for the new Grapevine Middle School. Subject to the foregoing, the Tax Increment Fund shall be applied first to the school improvements and public infrastructure projects described in the Plan. All funds, if

any, in excess of annual obligations for such projects shall be paid into a dedicated Escrow Account from which funds cannot be removed without the School District's consent. All funds, if any, remaining in the Escrow Account after all project costs have been paid and/or any payment of reimbursement to the School District contemplated in Section 1.a. shall be returned to the School District in the same proportion that the funds originally contributed by the School District to the Tax Increment Fund for public infrastructure projects bears to the total amount contributed by taxing units to the Tax Increment Fund for public infrastructure projects. In addition, it is specifically understood and agreed that the School District shall be reimbursed for its actual costs associated with the creation of the Reinvestment Zone, including its reasonable attorneys' fees, consultants' fees and other professional fees.

- h. Limits of Obligation of the School District. Except for payment to the Tax Increment Fund of one hundred percent (100%) of the School District M&O ad valorem tax collections on the captured appraised value of real property in the "Reinvestment Zone" subject to the terms and conditions set forth herein, the School District shall have no obligation for any costs or expenses associated with the operation of the Reinvestment Zone, including, without limitation, any obligation to pay or repay any debt issued by the City, the Reinvestment Zone, or the Board of Directors of the Reinvestment Zone relating to the Reinvestment Zone or any costs associated with the operation of Reinvestment Zone or any projects relating thereto.
- i. Limit of School District's Obligation - City Participation. The School District shall have no obligation to make contributions to the Tax Increment Fund in the event the City, for any reason during the term of this Agreement, does not contribute to the Tax Increment Fund 100% of the taxes collected by the City on the captured appraised value of the real property in the Reinvestment Zone.
- j. School District Representation. The School District shall have the right to appoint and maintain one (1) voting member on the Board of Directors of the Reinvestment Zone at all times. Failure of the School District to appoint and maintain a representative on the Board of Directors of the Reinvestment Zone at any time shall not be deemed a waiver of the School District's right to make such appointment at any other time.

**Section 2.** In accordance with Section 311.013 of the Act, the School District shall not be required to make any contribution to the Tax Increment Fund after three (3) years from the date the Reinvestment Zone has been created unless the following conditions exist or have been met within such three year period

- a. bonds have been issued for the Reinvestment Zone under Section 311.015 of the Act to finance projects described in the Plan;
- b. the City has acquired property in the Reinvestment Zone pursuant to the Plan; or
- c. construction of improvements pursuant to the Plan has begun in the Reinvestment Zone.

**Section 3.** As inducement to the School District to enter into this Agreement, the City agrees that City bonds or tax increment bonds of the Reinvestment Zone will be issued to finance projects contemplated in the Plan until (a) a final Plan has been prepared and adopted by the Board of Directors of the Reinvestment Zone and approved by the City Council of the City, and (b) the City has furnished documentation, evidence and assurances satisfactory to the Board of Directors of the Reinvestment Zone to the effect that funds necessary to support cash expenditures and/or the retirement of tax increment bonds will be available either from revenues of the Tax Increment Fund or from other funds provided by the City.

**Section 4.** This Agreement shall become effective as of the date of the final signature hereto and shall remain in effect until the earlier of: (i) December 31, 2030, or (ii) the date on which the Plan has been fully implemented and all project costs, tax increment bonds, interest on such tax increment bonds and all other obligations, contractual or otherwise, payable from the Tax Increment Fund have been paid in full; provided, however, that, at the option of the School District, this Agreement shall be null and void and of no further force and effect if the City fails to adopt the Ordinance and the Plan, in the forms attached hereto as Exhibit A and Exhibit B, respectively, by December 31, 1998.

**Section 5.** To the extent of their respective liabilities, the City and the School District shall each be responsible for the sole negligent acts of their officers, agents, employees or separate contractors. In the event of joint and concurrent negligence of both City and School District, responsibility, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without however, waiving any governmental immunity available to the City and School District under Texas law and without waiving any defenses of the parties under Texas law.

**Section 6.** This Agreement shall be administered by the City Manager or his designees.

**Section 7.** Whenever this Agreement requires or permits any consent, approval, notice, request, proposal, or demand from one party to another, the consent, approval, notice, request, proposal, or demand must be in writing to be effective and shall be delivered to the party intended to receive it at the addresses shown below:

If intended for City, to:

City Manager  
City of Grapevine  
P.O. Box 95104  
Grapevine, Texas 76099

If intended for School District to:

Superintendent of Schools  
Grapevine-Grapevine Independent School District  
3051 Ira E. Woods Avenue  
Grapevine, Texas 76051-3897

or to such other addresses as the parties may request, in writing from time to time.

**Section 8.** This Agreement is made subject to the provisions of the charter and ordinances of the City, as amended; the policies of the School District's Board of Trustees; the Texas Constitution, codes, and statutes; and all other applicable state and federal laws, regulations and requirements, as amended. Venue shall be exclusively in Tarrant County, Texas.

**Section 9.** This Agreement embodies the complete understanding of City and School District with respect to the subject matter hereof superceding all oral or written previous and contemporary agreements between the parties relating to matters herein. The Agreement may be amended, modified, or supplemented only by an instrument in writing executed by City and School District.

**Section 10.** The provisions of this Agreement are severable and the invalidity or unenforceability of any provision hereof shall not affect the validity or enforceability of any other provision. It is the intention of the parties that each provision hereof be construed in a manner designed to effectuate the purposes of such provision to the maximum extent enforceable under applicable law.

**Section 11.** Failure of either party hereto to insist on the strict performance of any of the covenants or agreements herein contained or to exercise any rights or remedies accruing hereunder upon default or failure of performance shall not be considered a waiver of the right to insist on, and to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any right or remedy occurring as a result of any future default or failure of performance.

**Section 12.** No party hereto waives or relinquishes any immunity or defense on behalf of itself, its trustees, officers, employees or agents as a result of its execution of this Agreement and performance of the covenants contained herein.

EXECUTED this the 16<sup>th</sup> day of December, 1998, by the City, signing by and through its City Manager, duly authorized by Resolution No. \_\_\_\_\_ approved on 12-15-, 1998, and by School District through its duly authorized officials by approval at a duly called and noticed Board meeting on December 7, 1998.

**CITY OF GRAPEVINE**

**GRAPEVINE-COLLEYVILLE  
INDEPENDENT SCHOOL DISTRICT**

  
\_\_\_\_\_  
Roger Nelson  
City Manager

  
\_\_\_\_\_  
Janice Kane  
President, Board of Trustees

ATTEST:

  
\_\_\_\_\_  
Carol Wollin  
Secretary, Board of Trustees

**Exhibits**

- Exhibit A        -        City of Grapevine Ordinance 98-140
- Exhibit B        -        Project Plan and Financing Plan for the Reinvestment Zone



EXHIBIT "A" TO GRAPEVINE-  
COLLEYVILLE ISD PARTICIPATION  
AGREEMENT

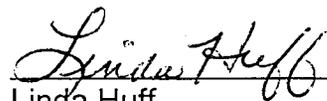
CITY OF GRAPEVINE, TEXAS

CERTIFICATE OF CITY SECRETARY'S OFFICE

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

I, the undersigned, Linda Huff, City Secretary of the City of Grapevine, Texas, a municipal corporation, in the performance of the functions of my office, hereby certify that the attached ordinance is a full, true, and correct copy of Ordinance No.98-140 as the same appears of record in the City Secretary's office, having been passed and approved by the City Council of the City of Grapevine, Texas, on the 8th day of December, 1998, and that I am the lawful possessor and have legal custody of said record.

WITNESS MY HAND AND SEAL OF OFFICE at my office in Grapevine, Texas, this the 16th day of December, A. D., 1998.

  
\_\_\_\_\_  
Linda Huff  
City Secretary  
City of Grapevine, Texas

(CITY SEAL)



ORDINANCE NO. 98-140

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS DESIGNATING A CERTAIN AREA AS TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF GRAPEVINE, TEXAS, ESTABLISHING A BOARD OF DIRECTORS FOR SUCH REINVESTMENT ZONE AND OTHER MATTERS RELATING THERETO; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine, Texas (the "City"), desires to promote the development of a certain contiguous geographic area (the Opryland Hotel/Grapevine Middle School area) within its jurisdiction by the creation of a reinvestment zone, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act"); and

WHEREAS, in compliance with the Act, the City has called a public hearing to hear public comments on the creation of the proposed reinvestment zone and its benefits to the City and the property in the proposed reinvestment zone; and

WHEREAS, in compliance with the Act, notice of such public hearing was published in the *Fort Worth Star Telegram*, a daily paper of general circulation in the City, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, such hearing was convened at the time and place mentioned in the published notice, to wit, on the 8<sup>th</sup> day of December, 1998 at 7:30 p.m., in the Council Chamber of the City of Grapevine, Texas, which hearing was then closed; and

WHEREAS, the City, at such hearing, invited any interested person, or his attorney, to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory which is described by the metes and bounds description attached hereto as "Exhibit "A" and depicted in the map attached hereto as Exhibit "B" should be included in such proposed reinvestment zone, the concept of tax increment financing and the appointment of a board of directors for the proposed reinvestment zone; and

WHEREAS, all owners of property located within the proposed reinvestment zone and all other taxing units and other interested persons were given the opportunity at such public hearing to protest the creation of the proposed reinvestment zone and/or the inclusion of their property in such reinvestment zone; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone, and opponents, if any, of the reinvestment zone appeared to contest creation of the reinvestment zone.

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

Section 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

Section 2. That the City Council, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law and delivered to all taxing units overlapping the territory inside the proposed reinvestment zone.
- (b) That creation of the proposed reinvestment zone with boundaries as described in Exhibits "A" and "B" will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone.
- (c) That the reinvestment zone, as defined in Exhibits "A" and "B", meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
  - (1) It is a contiguous geographic area located wholly within the corporate limits of the City.
  - (2) The area impairs the sound growth of the City in its present condition and because the area is predominately open and because of obsolete platting or deterioration of structures or site improvements and other factors.
- (d) That 10 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is used for residential purposes, which is defined in the act as any property occupied by a house which has less than five living units.
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 15 percent of the current total

appraised value of taxable real property in the City and in the industrial districts created by the City, if any.

- (f) That the proposed reinvestment zone does not contain more than 15 percent of the total appraised value of real property taxable by a county or school district.
- (g) That the improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone and will be of general benefit to the City.
- (h) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future.

Section 3. That the City hereby creates a reinvestment zone over the area described by the metes and bounds in Exhibit "A" attached hereto and depicted in the map attached hereto as Exhibit "B" and such reinvestment zone shall hereafter be identified as Tax Increment Financing Reinvestment Zone Number Two, City of Grapevine, Texas (the "Zone" or "Reinvestment Zone").

Section 4. That there is hereby established a board of directors for the Zone which shall consist of nine (9) members. The board of directors of Tax Increment Financing Reinvestment Zone Number One shall be appointed as follows:

- (a) Five members shall be appointed by the City Council, and each of the governing bodies of the following taxing units which levies taxes on real property in the Zone (Tarrant County, Tarrant County Hospital District, Grapevine-Colleyville Independent School District and Tarrant County Community College District) may each appoint one (1) member to the board; provided, however, that if a taxing unit waives its right to appoint a member of the board, the City may appoint such member instead. The initial board of directors shall be appointed by resolution of the governing bodies of the City and the taxing units as provided herein within sixty (60) days of the passage of this ordinance or within a reasonable time thereafter. All members appointed to the board shall meet eligibility requirements as set forth in the Act.
- (b) The terms of the board members shall be for two year terms. The City Council shall designate a member of the board to serve as chairman of the board of directors, and the board shall elect from its members a vice chairman and other officers as it sees fit.

- (c) The board of directors shall make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and reinvestment zone financing plan for the Zone and must submit such plans to the City Council for its approval. The board of directors shall possess all powers necessary to prepare, implement and monitor such project plans for the reinvestment zone as the City Council considers advisable, including the submission of an annual report on the status of the Zone.

Section 5. That the Zone shall take effect on January 1, 1999, and that the termination of the Zone shall occur on December 31, 2030, or at an earlier time designated by subsequent ordinance of the City Council in the event the City determines that the Zone should be terminated due to insufficient private investment, accelerated private investment or other good cause, or at such time as all project costs and tax increment bonds, if any, and the interest thereon, have been paid in full.

Section 6. That the Tax Increment Base for the Zone, which is the total appraised value of all taxable real property located in the Zone, is to be determined as of January 1, 1998, the year in which the Zone was designated a reinvestment zone.

Section 7. That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into such subaccounts as may be authorized by subsequent resolution or ordinance, into which all Tax Increments, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the City Treasurer's affiliated depository bank of the City and shall be secured in the manner prescribed by law of Texas cities. In addition, all revenues from the sale of any tax increment bonds and notes hereafter issued by the City, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be dedicated to and used in the Zone shall be deposited into such fund or subaccount from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds or notes issued for the Zone.

Section 8. That if any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

Section 9. 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 passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 8th day of December, 1998.

APPROVED:



---

William D. Tate  
Mayor

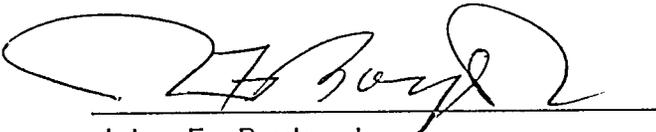
ATTEST:



---

Linda Huff  
City Secretary

APPROVED AS TO FORM:



---

John F. Boyle, Jr.  
City Attorney

# EXHIBIT A

ITEM #10

EXHIBIT A TO Ord 98-140  
Page 1 of 7

## DESCRIPTION OF TIF DISTRICT BOUNDARY

BEING A 121.817 ACRE TRACT OF LAND SITUATED IN THE G.F. MARTIN SURVEY, A-1003, A. ANDERSON SURVEY, A-26, W.P. HERRING SURVEY, A-664, W.K. PAYNE SURVEY, A-1211, SAMUEL FREEMAN SURVEY, A-526, A.F. LEONARD SURVEY, A-946, T. MAHAN SURVEY, A-1050, CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS AND BEING ALL OF A 52.254 ACRE TRACT OF LAND DESCRIBED IN DEED TO BAJA DEVELOPMENT CORPORATION RECORDED IN VOLUME 11236, PAGE 937 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), ALL OF A 20.566 ACRE TRACT CONVEYED TO GRAPEVINE-COLLEYVILLE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. D198190528 D.R.T.C.T., AND BEING A PORTION OF THE FOLLOWING TRACTS OF LAND: THE UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT NO. A-2A RECORDED IN VOLUME 2026, PAGE 163 D.R.T.C.T., A 28.6448 ACRE TRACT OF LAND CONVEYED TO R. TED ENLOE BY DEED RECORDED IN VOLUME 6948, PAGE 1618 D.R.T.C.T., THE RIGHT-OF-WAY OF STATE HIGHWAY NO. 26, A 29.896 ACRE TRACT CONVEYED TO ROBERT W. BRUNSON AND KATHLEEN A. BRUNSON BY DEED RECORDED IN VOLUME 11114, PAGE 1113 D.R.T.C.T., LOT 8, WATSON ADDITION AS RECORDED IN VOL. 388-9, PAGE 55 D.R.T.C.T., LOT 7, WATSON ADDITION CONVEYED TO JIMMY DEAN GREMMINGER BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. D197177651 D.R.T.C.T., A 0.991 ACRES TRACT DESCRIBED IN AFFIDAVIT RECORDED UNDER COUNTY CLERK'S FILE NO. D198253252 D.R.T.C.T., A 463.63 SQUARE FOOT TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. D197099180 D.R.T.C.T., TRACT 5 CONVEYED TO TRINITY/TARRANT PARTNERS, LTD BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. D197128889 D.R.T.C.T., TURNER ROAD RIGHT-OF-WAY, LOT 1, BLOCK 1 COBBLESTONE VILLAGE ADDITION DESCRIBED IN DEED RECORDED IN VOLUME 0166, PAGE 51 D.R.T.C.T., TRACT 2 CONVEYED TO CATHERINE VERBURG BY DEED RECORDED IN VOLUME 11393, PAGE 0691, D.R.T.C.T., TRACT A CONVEYED TO CAPITOL CONCEPTS PROPERTIES 82-2 BY DEED RECORDED IN VOLUME 83016, PAGE 2529 D.R.T.C.T., WILDWOOD LANE, A 0.288 ACRE TRACT CONVEYED TO RICHARD E. WALTHER AND WIFE VIOLA E. WALTHER BY DEED RECORDED IN VOLUME 8287, PAGE 823 D.R.T.C.T., THE UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT NO. A-20 RECORDED IN VOLUME 2397, PAGE 121 D.R.T.C.T. AND THE UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT NO. A-22A RECORDED IN VOLUME 2296, PAGE 472 D.R.T.C.T.. BEARINGS ARE NAD-83 GRID, TEXAS NORTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS OF THE CITY OF GRAPEVINE HORIZONTAL CONTROL MONUMENTS NO. 1, NO. 2, NO. 5 AND NO. 7. SAID 121.817 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING AT CORPS MONUMENT W/ BRASS CAP STAMPED "A 54-1963" FOUND MARKING THE NORTHWESTERLY INTERIOR CORNER OF SAID 52.254 ACRE TRACT, COMMON WITH AN EXTERIOR CORNER OF SAID CORPS TRACT NO. A-2A AND BEING ON THE APPROXIMATE WEST LINE OF THE SAID G.F. MARTIN SURVEY, COMMON WITH THE EAST LINE OF THE SAID SAMUEL FREEMAN SURVEY;**

THENCE WITH THE COMMON LINES OF SAID 52.254 ACRE TRACT AND SAID TRACT NO. A-2A THE FOLLOWING CALLS:

- N 00°29'53" W, A DISTANCE OF 574.09 FEET TO A POINT FOR CORNER;
- N 28°31'45" E, A DISTANCE OF 115.85 FEET TO A POINT FOR CORNER;
- N 76°37'11" E, A DISTANCE OF 168.68 FEET TO A 1/2" IRON ROD FOUND;
- S 01°26'40" E, A DISTANCE OF 468.47 FEET TO A CORPS MONUMENT W/PK NAIL FOUND;
- N 89°43'23" E, A DISTANCE OF 303.81 FEET TO A CORPS MONUMENT W/ BRASS CAP STAMPED "A 49-1963" FOUND;

THENCE S 13°42'55" E, CROSSING SAID TRACT NO. A-2A, A DISTANCE OF 1399.88 FEET TO A CORPS MONUMENT W/ BRASS CAP STAMPED "A 46-1963" FOUND;

THENCE CROSSING SAID CORPS TRACT NO. A-2A AND SAID 28.6448 ACRE TRACT THE FOLLOWING CALLS:

- S 01°45'51" W, A DISTANCE OF 950.24 FEET TO A POINT FOR CORNER;
- S 36°54'57" E, A DISTANCE OF 655.56 FEET TO A POINT FOR CORNER;
- S 11°47'23" W, A DISTANCE OF 128.35 FEET TO A POINT FOR CORNER;
- S 13°24'58" E, A DISTANCE OF 537.43 FEET TO A POINT FOR CORNER;
- S 34°07'00" E, A DISTANCE OF 243.33 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 34°43'12", A LONG CHORD THAT BEARS S 17°56'33" E, A DISTANCE OF 358.05 FEET, AN ARC DISTANCE OF 363.59 FEET TO A POINT FOR CORNER;

S 00°34'55" E, A DISTANCE OF 221.43 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET, A DELTA ANGLE OF 46°51'17", A LONG CHORD THAT BEARS S 24°00'34" E, A DISTANCE OF 437.34 FEET, AN ARC DISTANCE OF 449.77 FEET TO A POINT FOR CORNER;

S 47°26'03" E, A DISTANCE OF 48.94 FEET TO A POINT FOR CORNER IN THE EXISTING RIGHT-OF-WAY OF STATE HIGHWAY NO. 26;

THENCE ON OVER AND ACROSS SAID STATE HIGHWAY NO. 26 THE FOLLOWING CALLS:

N 42°21'05" E, A DISTANCE OF 672.90 FEET TO A POINT FOR CORNER FROM WHICH A 1/2" CAPPED IRON ROD FOUND MARKED RLG BEARS N 37°21' W 23.1 FEET;

S 47°40'50" E, A DISTANCE OF 101.38 FEET TO A POINT FOR CORNER ON THE SOUTHEAST SIDE OF STATE HIGHWAY NO. 26;

S 42°25'57" W, A DISTANCE OF 1391.77 FEET TO A POINT FOR CORNER ON THE SOUTHEAST SIDE OF STATE HIGHWAY NO. 26;

N 47°39'07" W, A DISTANCE OF 99.41 FEET TO A POINT FOR CORNER FROM WHICH A 1/2" CAPPED IRON ROD FOUND MARKED RLG BEARS N 04°32' W 31.6 FEET;

N 42°21'05" E, A DISTANCE OF 618.81 FEET TO A POINT FOR CORNER;

THENCE CROSSING SAID 28.6448 ACRE TRACT AND SAID CORPS TRACT NO. A-2A THE FOLLOWING CALLS:

N 47°25'37" W, A DISTANCE OF 49.31 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET, A DELTA ANGLE OF 46°51'14", A LONG CHORD THAT BEARS N 24°00'35" W, A DISTANCE OF 516.85 FEET, AN ARC DISTANCE OF 531.54 FEET TO A POINT FOR CORNER;

N 00°34'56" W, A DISTANCE OF 221.43 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 34°43'15", A LONG CHORD THAT BEARS N 17°56'31" W, A DISTANCE OF 298.38 FEET, AN ARC DISTANCE OF 303.00 FEET TO A POINT FOR CORNER;

N 34°48'02" W, A DISTANCE OF 220.63 FEET TO A POINT FOR CORNER;

N 28°38'12" W, A DISTANCE OF 379.27 FEET TO A POINT FOR CORNER;

N 41°59'57" W, A DISTANCE OF 744.79 FEET TO A POINT FOR CORNER;

S 48°00'02" W, A DISTANCE OF 672.45 FEET TO A POINT FOR CORNER;

THENCE S 00°31'49" E, ALSO CROSSING SAID 29.896 ACRE TRACT, A DISTANCE OF 3114.08 FEET A TO A POINT FOR CORNER IN STATE HIGHWAY NO. 26;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2149.19 FEET, A DELTA ANGLE OF 23°43'36", A LONG CHORD THAT BEARS S 76°21'54" W, A DISTANCE OF 883.66 FEET, AN ARC DISTANCE OF 890.00 FEET TO A TO A POINT FOR CORNER IN STATE HIGHWAY NO. 26;

THENCE S 89°23'59" W, A DISTANCE OF 5295.16 FEET A TO A POINT FOR CORNER IN STATE HIGHWAY NO. 26;

THENCE N 00°26'54" W, DEPARTING SAID HIGHWAY, A DISTANCE OF 347.33 FEET TO A "X" CUT FOUND MARKING AN INTERIOR CORNER OF SAID 20.566 ACRE SCHOOL DISTRICT TRACT;

THENCE WITH THE PERIMETER OF SAID 20.566 ACRE SCHOOL DISTRICT TRACT THE FOLLOWING CALLS:

N 89°37'45" W, COMMON WITH THE NORTH LINE OF LOT 1, BLOCK 1, DEAN/DAVIS ADDITION RECORDED IN CABINET A, SLIDE 1560 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), A DISTANCE OF 162.71 FEET TO A 1/2" IRON ROD FOUND;

S 00°28'17" E, CONTINUING WITH SAID LOT 1, A DISTANCE OF 32.93 FEET TO A "X" CUT FOUND;

N 89°37'15" W, CONTINUING WITH SAID LOT 1 A DISTANCE OF 232.96 FEET TO A 3/4" IRON ROD FOUND;

S 04°27'36" E, CONTINUING WITH SAID LOT 1 A DISTANCE OF 64.08 FEET TO A "X" CUT FOUND;

N 56°50'58" W, COMMON WITH THE EASTERLY LINE OF THE W.C. LUCAS ADDITION AS RECORDED IN VOLUME 388-I, PAGE 81 P.R.T.C.T., A DISTANCE OF 223.21 FEET TO A 1/2" IRON ROD FOUND;

N 00°47'04" W, CONTINUING WITH SAID LUCAS ADDITION, A DISTANCE OF 760.42 FEET TO A 5/8" IRON ROD FOUND IN SOUTH LINE OF HILLTOP DRIVE;

N 89°17'22" E, ALONG HILLTOP DRIVE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD FOUND;

N 00°47'46" W, ALONG HILLTOP DRIVE A DISTANCE OF 112.55 FEET TO A 1/2" IRON ROD FOUND;

N 89°39'54" E, ALONG HILLTOP DRIVE A DISTANCE OF 100.03 FEET A TO A POINT FOR CORNER;

N 00°58'54" W, ALONG HILLTOP DRIVE A DISTANCE OF 25.74 FEET A TO A POINT FOR CORNER IN THE SOUTH LINE OF GRAPEVINE HILLTOP APARTMENTS, LTD., AS RECORDED IN VOLUME 5319, PAGE 257 D.R.T.C.T.;

N 89°11'14" E, A DISTANCE OF 569.27 FEET TO A P.K. NAIL FOUND MARKING THE MOST NORTHERLY NORTHEAST CORNER OF SAID SCHOOL DISTRICT 20.566 ACRE TRACT, COMMON WITH AN INTERIOR CORNER OF A 17.113 ACRE TRACT CONVEYED TO JOHN W. VILBIG, III BY DEED RECORDED IN VOLUME 5219, PAGE 277 D.R.T.C.T.;

S 00°30'07" E, A DISTANCE OF 203.51 FEET A TO A POINT FOR CORNER, COMMON WITH THE SOUTHWEST CORNER OF A 0.954 ACRE TRACT CONVEYED TO MARY F. LABRECK BY DEED RECORDED IN VOLUME 4365, PAGE 732 D.R.T.C.T.;

N 89°16'26" E, ALONG SOUTH LINE OF SAID 0.954 ACRE TRACT, A DISTANCE OF 211.83 FEET A TO A POINT FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, THE STOREHOUSE ADDITION AS RECORDED IN VOLUME 388-153, PAGE 89 P.R.T.C.T.;

S 00°40'10" E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 193.83 FEET A TO A POINT FOR CORNER;

S 89°41'05" E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 372.80 FEET TO A CAPPED IRON ROD FOUND MARKED AREA;

S 00°18'32" E, A DISTANCE OF 133.58 FEET TO A CAPPED IRON ROD MARKED LINDES FOUND MARKING THE NORTHEAST CORNER OF LOT 8, SAID WATSON ADDITION;

THENCE S 00°20'27" E, DEPARTING SAID SCHOOL DISTRICT TRACT AND ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 280.99 FEET TO A CAPPED IRON ROD MARKED LINDES FOUND MARKING THE NORTHEAST CORNER OF LOT 7, WATSON ADDITION;

THENCE S 00°22'21" E, ALONG THE EAST LINE OF SAID LOT 7 AND THE EAST LINE OF SAID 0.991 ACRE TRACT, A DISTANCE OF 170.83 FEET A TO A POINT FOR CORNER;

THENCE S 88°59'06" W, ALONG THE SOUTH LINE OF SAID 0.991 ACRE TRACT, COMMON WITH THE NORTH LINE OF LOT 1, BLOCK A, BILL MASSY FURNITURE CO., INC. ADDITION AS RECORDED IN VOLUME 388-158, PAGE 11 P.R.T.C.T., A DISTANCE OF 368.51 FEET TO A 5/8" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 0.991 ACRE TRACT AND BEING IN THE EAST LINE OF THE GROUP W CABLE ADDITION AS RECORDED IN VOLUME 399-205, PAGE 62 P.R.T.C.T.;

THENCE N 00°52'03" W, ALONG COMMON LINE OF SAID CABLE ADDITION AND SAID 0.991 ACRE TRACT, A DISTANCE OF 37.53 FEET TO A 1/2" IRON ROD FOUND MARKING A SOUTHEAST CORNER OF SAID SCHOOL DISTRICT TRACT;

THENCE S 89°08'55" W, ALONG COMMON LINE OF SAID CABLE ADDITION AND SAID SCHOOL DISTRICT TRACT, A DISTANCE OF 302.64 FEET TO A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID CABLE ADDITION AND BEING AN INTERIOR CORNER OF SAID SCHOOL DISTRICT TRACT;

THENCE S 00°27'52" E, ALONG THE WEST LINE OF SAID CABLE ADDITION, COMMON WITH AN EAST LINE OF SAID SCHOOL DISTRICT TRACT, A DISTANCE OF 325.97 FEET TO A POINT IN STATE HIGHWAY NO. 26;

THENCE N 89°23'59" E, A DISTANCE OF 5245.15 FEET TO A POINT IN STATE HIGHWAY NO. 26;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2148.19 FEET, A DELTA ANGLE OF 20°49'45", A LONG CHORD THAT BEARS N 77°48'47" E, A DISTANCE OF 776.66 FEET, AN ARC DISTANCE OF 780.95 FEET TO A TO A POINT FOR CORNER IN STATE HIGHWAY NO. 26;

THENCE N 00°31'49" W, CROSSING SAID 463.63 SQUARE FOOT TRACT, SAID TRINITY/TARRANT PARTNERS, LTD. TRACT 5, TURNER ROAD, SAID LOT 1, BLOCK 1, COBBLESTONE VILLAGE ADDITION, SAID CATHERINE VERBURG TRACT 2, SAID WILDWOOD LANE, SAID 0.288 ACRE TRACT AND SAID CORPS TRACT NO. A-20, A DISTANCE OF 3720.54 FEET TO A POINT FOR CORNER;

THENCE N 32°08'40" W, A DISTANCE OF 145.44 FEET TO A 5/8" IRON ROD FOUND AT A POINT OF TANGENT IN THE SOUTHWESTERLY LINE OF SAID 52.254 ACRE TRACT;

THENCE N 39°32'14" W, WITH SAID SOUTHWESTERLY LINE, A DISTANCE OF 580.42 FEET TO A 5/8" IRON ROD FOUND FOR A WEST CORNER OF SAID 52.254 ACRE TRACT;

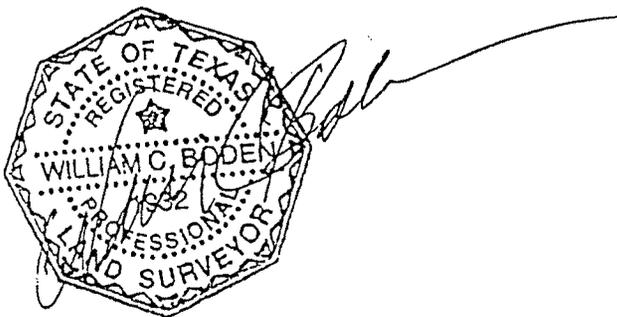
THENCE N 03°37'50" E, ALONG THE WEST LINE OF SAID 52.254 ACRE TRACT, A DISTANCE OF 309.48 FEET TO A POINT FOR CORNER;

THENCE N 21°19'56" W, CROSSING SAID CORPS TRACT NO. A-22A, A DISTANCE OF 259.51 FEET TO A POINT FOR CORNER;

THENCE N 02°29'54" W, CROSSING SAID CORPS TRACT NO. A-22A, A DISTANCE OF 1156.92 FEET TO A POINT FOR CORNER;

THENCE N 85°56'37" E, A DISTANCE OF 503.69 FEET TO THE POINT OF BEGINNING, AND CONTAINING 121.817 ACRES OF LAND, MORE OR LESS.

DATE OF SURVEY: SEPTEMBER-NOVEMBER 1998

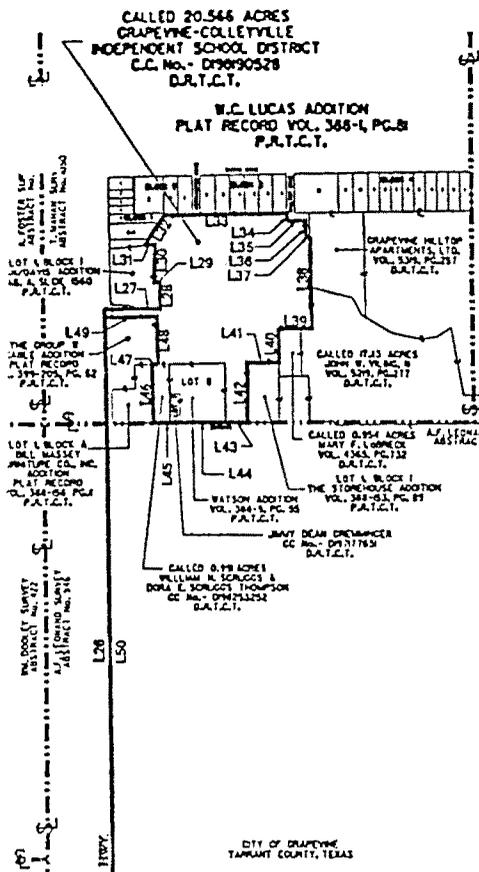


# EXHIBIT B

ITEM #10

GRAPHIC SCALE

NOT TO SCALE



COURSE TABLE

LINE No.	BEARING	DISTANCE
1	N 00°29'53"W	574.09'
2	N 28°31'45"E	115.85'
3	N 76°37'11"E	168.68'
4	S 01°26'40"E	468.47'
5	N 89°43'23"E	303.81'
6	S 13°42'55"E	1399.88'
7	S 01°45'51"W	950.24'
8	S 36°54'57"E	655.56'
9	S 11°47'23"W	128.35'
10	S 13°24'58"E	537.43'
11	S 34°07'00"E	243.33'
12	S 00°34'55"E	221.43'
13	S 47°26'03"E	48.94'
14	N 42°21'05"E	672.90'
15	S 47°40'50"E	101.38'
16	S 42°25'57"W	1391.77'
17	N 47°39'07"W	99.41'
18	N 42°21'05"E	618.81'
19	N 47°25'37"W	49.31'
20	N 00°34'56"W	221.43'
21	N 34°48'02"W	220.63'
22	N 28°38'12"W	379.27'
23	N 41°59'57"W	744.79'
24	S 48°00'02"W	672.45'
25	S 00°31'49"E	311.08'
26	S 89°23'59"W	5295.16'
27	N 00°26'54"W	347.33'
28	N 89°37'45"W	162.71'
29	S 00°28'17"E	32.93'

COURSE TABLE

LINE No.	BEARING	DISTANCE
30	N 89°37'15"W	232.96'
31	S 04°27'36"E	64.08'
32	N 56°50'58"W	223.21'
33	N 00°47'04"W	760.42'
34	N 89°17'22"E	50.00'
35	N 00°47'46"W	112.55'
36	N 89°39'54"E	100.03'
37	N 00°58'54"W	25.74'
38	N 89°11'14"E	569.27'
39	S 00°30'07"E	203.51'
40	N 89°16'26"E	211.83'
41	S 00°40'10"E	193.83'
42	S 89°41'05"E	372.80'
43	S 00°18'32"E	133.58'
44	S 00°20'27"E	280.99'
45	S 00°22'21"E	170.83'
46	S 88°59'06"W	368.51'
47	N 00°52'03"W	37.53'
48	S 89°08'55"W	302.64'
49	S 00°27'52"E	325.97'
50	N 89°23'59"E	5245.15'
51	N 00°31'49"W	3720.54'
52	N 32°08'40"W	145.44'
53	N 39°32'14"W	580.42'
54	N 03°37'50"E	309.48'
55	N 21°19'56"W	259.51'
56	N 02°29'54"E	1156.92'
57	N 85°56'37"E	503.69'

CURVE TABLE

CURVE No.	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	600.00'	363.59'	34°43'12"	358.05'	S 17°56'33"E
2	550.00'	449.77'	46°51'17"	437.34'	S 24°00'34"E
3	650.00'	531.54'	46°51'14"	516.85'	N 24°00'35"W
4	500.00'	300.00'	34°43'15"	298.38'	N 17°56'31"W
5	2149.19'	890.00'	23°43'36"	883.66'	S 76°21'54"W
6	2148.19'	780.95'	20°49'45"	776.66'	N 77°48'47"E

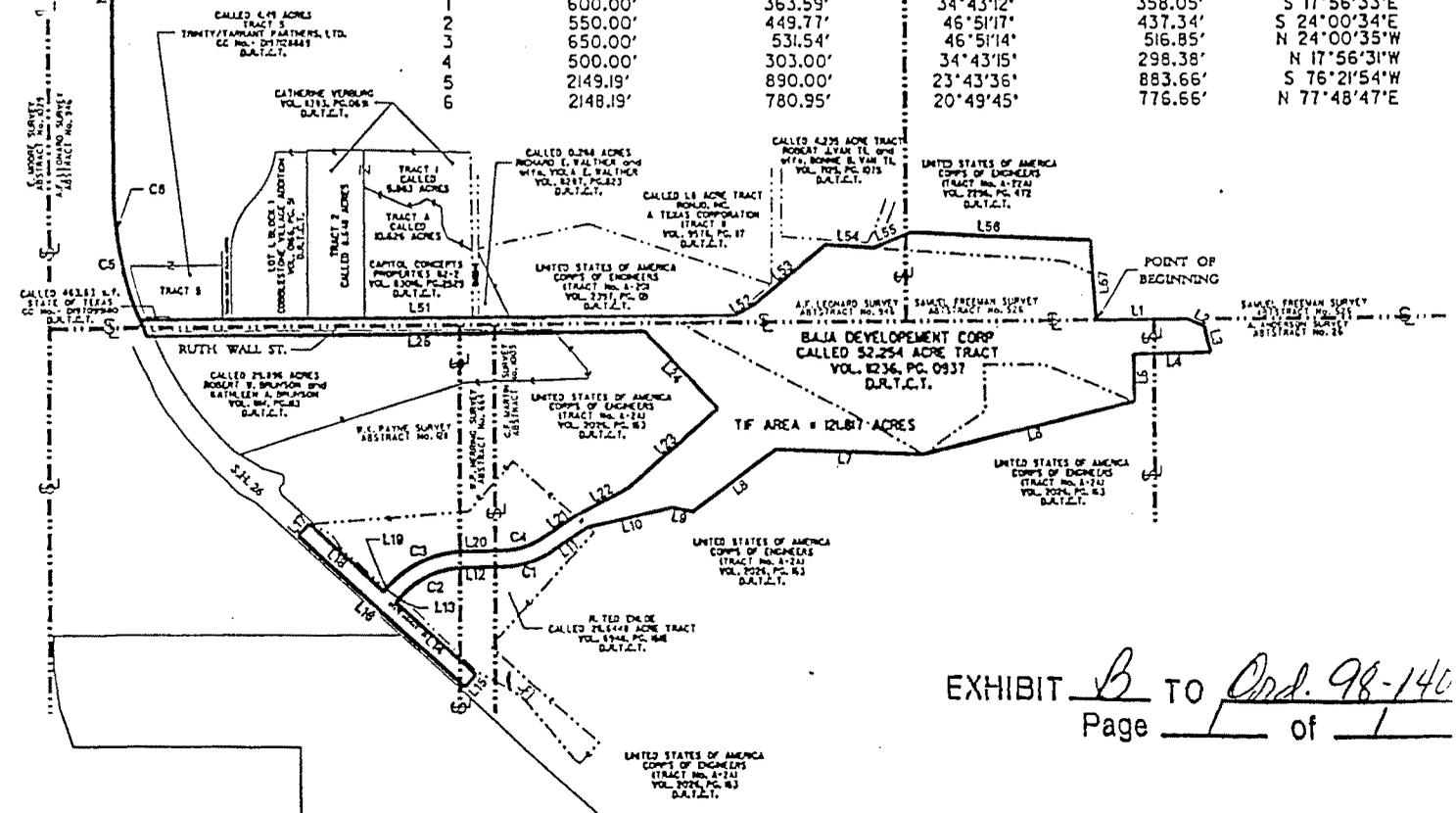


EXHIBIT B TO Ord. 98-140  
Page        of 1

<p>Garver-Donner Civil &amp; Surveying Engineers 2000 North East Street Ft. Worth, Texas 76102 Phone: (817) 335-1100 Fax: (817) 335-1101</p>	<p><b>TIF DISTRICT BOUNDARY EXHIBIT</b> <b>CITY OF GRAPEVINE</b> <b>TARRANT COUNTY, TEXAS</b></p>		<table border="1"> <tr><th>PROJECT NO.</th><th>ISSUE</th><th>DATE</th><th>APPROVED</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	PROJECT NO.	ISSUE	DATE	APPROVED																
	PROJECT NO.	ISSUE	DATE	APPROVED																			
<table border="1"> <tr><td>DESIGNED BY</td><td> </td></tr> <tr><td>CHECKED BY</td><td> </td></tr> <tr><td>APPROVED BY</td><td> </td></tr> <tr><td>DATE</td><td> </td></tr> </table>	DESIGNED BY		CHECKED BY		APPROVED BY		DATE																
DESIGNED BY																							
CHECKED BY																							
APPROVED BY																							
DATE																							

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** APPROVE A MID-YEAR APPOINTMENT TO THE CONVENTION AND VISITORS BOARD OF DIRECTORS

**RECOMMENDATION:** Consider a mid-year appointment to the Convention and Visitors Bureau Board of Directors to fill an unexpired term.

**FUNDING SOURCE:**

**BACKGROUND:** The Convention and Visitors Bureau Board has one place reserved for a representative from a hotel with 499 rooms or less. Corinna Wenks with the Grand Hyatt DFW has served in this position since 2020. She was last appointed in 2023, but she is no longer with the hotel and has resigned her position on the Board.

Matthew Brink is the new manager at the Grand Hyatt DFW and has submitted his application to serve the unexpired term as the Hotel Representative (499 rooms or less). This term is set to expire in 2025.

City Council liaison Leon Leal and Convention and Visitors Bureau Executive Director P.W. McCallum have reviewed Mr. Brink's application and recommend his appointment.

TAB



## CITY OF GRAPEVINE

## BOARD AND COMMISSION APPLICATION

BOARD OR COMMISSION:

Grapevine CVB

Use a separate application for each appointment desired.

Name: Ms. Mrs. Mr. Dr.

Matthew Brink

Address:

2337 South International Pkwy, DFW Airport, Tx 75261

Cell phone:

805-428-0501

Work phone:

972-973-1500

Employer:

Grand Hyatt DFW Airport

Occupation:

General Manager

Grapevine Resident

Years

Tarrant Co. Voter Registration No.

E-mail Address:

[REDACTED]

Why are you interested in being appointed to this board/commission?

To become an active team member to this local and esteemed council of leaders to continue to make a positive difference in our community with supportive actions.

List any City service and experience, civic organizations, as well as professional activities.

Promise House Conroe contributor, local choral groups, church, local PNC Homeless Assistance on weekends

What is your educational and occupational experience?

29 years in leadership roles with Hyatt Hotels and resorts. Business and psychology major Sacramento College systems IR and state.

What other knowledge, experience, or education do you have that is applicable to the board/commission function?

Hyatt Ideation and Agile work environment thinking and action planning group leader, Task Force hotel openings across US and Mexico.

What do you believe will be your most significant contribution to the board/commission?

A positive spirit and curiosity to actions in an agile work and thought environment with team work contributions in planning and orchestration of events.

What else would you like to tell us about yourself?

I am interested in caring for others from all diverse backgrounds and skill sets to capture the very best in everyone's ability showing and offering integrity and strong character

List the name and phone number of one Grapevine resident, City staff, City Council, or current Committee member who may be contacted on your behalf.

Leon Leal - Council member

Number of Board/Commission meetings attended in past 12 months

0

Number of City Council meetings attended in past 12 months

0

*Just relocated from Houston*

Have you ever entered a guilty plea or no contest or been convicted of a crime in a civilian or military court or received a deferred adjudication (not including traffic violations)?

NO

If yes to the above question, what offense(s) and counties/states/dates? If this is not applicable, type "NA". (A criminal record will not necessarily disqualify you from appointment).

I understand that by signing this application my attendance will be required at all committee meetings.

Signature:

*Walter Brund*

Date:

1-26-24

\*\*\* In order to allow greater participation in the City government, board appointments are limited to one member per household. Spouses will not be appointed to serve on boards, either the same board or a different board.

---

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** RENEWAL OF AN ANNUAL CONTRACT FOR UTILITY BILL PRINTING, MAILING, AND OFFSET PRINTING SERVICES

**RECOMMENDATION:** City Council to consider the approval of the renewal of an annual contract for utility bill printing, mailing, and offset printing services with DataProse, Inc. for the Fiscal Services Department.

**FUNDING SOURCE:** Funds are available in the Utility Enterprise Fund for an annual estimated amount of \$95,000.

**BACKGROUND:** The purpose of this contract is to establish fixed annual pricing for printing and mailing for the City's monthly customer utility bills.

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

Bids were taken by the City of Plano and a contract was awarded to DataProse, Inc. on January 24, 2022. The Purchasing and Utility Billing staff reviewed the contract for specification compliance and determined that this contract would provide the best product, service, and pricing for meeting the needs of the City. The contract was for an initial one-year period with eight, one-year renewal options currently available.

Staff recommends approval.

RC/TM

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** ANNUAL CONTRACT FOR PERSONAL PROTECTIVE EQUIPMENT FOR THE FIRE DEPARTMENT

**RECOMMENDATION:** City Council to consider approval an annual contract for personal protective equipment from North America Fire Equipment Company, Inc. (NAFECO) for the Fire Department.

**FUNDING SOURCE:** Funds are available in the General Fund (Fire Department) for an amount not to exceed \$80,000.

**BACKGROUND:** This purchase is to replace expiring structural firefighting gear as mandated by the Texas Commission on Fire Protection and provide new members with two sets of protective gear and other related personal protective equipment throughout the year.

This purchase will be made in accordance with an existing interlocal agreement with The National Purchasing Partners (NPPGov) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. If approved, this will be for an initial two-year contract per the terms and conditions of NPPGov contract.

Bids were taken by the Cooperative and a contract was awarded to NAFECO. The Fire 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.

JS/LW

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** PURCHASE OF GOLF COURSE EQUIPMENT

**RECOMMENDATION:** City Council to consider approval for the purchase of a Toro utility vehicle from Professional Turf Products for the Grapevine Golf Course.

**FUNDING SOURCE:** Funds are available in the Lake Enterprise Fund for a total amount not to exceed \$37,284.

**BACKGROUND:** This is for the purchase of a Toro utility vehicle for the golf course. The purchase of this piece of equipment is to replace existing equipment that is over 14 years old and has become a burden on our repair budget.

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 Professional Turf Products. The Golf Course 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.

MT/LW

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** PURCHASE OF BASEBALL FIELD REPAIR SERVICES FOR OAK GROVE BASEBALL COMPLEX

**RECOMMENDATION:** City Council to consider approval for the purchase of baseball field repair services at the Oak Grove Baseball complex for the Parks and Recreation Department.

**FUNDING SOURCE:** Funds are available in the Permanent Capital Maintenance Fund for a total amount not to exceed \$21,000.

**BACKGROUND:** Due to heavy field usage around the homeplate areas, this project is needed for repair and replacement of the turf areas of both the batters boxes and catchers boxes on four of the turf fields at Oak Grove Baseball Complex. This year the fields need the repairs to keep them safe and operational for the upcoming season.

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 Symmetry Sports Construction. The Parks and Recreation and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

AT/TM

---

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** PURCHASE OF RESTORATION SERVICES FOR DOVE WATERPARK SLIDES AND SPLASHPADS

**RECOMMENDATION:** City Council to consider approval of the purchase of restoration services for the Dove Waterpark slides and splashpads from Amusement Restoration Companies for the Parks and Recreation Department.

**FUNDING SOURCE:** Funds for this purchase are available in the Permanent Capital Maintenance Fund for a total amount not to exceed \$24,250.

**BACKGROUND:** Due to heavy usage and the outdoor elements, the water features on the Dove sprayground, slide stairs, and water slides at Dove Waterpark must be maintained. The gel coat and slide polish and wax must be replaced periodically. This year the slide and water features need this process to keep it safe and operational for the upcoming season.

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. The Parks and Recreation Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

AD/LW

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** AMEND THE FRIENDS OF GRAPEVINE BASEBALL AND SOFTBALL BYLAWS

**RECOMMENDATION:** City Council to consider approval of a resolution amending the bylaws of the Friends of Grapevine Baseball and Softball.

**FUNDING SOURCE:** No funding required

**BACKGROUND:** The Friends of Grapevine Baseball and Softball, a 501(c)(3) organization, recently updated its bylaws in collaboration with the City Attorney and the Parks and Recreation Department (PARC). These updates were approved by the board on March 9, 2023, with a unanimous 6-0 vote.

Now, the Parks and Recreation Department is bringing these updated bylaws to the Council for approval. These updates are to refine and define the guiding principles of the board, likely to ensure alignment with the organization's goals and objectives, as well as to comply with any legal requirements or standards. The updates include: changes to provide more clarity about the titles used throughout the document as well as voting protocol for members, and additional information about committees that are formed for specific business purposes.

Bylaws are crucial documents for any non-profit organization as they outline its structure, governance procedures, and operational guidelines. Updating them periodically ensures that the organization remains relevant, compliant, and effective in achieving its mission, such as providing college scholarships to the youth of the community in this case.

**FRIENDS OF GRAPEVINE BASEBALL & SOFTBALL  
REGULAR BOARD MEETING  
THURSDAY, MARCH 9, 2023 AT 8:00 AM  
THE REC OF GRAPEVINE- ADMIN CONFERENCE ROOM  
1175 MUNICIPAL WAY**

- I. Welcome
- II. Approval of the January 9, 2023 Meeting Minutes
- III. Approval of Updated Bylaws
- IV. PARD Update
- V. Board Items
  - Financials Review and Approval
  - 2023 Raffle Updates
  - 2023 Scholarship Selections
- VI. Adjourn



---

Chris Smith, Director of Parks & Recreation

## FRIENDS OF GRAPEVINE BASEBALL & SOFTBALL

The Friends of Grapevine Baseball & Softball Board met March 9, 2023 at 8:00 a.m. The following members were present:

### Members

Kevin McNamara  
Christian Ross  
Frances Jensen  
Jarvis Boyd  
Mike Richmond  
Thomas McMahon (late)

### Absent

Breon Dennis  
Jerry Coburn

Constituting a quorum with the following member of the City staff:

Chris Smith, Director  
Trent Kelley, Deputy Director  
Andrea Tredaway, Recreation Manager  
Lara Brown, Administrative Manager  
Abby Sandy, Athletics Supervisor

Kevin McNamara called the meeting to order at 8:07 a.m.

### **Approval of Minutes**

A motion was made to approve the January 9, 2023 meeting minutes.

Motion: Ross  
Second: Jensen  
Ayes: McNamara, Ross, Jensen, Richmond, Boyd  
Nays: None  
Approved: 5-0

### **Approval of Updated Bylaws**

A discussion of the updated bylaws took place. Mike Richmond asked for clarification regarding the voting abilities of the Parks and Recreation Director. Kevin McNamara provided clarification that the director's role on the board is to provide information, reporting, and recommendations to the board, but is not a voting member of the board.

A motion was made to approve the updated Friends of GBS Bylaws.

Motion: Richmond  
Second: Boyd  
Ayes: McNamara, Ross, Jensen, Richmond, Boyd, McMahon  
Nays: None  
Approved: 6-0

## **PARD Update**

Abby Sandy provided an update on Athletics. Updates included Opening Day date and Grapevine Baseball and Softball (GBS) registered players and teams.

Andrea Tredaway provided an update to the board on detailed plans for Opening Day.

Chris Smith provided an update on Grapevine Parks and Recreation. Updates included Club All-Access Special Olympics participation, Quarterly Staff Meetings, Grapevine Garden Club Tree Dedication, Mother Son Date Night, Prehistoric Park, Membership Appreciation, and Council Recognition of The REC Staff for life saving efforts.

## **Board Items**

### **Financial Review**

Christian Ross provided the balances of the checking and money market accounts for review.

A motion was made to approve the financials as presented.

Motion: Jenson

Second: McMahan

Ayes: McNamara, Ross, Jensen, McMahan, Richmond, Boyd

Nays: None

Approved: 6-0

### **2023 Raffle Updates**

Abby Sandy and Christian Ross discussed the selection of the top 3 raffle prizes with the board. The board considered prizes, brainstormed additional ideas, and made assignments for soliciting prizes.

Christian Ross proposed the possibility of meeting to evaluate the process of check distribution to coaches for raffle sales and participation. Christian also proposed the idea of Chicken N Pickle hosting a Give Back Night for Grapevine Baseball and Softball fall kick to foster engagement and awareness.

### **2023 Scholarship Selections**

Except for Lara Brown as Secretary, the board dismissed Parks and Recreation staff from the meeting. The board reviewed scholarship applications and selected the 2023 Friends of GBS scholarship recipients.

Three applicants, Garret Hoake, Finley Warren, and Ethan Maday were identified as scholarship award recipients. A motion was made to award \$2,000 in scholarship monies to each recipient, totaling \$6,000. Mike Richmond abstained from the vote.

Motion: Jensen  
Second: Boyd  
Ayes: McNamara, Ross, Jensen, McMahon, Boyd  
Nays: None  
Approved: 5-0

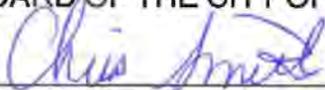
**Adjourn**

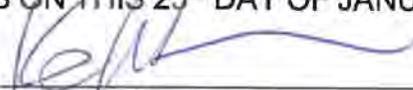
A motion was made to adjourn the meeting at 9:14 a.m.

Motion: Richmond  
Second: Boyd  
Ayes: McNamara, Ross, Jensen, McMahon, Richmond, Boyd  
Nays: None  
Approved: 6-0

RECORDING SECRETARY – Lara Brown, Administrative Manager

PASSED AND APPROVED BY THE FRIENDS OF GRAPEVINE BASEBALL SOFTBALL BOARD OF THE CITY OF GRAPEVINE, TEXAS ON THIS 25<sup>th</sup> DAY OF JANUARY 2024.

  
\_\_\_\_\_  
Chris Smith  
Director of Parks & Recreation

  
\_\_\_\_\_  
Kevin McNamara  
President



## FRIENDS OF GRAPEVINE BASEBALL & SOFTBALL

The Friends of Grapevine Baseball & Softball Board met March 9, 2023 at 8:00 a.m. The following members were present:

### Members

Kevin McNamara  
 Christian Ross  
 Frances Jensen  
 Jarvis Boyd  
 Mike Richmond  
 Thomas McMahon (late)

### Absent

Breon Dennis  
 Jerry Coburn

Constituting a quorum with the following member of the City staff:

Chris Smith, Director  
 Trent Kelley, Deputy Director  
 Andrea Tredaway, Recreation Manager  
 Lara Brown, Administrative Manager  
 Abby Sandy, Athletics Supervisor

Kevin McNamara called the meeting to order at 8:07 a.m.

### **Approval of Minutes**

A motion was made to approve the January 9, 2023 meeting minutes.

Motion: Ross  
 Second: Jensen  
 Ayes: McNamara, Ross, Jensen, Richmond, Boyd  
 Nays: None  
 Approved: 5-0

### **Approval of Updated Bylaws**

A discussion of the updated bylaws took place. Mike Richmond asked for clarification regarding the voting abilities of the Parks and Recreation Director. Kevin McNamara provided clarification that the director's role on the board is to provide information, reporting, and recommendations to the board, but is not a voting member of the board.

A motion was made to approve the updated Friends of GBS Bylaws.

Motion: Richmond  
 Second: Boyd  
 Ayes: McNamara, Ross, Jensen, Richmond, Boyd, McMahon  
 Nays: None  
 Approved: 6-0

## **PARD Update**

Abby Sandy provided an update on Athletics. Updates included Opening Day date and Grapevine Baseball and Softball (GBS) registered players and teams.

Andrea Tredaway provided an update to the board on detailed plans for Opening Day.

Chris Smith provided an update on Grapevine Parks and Recreation. Updates included Club All-Access Special Olympics participation, Quarterly Staff Meetings, Grapevine Garden Club Tree Dedication, Mother Son Date Night, Prehistoric Park, Membership Appreciation, and Council Recognition of The REC Staff for life saving efforts.

## **Board Items**

### **Financial Review**

Christian Ross provided the balances of the checking and money market accounts for review.

A motion was made to approve the financials as presented.

Motion: Jenson

Second: McMahan

Ayes: McNamara, Ross, Jensen, McMahan, Richmond, Boyd

Nays: None

Approved: 6-0

### **2023 Raffle Updates**

Abby Sandy and Christian Ross discussed the selection of the top 3 raffle prizes with the board. The board considered prizes, brainstormed additional ideas, and made assignments for soliciting prizes.

Christian Ross proposed the possibility of meeting to evaluate the process of check distribution to coaches for raffle sales and participation. Christian also proposed the idea of Chicken N Pickle hosting a Give Back Night for Grapevine Baseball and Softball fall kick to foster engagement and awareness.

### **2023 Scholarship Selections**

Except for Lara Brown as Secretary, the board dismissed Parks and Recreation staff from the meeting. The board reviewed scholarship applications and selected the 2023 Friends of GBS scholarship recipients.

Three applicants, Garret Hoake, Finley Warren, and Ethan Maday were identified as scholarship award recipients. A motion was made to award \$2,000 in scholarship monies to each recipient, totaling \$6,000. Mike Richmond abstained from the vote.

Motion: Jensen  
Second: Boyd  
Ayes: McNamara, Ross, Jensen, McMahon, Boyd  
Nays: None  
Approved: 5-0

**Adjourn**

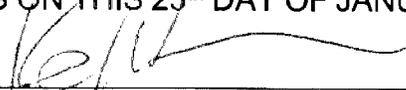
A motion was made to adjourn the meeting at 9:14 a.m.

Motion: Richmond  
Second: Boyd  
Ayes: McNamara, Ross, Jensen, McMahon, Richmond, Boyd  
Nays: None  
Approved: 6-0

RECORDING SECRETARY – Lara Brown, Administrative Manager

PASSED AND APPROVED BY THE FRIENDS OF GRAPEVINE BASEBALL SOFTBALL BOARD OF THE CITY OF GRAPEVINE, TEXAS ON THIS 25<sup>th</sup> DAY OF JANUARY 2024.

  
\_\_\_\_\_  
Chris Smith  
Director of Parks & Recreation

  
\_\_\_\_\_  
Kevin McNamara  
President



RESOLUTION NO. 2024-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS APPROVING THE AMENDED ARTICLES OF INCORPORATION AND BYLAWS FOR THE FRIENDS OF GRAPEVINE BASEBALL AND SOFTBALL; APPOINTING OFFICERS AND MEMBERS TO THE BOARD; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Friends of Grapevine Baseball and Softball (the “Association”) has been an avid supporter of youth baseball and softball in the City of Grapevine; and

WHEREAS, the Association’s Board of Directors has voted to approve Amended Articles of Incorporation and new Bylaws; and

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

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

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

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

Section 2. That the City of Grapevine City Council hereby approves the Amended Articles of Incorporation and new Bylaws for the Association as included in attached Exhibit “A”.

Section 3. That the following officers and board members are hereby appointed to the Board of the Association:

President – Kevin McNamara  
Vice-President – Mike Richmond  
Secretary – Thomas McMahon  
Treasurer - Christian Ross  
Board Members – Jarvis Boyd, Frances Jensen, Breon Dennis, Jerry Coburn

The Director of Parks and Recreation shall be a non-voting ex-Officio member of the Board.

Section 4. 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 5. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of February, 2024.

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

Matthew CG Boyle  
City Attorney

**Amended and Restated By-Laws of**  
**Friends of Grapevine Baseball and Softball**

These Amended and Restated Bylaws of the Friends of Grapevine Baseball and Softball amend and replace the Bylaws dated April of 2017.

**Article I. Title**

The name of the Corporation shall be the Friends of Grapevine Baseball and Softball. The Corporation's name was previously Grapevine Baseball Association.

**Article II. Purpose**

The Corporation is organized for charitable and civic purposes permitted under the Texas Non-profit Corporation Act, and particularly for the purpose of providing supervised, competitive athletic ball games in hopes of implanting the youth of the community with ideals of good sportsmanship, honesty, loyalty, and courage; also to perform any lawful act required by the Corporation. The Corporation will further raise funds to support the Corporation's purposes including offering scholarships to high school ball players and high school students seeking to attend college who have associated with Grapevine Baseball or Softball.

**Article III. Officers and Election**

**Section I.** The officers of this ~~organization~~ Corporation shall be President, Vice-President, Secretary, and Treasurer.

**Section II.** The officers shall be named and appointed by the City of Grapevine City Council upon a recommendation from the Director of Parks and Recreation.

**Section III.** The President shall arrange for and coordinate all meetings of the Board, including those pertaining to the scholarship fund and establishing committees to award such scholarships annually. The President shall preside over all Board meetings. The President's determination of all procedural issues shall govern. However, any member of the Board can move that the decision of the President be overturned. Upon receiving a second, a majority vote of the ~~Directors~~ members present shall govern.

**Section IV.** The Vice-President shall preform the duties of the President in the absence of the President and be responsible for scholarship committee.

**Section V.** The Secretary shall record attendance at all meetings; take the minutes of all meetings; keep a list of the membership together with their addresses; conduct the correspondence of the ~~organization~~ Corporation.

**Section VI.** The Treasurer will keep and maintain the financial records of the ~~organization~~ Corporation. The Administrative Manager shall provide a monthly statement for reconciliation for accounts.

**Article IV. Executive Board**

Formatted: Left

Formatted: Centered

Formatted: Font: Not Bold

Formatted: Indent: Left: 0", First line: 0"

**Section I.** The Executive Board shall consist of the Officers and committee chairpersons. The Parks and Recreation Director shall serve as a non-voting ex-Officio member of the Executive Board.

**Section II.** The Executive Board shall lay out general plans of activities for the organization Corporation and see that these plans are carried out.

**Section III.** Meetings of this Board shall be held at the call of the President, upon written requests of PARD Staff of the Board, or upon the request of any two Board members.

**Section IV.** The Executive Board shall fill vacancies in elected offices for the unexpired term.

**Section V.** A majority of the Executive Board shall constitute a quorum.

#### **V. DirectorsMembers**

**Section I.** The number of Board directors-members shall never be less than three (3) nor more than ten (10), as established by the Corporation's Bylaws.

**Section II.** The directors-members shall be elected or appointed by the City of Grapevine City Council, and shall serve two year terms from the date of appointment. Applicants and nominees to the Board shall complete an Application for membership.

**Section III.** The Director of Parks and Recreation shall be a non-voting ex-Officio member of the Board.

**Section IV.** Any DirectorBoard member, including any Officer, may be removed by the City of Grapevine City Council.

#### **VI. Committees**

**Section I.** The President shall have the authority to appoint committee chairpersons and members. The committee chairpersons shall become members of the Executive Board upon their appointment. As members of the Board, they are entitled to vote on the business conducted by the Board.

**Section II.** The following committees may be appointed annually:

1. Fund-raising – plans and coordinates all money-making projects and other projects the group may undertake.
2. Scholarships – Solicits local schools for students to participate in the annual scholarship program for GBS. This committee will award up to \$36,000 per year for qualified students in these 3 categories: baseball, softball and in association with GBS.
3. Nominating- The Nominating Committee shall include the Executive Director and the Committee shall be charged to find and nominate proposed members to the Board.
4. Other – special projects may arise for which a special committee may be appointed.

#### **Article VII. Meetings**

**Section I.** General meetings will be held three (3) times each year.

**Section II.** The President shall call any special meetings when necessary.

**Section III.** Notice of any meeting shall be provided to all Officers and ~~directors~~members.

#### **Article VIII. Quorums and Amendments**

**Section I.** A majority of the members of the Board shall constitute a quorum provided two Officers are present.

**Section II.** This constitution may be amended by vote of two-thirds of the voting members present at any general meeting, provided that advance notice of the proposed amendment has been made available through the department administration office in the REC of Grapevine by the Secretary at least ten days prior to any business meeting.

#### **Article IX. Monies**

**Section I.** All funds of the Corporation shall be timely deposited in the Corporations bank account at a federally insured banking institution.

**Section II.** Use of Corporation funds shall be limited to the purposes described in Article II herein.

**Section III.** The Corporation shall prepare an annual budget, and upon approval of the Board, shall be submitted to the Director of Parks and Recreation for final approval.

**Section IV.** In case of dissolution of the Corporation, the assets remaining after payment of all debts shall be disposed of in accordance with current IRS regulations and consistent with the purposes in Article II.

**Section V.** The scholarship fund monies are to be ~~kept-accounted for~~ separately from the Raffle payment fund.

The Raffle Fund will be used to help pay for Oak Grove Baseball Fields complex projects or surrounding Parks associated with baseball and softball. The scholarship funds will be used to help fund college scholarships for students who have been active in Grapevine Youth Baseball or Softball.

#### **Article X. Amendments**

**Section I.** These bylaws may be amended, repealed, or added to, or new bylaws may be adopted, by the affirmative vote of three-fourths (3/4) of the ~~Directors-Board members~~ present at a meeting, provided that such bylaws are approved by the City of Grapevine City Council.

#### **Article XI. Effective Date**

**Section I.** These bylaws became effective on the date of approval by the City of Grapevine City Council as provided for in Article X herein.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_, 2023.

APPROVED:

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Secretary

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** TEMPORARY USE PERMIT – CIRQUE ITALIA

**RECOMMENDATION:** City Council to consider a temporary use permit to allow Cirque Italia to operate on property located at Grapevine Mills Mall, 3000 Grapevine Mills Parkway and platted as Block 1, Lot 1R3, Grapevine Mills Addition, Phase 1 from March 21 - March 24, 2024.

**FUNDING SOURCE:** None.

**BACKGROUND:** The applicant, Cirque Italia, is requesting a temporary use permit to allow a circus to operate from March 21-24, 2024, with setup beginning March 18.

Cirque Italia was previously approved for a temporary use permit in 2018.



02/08/2024

**Information for Event**

To whom it may concern,  
**Cirque Italia** is coming to Grapevine, TX  
**@ Grapevine Mills Mall**

**Event Dates: Mar 21<sup>st</sup> – Mar 24, 2024**

**The expected number of attendees is approx. 300 per show.**

**Set up will be Mar 18 – Mar 21, 2024, 8am – 10pm**

**Teardown will be Mar 24 – Mar 25, 2024, until all equipment is packed up and put away and the location / venue is cleaned up and left in its original form.**

**Cirque Entertainment, LLC is the only vendor** at the event, we have 2 trailers (**Cirque Italia trailer #1 & Cirque Italia trailer #2**) where the refreshments are sold. (See Menu Attached)

**Cirque Italia is hosted by Cirque Entertainment, LLC / Manuel Rebecchi**

**No outside music or speakers, all music and sound are kept inside the Tent under 70 decibels.**

**We set up 2 Tents** for the event Cirque Italia on the mall parking Lot.  
**Tent #1 – Entrance Tent 42 X 110ft – Tent #2 – Main Tent 110ft Round.**



**~ Concessions Menu ~**

**We sell mostly pre - packed items.**

**Popcorn  
Cotton Candy  
Hot Dogs  
Nachos w/ Cheese  
Bottled Water  
Bottled Sodas  
Slushes  
Lemonade**

**All bought at Sam's, Wal-Mart, Costco, BJ's,  
Gold Medal & Local grocery Stores.**



## Temporary Use Application

City of Grapevine

### Type \*

- Temporary Use and Public Entertainment (No C/O required)  
 Temporary Use (C/O required)

### TEMPORARY USE APPLICATION HAS BEEN UPDATED AS OF SEPTEMBER 26, 2023

SEC. 15-9. The application for the permit shall be filed not less than thirty (30) days before the first performance and shall contain the following information. *Any event application submitted less than the aforementioned time frame is subject to denial.*

Please submit a **detailed explanation in a letter** of your temporary use/public entertainment. This should be attached to the application as a letter in MS word or PDF format. Please include any details about the nature of the event including but not limited to:

- Expected number of attendees
- Setup start time
- Breakdown end time
- A complete list of vendors including the business name, contact, phone number, address, and what they sell (items or food), if applicable
- Items to be sold
- Name of the company holding/ hosting the event
- All food truck owners and operators, etc.
- State if **outside speakers** will or will not be utilized (this includes amplified music live and/or DJ, master of ceremonies, etc.)
- State in your letter if you are providing food sales/service

If the event is sponsored by a non-profit organization, provide a copy of your non-profit tax exempt certification.

Submit an **accurate site plan showing each of the following**:

- Location of event
- Tent locations and dimensions (For tents over 400 square feet, that have sides or will be open after dark - a detailed layout of the tent with the emergency lights, exit lights, exit doors and fixtures indicated shall be required.)
- Emergency exits (along with ingress and egress and fire exit plan)
- Traffic flow
- If outdoor speakers are to be used, mark the location of any and all speakers and the directions they face. Show the location and the direction of sound (speakers shall face away from residential neighborhoods).
- Food trucks
- Parking areas
- Booths, exhibits, tables, etc.
- Fencing
- Lighting

*Any application with a site plan missing any of the above items is subject to denial.*

With each public entertainment permit, a **liability, fire and comprehensive insurance policy** shall be provided reflecting the City of Grapevine listed as an additional insured party for an adequate and reasonable amount of insurance as determined by the City Manager, in an amount not less than \$300,000.00 per occurrence. Please note, the "products" minimum coverage is \$2,000,000.

Submit a **letter from the property owner**, if separate from the applicant or event coordinator, expressing permission for the event.

Submit an example of **advertisement** distributed for the event (this could be a social media post, brochure, email, flyer, etc.)

Submit the appropriate permit(s) from the Tarrant County Health Department that is required for any food service and/or sales (mobile food permit). Food trucks will need to submit their sales tax ID numbers.

Include a copy of the sales tax ID number (for retail sales).

**Please note:**

- Any merchandise to be displayed or sold must be clearly related or incidental to the current Certificate of Occupancy (and must be taken out by the Certificate of Occupancy holder) at the site. Itinerant vendors shall not be permitted. Include information on the event so that the sales, food or public entertainment is related to the business/property on which they are proposing to locate.
- Items for outside display within the festival area are to be approved by the City of Grapevine Festival Committee.
- A minimum four feet of clear sidewalk width shall be maintained at all times and at no time shall required egress from the building be obstructed.
- Use of required parking areas for temporary outside display and sales shall not negatively impact the ability to provide adequate parking on the subject site nor shall it create a burden on surrounding properties or encourage parking within the right-of-way. Approval for use of required parking areas shall be at the discretion of the Development Services Director.
- A temporary use shall not be permitted nearer than 250 feet to a residentially zoned district except for concrete mixing or batching plants which shall not be located closer than 1,000 feet to a developed residentially zoned district.
- **Tents** - a tent permit and inspections are required from both the Building Inspection Department (817- 410-3165) and Fire Department (817-410-4400). The tent shall be installed by a registered contractor and a flame spread certificate shall be submitted.
- **Fencing** - Any fences that cross fire lanes shall be plastic construction fencing. The fencing shall be such that it can be moved by one person in the event of an emergency.

## Applicant

**Name \***

Cirque Italia / Cirque Entertainment, LLC / Manuel Re

**Phone Number \***

9415393596

**Email \***

[REDACTED]

**Applicant Address \***

Street Address

2903 9th St W

Address Line 2

[REDACTED]

City

Bradenton

State / Province / Region

Florida

Postal / Zip Code

34205

Country

United States

**Applicant and Property Owner Same \***

Yes  No

## Property Owner

**Name \***

Simon Property Group / Grapevine Mills

**Phone Number \***

3172632399

**Email \***

[REDACTED]

**Address \***

3000 Grapevine Mills Pkwy Grapevine, TX 76051

**Property Owner Letter \***

Upload

10 - Silver Unit - Grapevine, TX (Permission letter for Cirque Italia).pdf 105.17KB

Please submit a letter from the property owner, if separate from the applicant or event coordinator, expressing permission for the event.

**Event Information****Address of temporary use or entertainment \***

3000 Grapevine Mills Pkwy Grapevine, TX 76051

Subject property address

**Number of Temporary Use Permits Approved During Current Calendar Year**

None



Temporary outside display and sales of merchandise, and food service may be permitted on one occasion in any quarter of a calendar year for a period not to exceed 14 consecutive days.

**Event Start Date/ Time \***

3/21/2024

06:00:00

PM

**Event End Date/ Time \***

3/24/2024

10:00:00

PM

**Event Narrative Letter \***

Upload

10 - Silver Unit - Grapevine, TX (Narrative-Information Letter).pdf 446.01KB

Detailed explanation

**Site Plan \***

Upload

10 - Silver Unit - Grapevine, TX (Site Plan).pdf 385.96KB

Please submit an accurate site plan showing all of the required information.

**An example of the advertisement distributed for the event**

Upload

Abilene, TX 2024 English press release Silver Unit.docx 51.5KB

Silver Show Digital Coupon - Abilene TX.jpg 1.82MB

Link, brochure, flyer, email, etc.

**Liability Insurance attachment \***

Upload

10 - Silver Unit - Grapevine, TX (COI for Event).pdf 580.04KB

With each public entertainment permit, a liability, fire and comprehensive insurance policy shall be provided reflecting the City of Grapevine listed as an additional insured party for an adequate and reasonable amount of insurance as determined by the City Manager, in an amount not less than three hundred thousand dollars (\$300,000.00) per occurrence. Please note, the "products" minimum coverage is two million dollars (\$2,000,000).

**Non-Profit Tax Exempt Certification**

Upload

If applicable

**Will there be food service and/or sales at this event? \*** Yes  No

Total Number of off-street or highway parking spaces *	Total expected number of people attending *	Number of restrooms available *	Number of outdoor speakers* (?)	Total number of people participating/working the event *
0	300	10	0	

**Tarrant County Public Health Department Temporary Food Establishment**

An appropriate permit from the Health Department shall be required for any food service and/or sales.

Tarrant County Public Health Department Temporary Food Establishment Permit Application

Completed Temporary Food Establishment Applications should be sent to Tarrant County Public Health Department Environmental Health Promotion 1101 S. Main Street, Room 2300 Fort Worth, Texas 76104

Phone: (817) 321-4960 Fax: (817) 321-4961

**Applicant Signature**

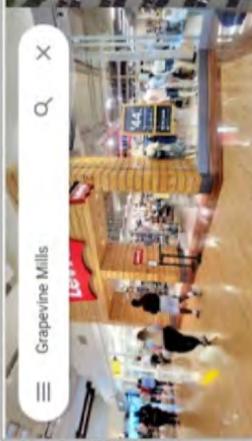
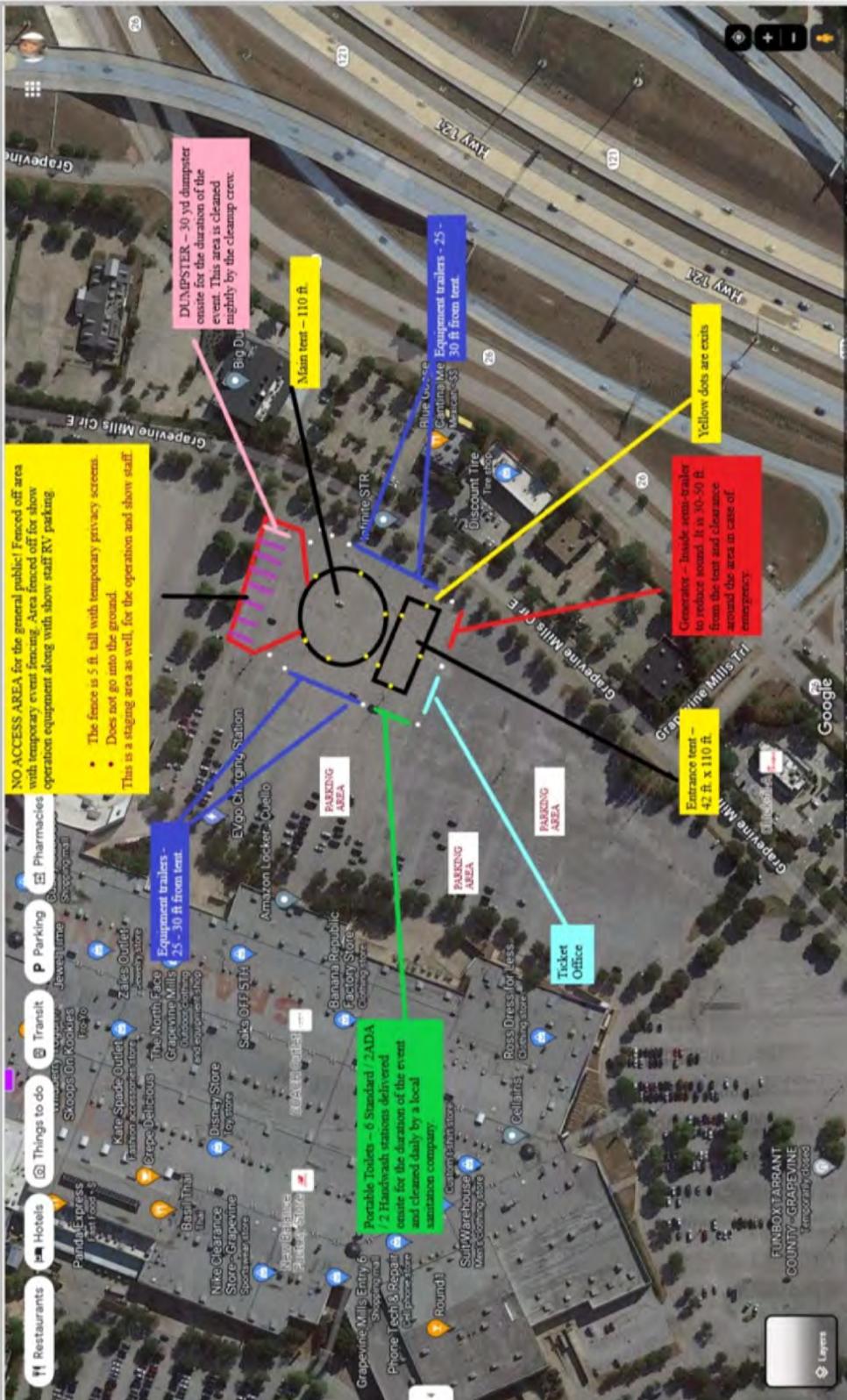
**Signature Applicant Name\***

**Date Signed\***

*Manuel Rebecchi*

Manuel Rebecchi

2/8/2024



**Grapevine Mills**  
 4.5 ★★★★★ (25,953)  
 Shopping mall

Overview    Reviews    About

**Direct NOTES:**

Both tents have NO SMOKING signs and Fire extinguishers throughout tents and at all exits. Exit signs - light up at every exit with the generator on as backup light in case of an emergency. No fire performances along with NO Pyrotechnics in the show! NO ANIMALS!

Main tent is round - 110ft.  
 Entrance tent is rectangular - 48ft. x 63 ft.  
 Tent capacity is 998 seats

Front tent has concessions - NO COOKING UNDER TENT! PRE-MADE & BOUGHT PRODUCT ONLY.

Anchoring tent is with stakes located all around each tent.

- Parking is directed by staff that run the show.
- Parked in rows of 50 (parallel).
- Designated ADA parking in the front area of parking closest to the tent with signs in the ground showing area.

Your Maps activity

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** PROJECT MANAGEMENT SOFTWARE ANNUAL RENEWAL

**RECOMMENDATION:** City Council to consider approval of the annual renewal of project management software licenses from SystemMates, Inc.

**FUNDING SOURCE:** Funds are available in the Utility Enterprise Fund in the amount of \$49,037.

**BACKGROUND:** Council approved the purchase of project management software from SystemMates (ProjectMates) on January 21, 2020. This software requires the payment of an annual license renewal fee of \$49,036.91.

ProjectMates is a cloud-based software that provides project management tracking for construction projects. ProjectMates provides a central location for project document management, communication, budget tracking, and status reports on Public Works' construction projects. The software provides for communication with outside vendors and City staff by providing a central location that vendors and City staff can view and edit documents, engineering plan sets, budget information, and communicate with those assigned to a project. Fifty licenses are included for use by Public Works and other departments with capital projects, as needed.

Staff recommends approval.

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** RENEWAL OF ANNUAL CONTRACT FOR PAVEMENT LEVELING SERVICES

**RECOMMENDATION:** City Council to consider approval of the renewal of an annual contract for pavement leveling services with Nortex Concrete Lift and Stabilization for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the Permanent Capital Maintenance Fund for an annual estimated amount of \$100,000.

**BACKGROUND:** The purpose of this contract is to establish fixed pricing for pavement leveling services for the Public Works Department on an as-needed basis.

The City of Grapevine solicited a "Request for Bids" in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The contract was for an initial one-year period, with four, one-year renewal options available. If approved, this will be for the first renewal available.

Staff recommends approval.

KH/TM

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** RATIFICATION OF RAW WATER VALVE PURCHASE

**RECOMMENDATION:** City Council to consider the ratification of the emergency purchase and installation of a raw water valve from Rangeline Utility Services LLC.

**FUNDING SOURCE:** Funds are available in the Utility Enterprise Fund in the amount of \$39,151.

**BACKGROUND:** This ratification authorizes the installation of an 18" valve by Rangeline Utility Services LLC. The 18" water line that provides untreated water to the Water Treatment Plant developed a leak on Sunday, January 21. A new 18" valve was needed to isolate the damaged part of the waterline.

In addition, this valve will allow for a redundant feed to the Water Treatment Plant. Untreated water is normally supplied to the Water Treatment Plant through the raw water pump station. With this new valve installed, in an emergency situation, untreated water can be supplied through the 18" pipe from the golf course pump station to the Water Treatment Plant.

Rangeline is the contractor that is currently working on the installation of the 30" valves in the raw water pump station approved by Council on November 7, 2023.

The installation of the 18" valve has been completed and invoiced at the amount of \$39,151 for mobilization, labor, materials, and equipment.

Staff recommends approval.

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** ICONICS SCADA SOFTWARE SUPPORT AGREEMENT

**RECOMMENDATION:** City Council to consider approval of a two-year agreement for ICONICS software support for the Supervisory Control and Data Acquisition (SCADA) System with Process Control Dynamics, Inc. and an ordinance to appropriate the funds for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the Utility Enterprise Fund in the amount of \$21,059.

**BACKGROUND:** The ICONICS software has been utilized by the Public Works Department since 2010 to run our Supervisory Control and Data Acquisition (SCADA) system. The SCADA system provides control over the Water Treatment Plant, the Wastewater Treatment Plant, water distribution and wastewater collection networks. The software lets us monitor plant processes and operate plant equipment while collecting data needed for reporting requirements. This agreement will provide software support on an as-needed basis.

Staff recommends approval.

ORDINANCE NO. 2024-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$21,058.80 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 enter into a software support agreement for the Supervisory Control and Data Acquisition (SCADA) System; 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 the appropriation of \$21,058.80 in the Utility Enterprise Capital Fund to enter into a software support agreement for the Supervisory Control and Data Acquisition (SCADA) System.

Section 3. That a copy of the revised FY 2023-2024 budget 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 20th day of February, 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:** FEBRUARY 20, 2024

**SUBJECT:** INTERLOCAL AGREEMENT FOR  
CONSTRUCTION/RECONSTRUCTION OF EAST WALL STREET

**RECOMMENDATION:** City Council to consider approval of an Interlocal Agreement with Tarrant County for reimbursement for the construction of East Wall Street from Texan Trail to the west boundary line of Dallas/Fort Worth International Airport.

**FUNDING SOURCE:** N/A

**BACKGROUND:** The proposed Interlocal Agreement is a partnership that Tarrant County and the City have entered into previously for work on various City streets. Tarrant County has also entered into similar agreements with neighboring cities.

The proposed project is the construction of an industrial collector (40' wide concrete street) from Texan Trail to the DFW International Airport property boundary. This will serve the Sunbelt Rentals site and future development to the east.

The project will consist of a 41' curb and gutter street, associated storm drainage improvements, and a 10' hike and bike trail. The roadway is consistent with DFW International Airport's Master Thoroughfare Plan and the trail is being incorporated in the proposed Cotton Belt Trail Regional Trail Plan.

Under the terms of the agreement, the City will pay the cost of construction and Tarrant County will reimburse the City for 50% of the City's costs not to exceed \$400,000.

Staff recommends approval.

STATE OF TEXAS           §       **Interlocal Agreement for**  
   §       **E. Wall Street Improvements**  
 COUNTY OF TARRANT §

This interlocal agreement (ILA) is entered into between Tarrant County, Texas, hereinafter referred to as the "COUNTY", and the City of Grapevine, hereinafter referred to as the "CITY", and collectively referred to as the "parties", for the purpose of providing funding through the Tarrant County 2006 Transportation Bond Program (2006 TBP) to a needed transportation project within the boundaries of both parties which the Commissioners Court of the COUNTY and the governing body of the CITY find serves a public purpose and promotes the public welfare of the citizens of Tarrant County.

The COUNTY and the CITY make the following findings of fact:

1. This ILA is made pursuant to Chapter 791 of the Texas Government Code and the Tarrant County 2006 Transportation Bond Program Policy, as amended;
2. To the extent necessary, the parties will use current revenues to pay obligations in this ILA;
3. The project benefits the public in that it is a needed transportation project;
4. The COUNTY and the CITY each has the legal authority to perform its obligations in this ILA;
5. The division of costs provided in this ILA constitute adequate consideration to each party; and
6. Both parties acknowledge they are each a "governmental entity" and not a "business entity" as those terms are defined in Texas Government Code Section 2252.908, and therefore, no disclosure of interested parties is required.

I.

**PROJECT DESCRIPTION**

This project, hereinafter referred to as the "Project", will consist of the construction (or reconstruction) of E. Wall Street from Texan Trail to the west boundary line of Dallas/Fort Worth (DFW) airport, approximately 1,700 linear feet. Construction will consist of a 41-foot (back to back) curb and gutter the full length of the project, including a 10-foot wide hike and bike trail, associated storm improvements including inlets and extending existing box culverts.

II.

**SCOPE OF SERVICES PROVIDED BY CITY**

The services to be provided by the CITY shall include, but are not limited to, the following:

- A. All total project costs including construction, right of way acquisition/easements, utility relocation, engineering, planning, surveying, and governmental approval costs (collectively referred to as "Costs");
- B. Following project completion, the CITY will provide the overall total project cost summary with final cost share between funding partners;
- C. Construction agreement administration, site review, permitting, and inspection;
- D. The CITY agrees to facilitate the efficient operations of the Project through ongoing transportation system maintenance efforts, including signal timing optimization as applicable;
- E. Interagency coordination, including CITY notification to the North Central Texas Council of Government (NCTCOG) and the COUNTY of any amendments or modifications to NCTCOG's Transportation Improvement Program (TIP);
- F. A detailed quarterly project schedule documenting the percent complete for each major component of the Project shall be provided to the COUNTY;
- G. The CITY agrees to invite the COUNTY to any project groundbreaking or ribbon cutting events; and
- H. The CITY will include the following language on all public notices, web pages, and on-site signage related to the Project:

"This project is funded by the City of Grapevine and the Tarrant County Commissioners Court through the Tarrant County 2006 Transportation Bond Program."

- I. Compliance with Laws: In providing the services required by this Agreement, CITY'S Contractor must observe and comply with all applicable federal, state, and local statutes, ordinances, rules, and regulations, including, without limitation, workers' compensation laws, minimum and maximum salary and wage statutes and regulations, and non-discrimination laws and regulations. CITY'S Contractor shall be responsible for ensuring its compliance with any laws and regulations applicable to its business, including maintaining any necessary licenses and permits.

### **III.** **TERM**

This ILA shall become effective upon the approval of both parties and shall terminate on September 30, 2026, unless terminated as described in Section XIII in this ILA or extended in writing and approved by both parties. Yearly renewals are required and will be initiated by the COUNTY prior to the expiration date herein.

## IV.

**FISCAL FUNDING ACKNOWLEDGEMENT**

In the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable by any means whatsoever in any fiscal period for payments due under this ILA, then the affected party will immediately notify the other party of such occurrence and this ILA shall be terminated on the last day of the fiscal period for which appropriations were received without penalty or expense to the affected party of any kind whatsoever, except to the portions of annual payments herein agreed upon for which funds shall have been appropriated.

## V.

**REIMBURSEMENT PROCESS**

The COUNTY agrees to reimburse the CITY for a portion of the actual eligible PROJECT costs in an amount not to exceed \$400,000.00. The COUNTY's reimbursement will be in accordance with the reimbursement schedule shown in Attachment A. Any reimbursement request from the CITY should include: 1) a copy of the invoice or billing for design services, right-of-way acquisition purchase, and construction; and 2) a copy of the check, a certification letter, or other documentation to verify the CITY's proof of payment. The final reimbursement payment to the CITY will be contingent upon the City Manager or Mayor providing written notification to the COUNTY that the project is complete along with identification of final project costs.

The CITY understands that the CITY will be responsible for cost overruns and any other expenses incurred by the CITY in performing the services described herein.

## VI.

**AGENCY-INDEPENDENT CONTRACTOR**

Neither the COUNTY nor any employee thereof is an agent of the CITY, and neither the CITY nor any employee thereof is an agent of the COUNTY. This ILA does not and shall not be construed to entitle either party or any of their respective employees, if applicable, to any benefit, privilege or other amenities of employment by the other party.

The COUNTY will have no right to control the manner or means of construction of the CITY's contractor for this PROJECT.

## VII.

**ASSIGNMENT**

Neither party may assign, in whole nor in part, any interest it may have in this ILA without the prior written consent of the other party.

## VIII.

**THIRD-PARTY BENEFICIARY EXCLUDED**

No person other than a party to this ILA may bring a cause of action pursuant to this ILA as a third-party beneficiary. This ILA may not be interpreted to waive the sovereign or governmental immunity of any party to this ILA to the extent such party may have immunity under Texas law.

**IX.**  
**AUDIT OF RECORDS**

The CITY's records regarding this PROJECT shall be subject to audit by the COUNTY during the term of this ILA and for five years after the completion of the PROJECT.

**X.**  
**ENTIRE AGREEMENT**

This ILA represents the entire understanding of and between the parties and superseded all prior representations. This ILA may not be varied orally but must be amended by written document of subsequent date duly executed by these parties.

**XI.**  
**VENUE**

This ILA shall be governed by the laws of the State of Texas and venue for any action under this ILA shall be in the district courts of Tarrant County, Texas.

**XII.**  
**SCHEDULING**

The CITY agrees that the COUNTY retains control over the reimbursement payment schedule identified in Attachment A. The COUNTY agrees to notify the CITY of any changes to the reimbursement payment schedule 30 days in advance, if such changes are the result of COUNTY requirements. Such notification will be in the form of written correspondence by e-mail or regular mail.

**XIII.**  
**TERMINATION**

Until funded by the COUNTY as described in Section V, this ILA may be terminated by either party by providing written notice to the other party at least thirty (30) days prior to the intended date of termination. Such notice shall be deemed given when personally delivered or mailed by certified or registered mail (with return-receipt and postage prepaid) and addressed to:

**COUNTY:**  
County Administrator  
Tarrant County  
100 E. Weatherford Street, Ste. 404  
Fort Worth, Texas 76196

**CITY:**  
Bruno Rumbelow  
City Manager  
City of Grapevine  
200 S Main Street  
Grapevine, TX 76051

**XIV.**  
**SOVEREIGN POWERS**

The COUNTY and the CITY agree and understand neither Party waives nor surrenders any of its governmental powers by execution of this ILA.

**APPROVED** on this day the \_\_\_ day of \_\_\_\_\_, 2024, by Tarrant County.

Commissioners Court Order No. \_\_\_\_\_

**TARRANT COUNTY, TEXAS**

**CITY OF GRAPEVINE**

\_\_\_\_\_  
Tim O'Hare, County Judge

\_\_\_\_\_  
Bruno Rumbelow, City Manager

\_\_\_\_\_  
Gary Fickes, Commissioner,  
Precinct 3

***APPROVED AS TO FORM:***

\_\_\_\_\_  
Criminal District Attorney's  
Office\*

\_\_\_\_\_  
City Attorney

\* By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead, those parties should seek contract review from independent counsel.

***CERTIFICATION OF AVAILABLE FUNDS IN THE AMOUNT OF \$ \_\_\_\_\_.***

Fiscal year ending September 30, 2024: \$20,000.00  
Fiscal year ending September 30, 2025: \$304,000.00  
Fiscal year ending September 30, 2026: \$76,000.00  
Total: \$400,000.00

\_\_\_\_\_  
Auditor's Office

**ATTACHMENT A**

**Project Information**

Jurisdiction: City of Grapevine  
 Project Name: E Wall Street Improvements

**Project Schedule (by month/year)**

	<u>Start Date</u>	<u>Duration (mo.)</u>	<u>End Date</u>
Design:	Oct-23	12	Sep-24
Construction:	Jan-25	12	Dec-25

**County Payment by Phase\***

Construction:	\$400,000.00
<b>TOTAL:</b>	<b>\$400,000.00</b>

TBP Funding Category: 2006 Discretionary Fund – Precinct 3

*\*Invoice Schedule*

*Design = N/A*

*ROW Acquisition = N/A*

*Construction = Monthly or quarterly throughout the construction period.*

*Reimbursement payments will be issued by the COUNTY for eligible expenses incurred during the Fiscal Year for which bond funds are certified by the Tarrant County Auditor.*

**Reimbursement Schedule by Fiscal Year Quarter (SUBJECT TO CHANGE)**

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
FY2024	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00
FY2025	\$76,000.00	\$76,000.00	\$76,000.00	\$76,000.00	\$304,000.00
FY2026	\$76,000.00				\$76,000.00

---

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** BRUNO RUMBELOW, CITY MANAGER *BR*

**MEETING DATE:** FEBRUARY 20, 2024

**SUBJECT:** DEVELOPERS AGREEMENT WITH SUNBELT RENTALS, INC. AND APPROPRIATE FUNDING

**RECOMMENDATION:** City Council to consider approving a Developers Agreement with Sunbelt Rentals, Inc. for the reconstruction of East Wall Street from Texan Trail to the west boundary line of Dallas/Fort Worth International Airport and an ordinance appropriating the funds.

**FUNDING SOURCE:** Upon approval of the above recommendation, funds will be available in the Economic Development Fund in the estimated amount of \$1,250,321.

**BACKGROUND:** Sunbelt Rental is developing the land at the southeast corner of Texan Trail and East Wall Street. East Wall Street, adjacent to the development, is a local roadway in poor condition. By City policy, the developer will pay for half the cost to construct a 40' wide industrial collector. The City is responsible for the other half of the costs as detailed in the attached Developer's Agreement.

The project will consist of a 41' curb and gutter street, associated storm drainage improvements, and a 10' hike and bike trail. The roadway is consistent with DFWIA Master Thoroughfare Plan and the trail is being incorporated in the proposed Cotton Belt Trail Regional Trail Plan.

The developer will construct the improvements and has agreed to fund the design for all the improvements at its sole cost. The City has agreed to fund the construction inspection, material testing, and removal of the existing pavement.

Total construction costs are estimated at \$2,296,400 including testing and inspection. It is anticipated that the cost to the City will be \$1,190,782 with an additional 5% of \$59,539 for field changes for a total of \$1,250,321. The developer's cost is anticipated to be \$1,105,618. Final costs will be determined after construction is complete.

Tarrant County will be providing up to \$400,000 toward the construction of this road in a separate item on the agenda.

Staff recommends approval.

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

§  
§  
§

**DEVELOPER’S AGREEMENT**

**WHEREAS**, Sunbelt Rentals, Inc. (the “Developer”) is the owner of approximately 22.33 acres of land out of the Esther Moore Survey, Abstract 1029 in the City of Grapevine, Tarrant County, Texas, a Texas home-rule City, hereinafter referred to as “City”, which land (“Property”) is more specifically platted as Lot 2A, Block 2, Airport Crossing JV Wells, City of Grapevine, Tarrant County, Texas, as more particularly shown in the attached Exhibit “A” incorporated herein for all purposes; and

**WHEREAS**, the Developer intends to develop the Property located at 1035 Texan Trail known as Sunbelt Rentals. The lot is to be constructed in general conformance with the zoning change, conditional use permit and planned development overlay approved by Grapevine City Council on March 21, 2023; and

**WHEREAS**, the site plan necessitates the reconstruction of East Wall Street as a two lane forty-foot undivided roadway, the installation of a 10’ hike and bike trail, extension of box culverts (the “culvert”) and the installation of associated headwalls as shown on Exhibit B (all collectively referred to as the “Project”); and

**WHEREAS**, the City is willing to share in the costs for the reconstruction of East Wall Street and certain other costs of the Project all as shown in Exhibit C; and

**WHEREAS**, it is advantageous to the City to utilize the Developer’s contractor for the Project; and

**WHEREAS**, the Developer is willing to provide these improvements through its contract or contracts contingent upon the City committing to fund its portion of the costs of said improvements as provided for herein; and

**NOW, THEREFORE**, the parties to this Developer’s Agreement (the “Agreement”), the City and Developer, enter into this Developer Agreement, for good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, and in the mutual promises and mutual benefits that flow to each party, do hereby contract, covenant, warrant, and agree as follows:

**Section 1.** That all matters stated in the preamble above are found to be true and correct and are incorporated into the body of this Developer Agreement as if copied verbatim in their entirety.

**Section 2.** The Developer hereby agrees, at its sole cost, to employ McAdams Engineering (“McAdams”) as its civil engineer to prepare and seal the construction plans for the Project, including engineering drawings, studies, contract specifications, estimates, and other documents, surveying, platting, and right-of-way support. McAdams will also provide Construction Phase Engineering Services during the construction of the Project at Developer’s sole cost. McAdams will be responsible for sending plan sets to utility providers for the relocation of utility lines and poles within the scope the roadway

project. McAdams will be responsible for submitting plans for the improvement of the East Wall Street and Texan Trail improvements to TxDOT for review and approval.

**Section 3.** Developer shall award construction contract(s) for the Project in accordance with the following:

- a. Developer shall employ a construction contractor who is approved by the City's Director of Public Works. Said contractor shall meet the City's requirements for being insured, licensed and bonded to do work in public streets and/or prequalified to perform water/wastewater construction as the case may be.
- b. Developer agrees to utilize contracts for construction of the Project that incorporate and comply with the City's standard specifications and contract documents for developer-awarded infrastructure construction contracts, with any modifications of such specifications and documents subject to the written approval of the City.
- c. Developer agrees to provide or dedicate, at its expense, all necessary rights of way and easements across property owned by Developer or its affiliates as required for the construction of the Project. Developer retains rights under Texas Local Gov't Code Sec. 395.023.
- d. Developer shall prepare and submit a Cost Summary to the City in advance of awarding the contract(s) for the Project, substantially in the form attached hereto as Exhibit C. Upon approval by the City, said Cost Summary shall become Exhibit C to this Agreement and shall be incorporated herein by reference. No amendment to Exhibit C that would affect the City's participation obligations as provided for in Section 5 without the advanced written approval of the City.
- e. Developer agrees to cause the construction of the Project contemplated by this Agreement and that said construction shall be completed in a good and workmanlike manner and in accordance with all City standards and the City-approved construction plans, specifications and cost estimates provided for the Project and the exhibits attached hereto.
- f. Developer shall require its contractor to furnish to the City a payment bond and a performance bond in the names of the City and the Developer for one hundred percent (100%) of the contract price of the Project, and a maintenance bond in the name of the City for twenty-five percent (25%) of the contract price of the infrastructure for a period of two (2) years insuring the maintenance and repair of the constructed infrastructure during the term of the maintenance bond. All bonds to be furnished before work is commenced and to meet the requirements of Chapter 2253, Texas Government Code.
- g. Developer shall require the contractor(s) it hires to perform the construction work contemplated herein to provide insurance equal to or in excess of the amounts required by the City's standard specifications and contract documents for developer-awarded infrastructure construction contracts. The City shall be named as

additional insured on all liability insurance required by said documents and same will be evidenced on the ACORD Certificate of Insurance supplied by the contractor's insurance provider and bound in the construction contract book.

- h. Developer shall require its contractor to give 48 hours' notice to the City's Public Works Department of intent to commence construction so that City inspection personnel will be available; and to require the contractor to allow the construction to be subject to inspection at any and all times by City inspection forces, and not to install or relocate any sanitary sewer, storm drain, or water pipe unless a responsible City inspector is present and gives his consent to proceed, and to make such laboratory test of materials being used as may be required by the City.
- i. Developer shall require its contractor to have fully executed contract documents submitted to the City to schedule a Pre-construction Meeting. The submittal should occur no less than 10 working days prior to the desired date of the meeting. No construction will commence without a City-issued Notice to Proceed to the Developer's contractor.
- j. Developer shall delay connections of buildings to service lines of sewer and water mains constructed under this Agreement until said sewer and water mains and service lines have been completed to the satisfaction of the City's Utility Department.
- k. Developer will submit, upon completion of the Project, an Affidavit of Bills paid signed by its contractor and Consent of Surety signed by its surety to ensure the contractor has paid the sub-contractor and suppliers in full. Additionally, the contractor will provide, in a written affidavit, acknowledgement that the contractor has been paid in full for all the services, labor and materials provided under this Agreement.

**Section 4.** Unless otherwise approved by Developer and City, Developer agrees to the following:

- a. The Developer will provide funds to facilitate the reconstruction of E Wall Street located adjacent to the Property as a two lane 40 foot wide undivided roadway, curb and gutter, storm drain improvements and roadway stabilization.
- b. The Developer will install a 10' hike and bike trail along the southern edge of the roadway.
- c. The Developer will install 6' x7' box culvert and associated headwalls to convey flows from the development to the North side of East Wall Street.
- d. The Developer will improve the East Wall Street and Texan Trail intersection per the plans approved by TxDOT.

**Section 5.** The City agrees to the following:

- A. Upon Developer's substantial compliance with Sections 3 and 4 above, the City will reimburse the Developer for its share of half of the cost of the roadway, the cost of reconstruction and widening of East Wall Street as a 40' wide undivided roadway, and for the other costs as set forth on Exhibit C attached hereto. Such reimbursement payment shall be made to the Developer within fifteen (15) days of delivery by the Developer to the City of a final statement of the costs incurred by the Developer.
- B. City shall pay for the cost for demolition and removal of the existing roadway pavement or self-perform the work at the City's sole discretion.
- C. City shall reimburse for additional sidewalk width beyond 5-feet for the hike and bike trail.
- D. City shall also reimburse half of the cost of the culvert extension and associated headwalls for East Wall construction.
- E. City shall reimburse half of the costs of the intersection improvements at East Wall Street and Texan Trail.
- F. City agrees to waive the 5% inspection fee for the roadway, hike and bike trail, culvert and intersection fees.
- G. City agrees to promptly review and process all applications needed for construction of the Project. City also agrees to cooperate in good faith with Developer with respect to this Agreement and the construction of the Project, and any time the consent or approval of City is required under this Agreement, such consent and approval shall not be unreasonably withheld, conditioned, or delayed.

**Section 6. Indemnity Provisions.** The Developer shall waive all claims, fully release, indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants and employees in both their public and private capacities, from any and all liability, claims, suits, demands or causes of action, including all expenses of litigation and / or settlement which may arise by injury to property or person occasioned by the error, omission, or intentional or negligent act of Developer, its officers, agents, consultants and employees arising out of or in connection with this Agreement, or on or about the Property, and Developer will, at its own cost and expense, defend and protect the City and all of its officials, officers, agents, consultants and employees in both their public and private capacities, from any and all such claims and demands. This indemnity shall apply whether the claims, suits, losses, damages, causes of action or liability arise in whole or in part from the intentional acts or negligence of Developer or any of their officers, officials, agents, consultants and employees, whether said negligence is contractual, comparative negligence, concurrent negligence, gross negligence or any other form of negligence. The City shall be responsible only for the City's primary negligence. The provisions above in this Section 6 shall apply only to errors, omissions, and acts occurring during the construction of the Project and not afterwards. Provided, however, that nothing contained in this Developer's Agreement shall waive the City's

defenses or immunities under Section 101.001 et seq. of the Texas Civil Practice and Remedies Code or other applicable statutory or common law.

**Section 7. Release Against Design Defects.** Approval of the City Engineer or other City employee, official, consultant, employee, or officer of any plans, designs or specifications submitted by the Developer under this Developer's Agreement shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, their engineer, contractors, employees, officers, or agents for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility or liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants, or employees, it being the intent of the parties that approval by the City Engineer or other City employee, official, consultant, or officer signifies the City's approval of only the general design concept of the improvements to be constructed. In this connection, the Developer shall, for a period of one (1) year following the City's acceptance of the Project, indemnify and hold harmless the City, its officials, officers, agents, servants and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise out of any defect, deficiency or negligence of the engineer's designs and specifications incorporated into any improvements constructed in accordance therewith, and the Developer shall defend at his own expense any suits or other proceedings brought against the City, its officials, officers, agents, servants or employees, or any of them, on account thereof, to pay all expenses and satisfy all judgements which may be incurred by or rendered against them, collectively or individually, personally or in their official capacity, in connection with any such defect, deficiency or negligence.

**Section 8. Approval of Plans** The Developer and City agree that approval of plans and specifications by the City shall not be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any such approvals shall in no event be construed as representing or guaranteeing that any improvement built in accordance therewith will be designed or built in a good and workmanlike manner. Neither the City nor its elected officials, officers, employees, contractors and/or agents shall be responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval by the City for any defects in any plans or specifications submitted, revised, or approved, in the loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, for any loss or damage arising from the non-compliance of such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications.

**Section 9. No Waiver of Immunity** Notwithstanding anything in this Agreement, nothing herein waives any right of immunity available to the City under applicable law. With respect to any indemnity provided for herein from Developer to City, Developer does not assume any liability for damages above and beyond what is recoverable against the City itself based on immunity or damage limits applicable to the City.

**Section 10. No Assignment** This Agreement shall not be assignable without the express written consent of City and Developer.

Executed this 26th Day of January, 2024.

**DEVELOPER:**

**CITY OF GRAPEVINE, TEXAS**

Sunbelt Rentals, Inc.

By: \_\_\_\_\_  
Jason Tieman  
Director, Construction

By: \_\_\_\_\_  
Bruno Rumbelow  
City Manager

**APPROVED:**

\_\_\_\_\_

By:  
City Attorney

**CORPORATE ACKNOWLEDGMENT**

**STATE OF GEORGIA**

**COUNTY OF CHEROKEE**

Before me, the undersigned, on this day personally appeared Jason Tieman, Director, Construction of Sunbelt Rentals, Inc., proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed. Mr./Ms. furthermore attested that he/she is signing this Developer's Agreement in his/her capacity as Director, Construction of Sunbelt Rentals, Inc., and that such capacity makes his signature valid to bind the company, Sunbelt Rentals, Inc.

Given under my hand and seal of office this 26th day of January 2024.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Public Printed or Typed Name

My commission expires: \_\_\_\_\_

**EXHIBIT A**







## Exhibit C

Construction Item	Total Cost	Developer Cost	City Cost
40' undivided roadway	\$ 1,630,204.52	\$ 840,395.26	\$ 789,809.26
6'X7' Box Culvert	\$ 191,550.00	\$ 95,775.00	\$ 95,775.00
10' Hike & Bike Trail	\$ 146,191.40	\$ 73,095.70	\$ 73,095.70
E Wall Street & Texan Trail Signal Improvements	\$ 89,816.25	\$ 44,908.13	\$ 44,908.13
Demolition of existing Wall Street	\$ 32,861.11		\$ 32,861.11
<b>Construction Total</b>	<b>\$ 2,090,623.28</b>	<b>\$ 1,054,174.09</b>	<b>\$ 1,036,449.20</b>
5% Testing Fees (not including Demo)	\$ 102,888.11	\$ 51,444.05	\$ 51,444.05
5% Inspection Fee (not including Demo)	\$ 102,888.11		\$ 102,888.11
<b>Total</b>	<b>\$ 2,296,399.50</b>	<b>\$ 1,105,618.14</b>	<b>\$ 1,190,781.36</b>

ORDINANCE NO. 2024-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$1,250,321 IN THE ECONOMIC DEVELOPMENT FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to enter into a Developers Agreement with Sunbelt Rentals, Inc for the reconstruction of East Wall Street; and

WHEREAS, funding is available in the Economic Development Fund; and

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

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

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

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

Section 2. That the City Council hereby authorizes an estimated amount of \$1,250,321 be appropriated from the Economic Development Fund to enter into a Developers Agreement with Sunbelt Rentals, Inc for the reconstruction of East Wall Street.

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 20th day of February, 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 6th day of February, 2024 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Darlene Freed	Mayor Pro Tem
Sharron Rogers	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

constituting a quorum, and with the following members of the City Staff:

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

Call to Order

Mayor Tate called the meeting to order at 7:00 p.m. in the City Council Chambers.

Item 1. Executive Session

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

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

The City Council recessed to the City Council Conference Room and began the closed session at 7:04 p.m. The closed session ended at 7:27 p.m.

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

City Manager Bruno Rumbelow stated there was no action needed.

## **REGULAR MEETING**

Mayor Tate called the regular meeting to order at 7:31 p.m. in the City Council Chambers.

### Item 2. Invocation

Associate Pastor Doug Page with First Baptist Church gave the invocation.

### Item 3. Posting of the Colors and Pledges of Allegiance

Boy Scout Troop 7 posted the colors and led the Pledge of Allegiance.

### Item 4. Citizen Comments

Sayed Bilqees Syed, 6705 Sapphire Circle North, Colleyville, introduced herself and requested Council's support for her election to the Tarrant Appraisal District Board of Directors.

## PRESENTATIONS

### Item 5. GRACE Chief Executive Officer Rebecca Cox to provide a report on GRACE services.

Chief Executive Officer Rebecca Cox from GRACE updated Council on the GRACE programs provided to the community in 2023 which included housing stability assistance, utility aid, health care, the GRACE pantry, Christmas Cottage, and free summer lunches for kids. In total 10,301 individuals received services with 104,621 service units provided. Ms. Cox answered questions from Council.

Council did not take any action on this item.

### Item 6. City Manager Bruno Rumbelow and Market Research Manager Steven Jones to provide a report on the 2023 Christmas Capital of Texas.

Market Research Manager Steven Jones reported on the Main Street foot traffic statistics during the Christmas Capital of Texas season and answered questions from Council.

City Manager Rumbelow reported that staff is currently conducting an analysis and review of the 2023 Christmas Capital of Texas and will seek Council's input to compile the plans for 2024. He also answered questions from Council.

Council discussed this item, raised issues they witnessed and/or heard about, and offered suggestions for the 2024 plans.

Council did not take any action on this item.

### NEW BUSINESS

#### Item 7. Consider an architectural design contract for the Grapevine City Hall lobby renovations and safety improvements with Architexas, and take any necessary action.

Public Works Director Bryan Beck presented the main elements of the architectural design contract that will include the design of new counters for Public Works, Building Service and Utility Billing; demolition of the vault in the Public Works area; design of a new mail area; expansion of Building Services Inspection offices; and design of an entry vestibule at the Barton Street entrance. The architectural design contract will be for an estimated amount of \$45,000.

Director Beck answered questions from Council.

Motion was made to approve the architectural design contract for the Grapevine City Hall lobby.

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

#### Item 8. Consider a design contract for Grapevine Public Library interior floorplan design with 720 Design, and take any necessary action.

Assistant Library Director Chad Hetterley presented this item and explained that it will allow for reimagining of the current Library floor plan for possible future needs. The design contract will be for an estimated amount of \$47,400.

Motion was made to approve a design contract for the Grapevine Public Library interior floorplan design.

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

#### Item 9. Consider the purchase of fleet vehicles that were proposed in the Fiscal Year 2024 Budget through interlocal purchasing cooperatives or Buy-Board agreements, and take any necessary action.

Chief Financial Officer Jeff Strawn explained that approval of this item will allow for the purchase of fleet vehicles that were proposed in the Fiscal Year 2024 budget on an as-available or per order basis. All purchases will be cash funded.

Motion was made to approve the purchase of fleet vehicles that were proposed in the Fiscal Year 2024 budget through interlocal purchasing cooperatives or Buy-Board agreements.

Motion: Freed  
 Second: O'Dell  
 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. No one requested to remove any items from the consent agenda.

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

#### Item 10. Consider the yearly community distribution allocation to GRACE. City Manager recommends approval.

City Manager Rumbelow recommended the annual community distribution allocation to GRACE in the amount of \$35,000.

Motion was made to approve the consent agenda as presented.

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

#### Item 11. Consider renewal of a contract and additional services from CivicPlus government software.

City Manager Rumbelow recommended approval of the contract with CivicPlus, including the addition of the CivicReady mass notification software, for an amount not to exceed \$59,671.

Motion was made to approve the consent agenda as presented.

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

Nays: None  
Approved: 7-0

Item 12. Consider the renewal of annual Adobe Pro software licenses for all City users.

Chief Financial Officer Strawn recommended approval of Adobe licenses for an amount not to exceed \$45,000.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the approval to utilize the funds received from the FY2024 Office of the Governor, Public Safety Office Criminal Justice Division Grant with the Readiness Group, LLC for the Peer Support Team on behalf of the Northeast Fire Department Association (NEFDA).

Fire Chief Darrell Brown recommended approval of the authorization of the use of grant funds to establish a resiliency program and mindset in all NEFDA municipalities.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the purchase of VMware vSphere Enterprise support and subscription services from SHI Government Solutions.

Chief Information Officer Tessa Allberg recommended approval of the purchase of support and subscription services for the virtual server infrastructure environment for an amount not to exceed \$27,377.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the purchase of software and equipment for the lightning warning system from Perry Weather Consulting.

Parks and Recreation Director Chris Smith recommended approval of the purchase of software and equipment for the lighting warning system at the parks and sports fields for an amount not to exceed \$22,001.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the award of an informal request for quote for concrete installation at The Vineyards Campground and Cabins from Lasso 9 Construction.

Parks and Recreation Director Smith recommended approval of the award of an informal request for quote for concrete installation at four RV sites at The Vineyards Campground and Cabins for an amount not to exceed \$48,000.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider an annual contract for lighting repairs, supplies and equipment from Facility Solutions Group.

Public Works Director Beck recommended approval of an annual contract to establish fixed annual pricing for lighting controls, lighting fixtures and ballasts to be purchased on as needed basis for an annual estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider a contract for the purchase of water tank inspections and cleaning from Consor Engineers, LLC.

Public Works Director Beck recommended approval of the contract for the purchase of water tank inspections and cleaning of the Dove Elevated Tank and two well tanks at the Water Plant for an amount not to exceed \$39,600.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider the purchase of feeder wires for high service pumps for the Water Treatment Plant from Graybar.

Public Works Director Beck recommended approval of the purchase of feeder wires for the Water Treatment Plant for an amount not to exceed \$63,000.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the purchase of three Flygt submersible pumps for the Hilton Lift Station from Xylem Water Solutions USA, Inc.

Public Works Director Beck recommended approval of three submersible sewage pumps for the Hilton Lift Station for an amount not to exceed \$325,300.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider **Resolution No. 2024-002** calling the 2024 City Officers Election to be held on Saturday, May 4, 2024, designating the polling place and, if necessary, a run-off election to be held on June 15, 2024.

City Secretary Tara Brooks recommended approval of the resolution to call an election to be held on May 4 to elect a Mayor, City Council Place 1 and City Council Place 2. The resolution also appointed the Tarrant County Elections Administrator as the Early Voting Clerk.

Motion was made to approve the consent agenda as presented.

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

Nays: None  
Approved: 7-0

RESOLUTION NO. 2024-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, CALLING FOR THE 2024 GENERAL ELECTION OF OFFICERS TO BE HELD ON MAY 4, 2024; DETERMINING THE POLLING PLACE; PROVIDING SPECIFIC INSTRUCTIONS FOR THE CONDUCTING OF SAID ELECTION; REPEALING INCONSISTENT RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE

Item 22. Consider the minutes of the January 16, 2024 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:17 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 20th day of February, 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:** FEBRUARY 20, 2024, WORKSHOP  
**SUBJECT:** WHOLE-HOME EMERGENCY GENERATORS (AM24-01)  
**RECOMMENDATION:** Planning and Zoning Commission to 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: amend Subsection A.3, Noise Regulation of Section 55, Performance Standards by adding an exception for whole-home emergency generators.

**BACKGROUND:**

A Grapevine resident and homebuilder has submitted a request for an exception to the noise regulations laid out in Section 55, Performance Standards of the Zoning Ordinance. Currently, the only exception to maximum noise emissions on property outside of the right-of-way is for lawn and yard maintenance equipment. The requestor is seeking to add a second exception for whole-home emergency generators. Along with the request, a letter from the requestor and a specification sheet for a whole-home emergency generator have been attached.

Whole-home emergency generators are designed to ensure safety and security during long power outages. They provide continuous power to keep essential appliances and systems running, such as heating and cooling, refrigeration, medical equipment, communication devices, and security systems. This can be important for individuals with medical conditions that require electricity-dependent equipment or for families with young children or elderly members who may be more vulnerable during extended power outages. In addition, having a whole home generator can help prevent property damage and financial losses by maintaining a functional home environment during unforeseen power interruptions.

**ISSUES:**

Whole-home emergency generators usually emit noise at a level of around 60-70 decibels, which is about as loud as a normal conversation. The maximum permissible sound level in a residential district is 59 dBA between 7:00 a.m. and 10:00 p.m. and 52 dBA between 10:00 p.m. and 7:00 a.m.

Many generators may need to run self-diagnostic tests automatically on a weekly or monthly basis, while others may require manual testing by the homeowners. The frequency of testing may depend on the manufacturer's recommendations and the specific model of the generator.

Historically, Grapevine has required whole-home emergency generators to be equipped with baffling, covers, or other noise attenuation methods during the building permitting process. This is because these generators can produce a significant amount of noise while running, which can be disruptive to the surrounding community, especially in residential areas where neighbors are near each other. However, implementing these noise-reducing measures can be expensive, void the generator's warranty, or potentially affect its overall performance during an actual emergency event.

Draft Exception Changes:

3. NOISE REGULATION: This ordinance shall apply to all sound originating within the limits of the City of Grapevine, Texas. It applies 24 hours of everyday of the week and year around. This ordinance does not apply to any moving vehicle or aircraft, nor does it apply to sound emitted from any emergency warning device. This ordinance does not apply to the following activities as long as they are conducted in daytime hours as a normal function of a permitted, conditional or special use and the equipment is maintained in proper working condition:

- Lawn and yard maintenance
- [Whole-home emergency generator](#)

a. General Provisions

1. A person may not conduct a use that creates a sound which exceeds the sound levels established in Table 1 or that exceeds the background sound levels by 5 dBA., whichever is greater.



12/4/2023

404 E Wall St  
Grapevine, Texas 76051

Dear Erica:

I would like to make a request that the City of Grapevine consider adding home backup generators to the exceptions list for the noise ordinance Section 55 A 3. Recently the State of Texas has experienced significant demand increases on its power grid which has resulted in multiple widespread power failures. These power failures have occurred during critical times of inclement weather which have resulted in very significant damage to homeowners' property over the past several years. Because of this, the demand for home backup generators has significantly increased. The City of Grapevine has uniquely burdened the requirement for home backup generators due to their noise ordinance. This ordinance so burdens the ability to install a generator that the cost to do so will increase by as much as 50% and in many cases the solutions will void the manufacturer warranty.

The Texas utility grid has experienced such demand that the State of Texas recently passed a new proposition allocation for multiple new powerplants to try and help the demand. The demand for power plants is being driven by the increased percentage of power that comes from renewable sources which are dependent on weather and atmospheric conditions. The burden is further

---

exacerbated by the growth in population and the strong push by the federal government to transition automobiles from fossil fuel to electric vehicle. Each electric vehicle added to a home, increases that home's power consumption by over 35%. With the power grid many times withing a small percentage of failure, the proliferation of EV's will very quickly push the grid beyond capacity causing more failures. These conditions are a known problem with the Texas grid as they struggle to come up with some sort of solution. In the meantime, the homeowners of Grapevine are being put at an unnecessary burden over other cities for the failure to update the current zoning.

As a quick review of the typical current generators installed in Grapevine homes, Generac is the primary supplier and I have attached the specification for your review of the current largest generator designed for home use. The generator is designed so that periodically (typically once a week) the generator will power up and go into test mode for fifteen minutes. During this test, the unit will power up at full power and then immediately drop to 50% for the duration of the test which typically is set for 15 minutes. The noise during this time is far less than is experienced by homeowner when lawn maintenance equipment is operating in the area. You can see the noise levels at full power and test power in the unit specification.

As a last note I would like to point out that today's homes are far more dependent on having electrical power because it supports the homes' communications, all the appliances, and home health supporting equipment such as CPAP machines. Many homes have transitioned to tankless water heaters which have a very low water volume burner that is protected from freezing by an electrical heater that during power outages leaves the very vulnerable unit to catastrophic failure. In the last big freeze, thousands of local area tankless water heaters without power failed which resulted in homeowner damage.

---

My request is that the city exempt home backup generators from the noise ordinance so that the citizens of Grapevine can protect their homes in the same manner that the surrounding cities can from this impending problem that is predicted to get worse very soon.

I am always available for any questions or to help in any way.

Regards,

Neal Cooper

214-435-4502



26 kW

**GUARDIAN® SERIES**  
**Residential Standby Generators**  
**Air-Cooled Gas Engine**

Standby Power Rating

G007290-0, G007291-0 (Aluminum - Bisque) - 26 kW 60 Hz

**INCLUDES:**

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Base fascia
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.\*

\*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.



Note: ETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

**FEATURES**

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**                      ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **SYSTEM TORSIONAL TESTED**        ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC PROMISE



26 kW

Features and Benefits

Engine

- Generac G-Force design
- “Spiny-lok” cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- EPA Certified for non-emergency applications
- High temperature shutdown

Maximizes engine “breathing” for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Allows unit to be used for demand response applications.

Prevents damage due to overheating.

Generator

- Revolving field
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Maximizes motor starting capability.

Regulating output voltage to  $\pm 1\%$  prevents damaging voltage spikes.

For your safety.

Transfer Switch (if applicable)

- Fully automatic
- NEMA 3R
- Integrated load management technology
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Capability to manage additional loads for efficient power management.

Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

Unit

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

**Installation System**

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.  
Meets IFGC and NFPA 54 installation requirements.

**Connectivity (Wi-Fi equipped models only)**

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.  
Review the generator's complete protection profile for exercise hours and total hours.  
Provides maintenance information for the specific model generator when scheduled maintenance is due.  
Detailed monthly reports provide historical generator information.  
Built in battery diagnostics displaying current state of the battery.  
Provides detailed local ambient weather conditions for generator location.

**26 kW**

**Specifications**

**Generator**

Model	G007290-0 G007291-0 (26 kW)
Rated maximum continuous power capacity (LP)	26,000 Watts*
Rated maximum continuous power capacity (NG)	22,500 Watts*
Rated voltage	240
Rated maximum continuous load current – 240 volts (LP/NG)	108.3 / 93.8
Total Harmonic Distortion	Less than 5%
Main line circuit breaker	110 amp
Phase	1
Number of rotor poles	2
Rated AC frequency	60 Hz
Power factor	1.0
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum
Unit weight (lb / kg)	518 / 235
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	57
Exercise duration	5 min

**Engine**

Engine type	GENERAC G-Force 1000 Series
Number of cylinders	2
Displacement	999 cc
Cylinder block	Aluminum w/ cast iron sleeve
Valve arrangement	Overhead valve
Ignition system	Solid-state w/ magneto
Governor system	Electronic
Compression ratio	9.5:1
Starter	12 VDC
Oil capacity including filter	Approx. 1.9 qt / 1.8 L
Operating rpm	3,600
Fuel consumption	
Natural gas:	ft <sup>3</sup> /hr (m <sup>3</sup> /hr)
1/2 Load	188 (5.32)
Full Load	333 (9.43)
Liquid propane:	ft <sup>3</sup> /hr (gal/hr) [L/hr]
1/2 Load	75 (2.06) [7.78]
Full Load	132 (3.63) [13.73]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges – 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft<sup>3</sup>/hr x 2500 (LP) or ft<sup>3</sup>/hr x 1000 (NG). For Megajoule content, multiply m<sup>3</sup>/hr x 93.15 (LP) or m<sup>3</sup>/hr x 37.26 (NG).

**Controls**

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140–171 V / 190–216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

Rating definitions – Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed.  
 \* No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271). Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/Megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level and approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C). \*\* Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.  
 U.S. EPA certified for non-emergency applications.

# 26 kW

# Switch Options

### Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Model	G007291-0 (26 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

\*Function of Evolution controller  
 Exercise can be set to weekly, bi-weekly, or monthly

### Dimensions

200 Amps 120/240, 1Ø Open Transition Service Rated					
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14



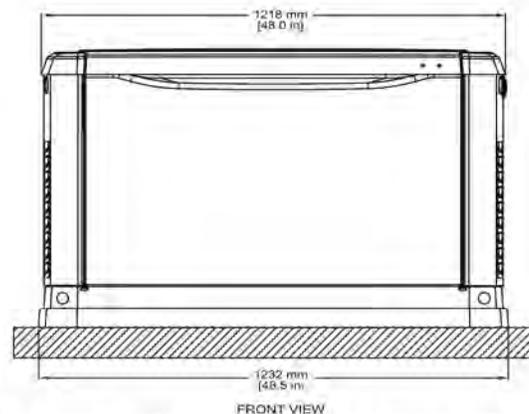
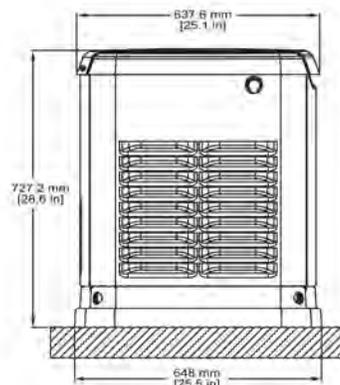
**26 kW**

**Available Accessories**

Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007009-0	LTE LP Tank Fuel Level Monitor	The LTE enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.
G007301-0	High Altitude Kit	A high altitude kit may be required when operating over 2,000 ft (610 m) above sea level per U.S. EPA regulations. Operating the engine with the incorrect engine configuration at a given altitude may increase emissions and decrease fuel efficiency and performance.

**Dimensions & UPCs**

Model	UPC
G007290-0	696471087307
G007291-0	696471087314



Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

**MEMO TO:** PLANNING AND ZONING COMMISSION  
**FROM:** ERICA MAROHNIC, PLANNING SERVICES DIRECTOR  
**MEETING DATE:** FEBRUARY 20, 2024, WORKSHOP  
**SUBJECT:** AMENDMENTS TO COMPREHENSIVE ZONING ORDINANCE  
RELATIVE TO CONDOMINIUMS AND BROWNSTONES  
(AM22-02)

**RECOMMENDATION:** Planning and Zoning Commission to 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 Brownstone District; establish bulk, dimensional, and setback standards relative to condominiums and brownstones, and Section 41B, Transit District Overlay.

**BACKGROUND:**

The Planning and Zoning Commission will continue the discussion from December 13, 2023, and January 16, 2024, 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.

**ISSUES:**

Summary of draft changes:

- Removed reference to air rights from *condominium* definition amendment;
- Proposed new definition for *live/work unit* for further discussion and refinement; and
- Amended specifications for exterior material requirements for new Condominium district.

House Bill 2439:

As part of the review draft, the members of the Commission will notice that Subsection M, which includes Design Requirements for the Condominium District, includes modified exterior building material requirements. While the requirement is drafted to mandate that at least 80% of any exposed exterior wall of primary and secondary buildings, excluding doors and windows, had to consist of stone, brick tile, or a combination of these materials; the following language was added, “...or material approved for use under a national model code as defined by Section 214.217 of the Texas Local Government Code published within the last three code cycles that applies to the construction, maintenance, or other alternation of

*a building provided the material conforms to local concerns that do not conflict with Section 3000 of the Texas Local Government Code.*” This language was added in consultation with the City Attorney to discuss its potential compliance with House Bill 2439 from Texas’ 86th Legislative Session. This legislation, codified in Chapter 3000 of the Texas Government Code, mandates that a city cannot adopt or enforce a rule, charter provision, ordinance, order, building code, or other regulation that:

- 1) prohibits or limits, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that apply to the construction, renovation, maintenance, or other alteration of the building; or
- 2) establishes a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building if the standard is more stringent than a standard for the product, material, or aesthetic method under a national model code published within the last three code cycles that apply to the construction, renovation, maintenance, or other alteration of the building.

HB 2439 does not apply to:

- state or federal housing programs or other programs that require particular standards, incentives, or financing arrangements;
- requirements considered necessary for a building to be eligible for windstorm and hail insurance coverage; or
- buildings designated as historic landmarks or those that meet certain other criteria in statute to be considered of historical, cultural, or architectural importance, including those in the Texas Historical Commission's Main Street Program.

The bill took effect September 1, 2019.

Therefore, any strict material requirements that do not meet the exception criteria above and adopted prior to the bill’s effective date cannot be implemented with new city ordinances.

# AM22-02; Condominiums and Brownstones

## DELETED DEFINITIONS - 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.~~

## AMENDED DEFINITIONS - Section 12, Definitions

~~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.~~ 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.

~~DUPLEX shall mean a~~ 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.

~~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.

~~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 platted 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 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 DEFINITIONS - Section 12, Definitions**

BROWNSTONES 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. Brownstones are occupied by not more than one family where each unit is on a separately platted lot and conveyed by fee simple title.

INTENSITY 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.

LIVE/WORK SPACE A type of building that serves as both a dwelling and a workspace. The workspace shall meet the following requirements: (1) it should not exceed 40% of the total unit floor area, (2) it should be restricted to professional office, personal service, artist's workshop, studio, or similar uses, (3) it should be constructed on the street level and meet commercial-ready standards, and (4) it should be a separate unit under a condominium or a single unit. The living area can be located on the street level (behind the workspace) or any other level of the building, but it must not be less than 60% of the total unit floor area. A live-work unit is different from a customary home occupation in that the workspace is not required to be secondary to the living area. Furthermore, the workspace can employ more than one individual who is not an occupant of the unit.

#### **New Section 34, BR Brownstone Residential District Regulations**

PURPOSE: The BR Brownstone District is established to accommodate the residential housing types and medium densities, not to exceed 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. 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. Nonprofit community centers and swimming pools and tennis courts no closer than seventy-five (75) feet to any adjacent residential district.
  2. Public and private noncommercial recreation areas and facilities such as country clubs and golf courses excluding miniature golf courses and driving ranges.
- D. LIMITATION OF USES:
1. There shall be a separate platted lot of record for each brownstone dwelling unit.
  2. No more than three (3) persons unrelated by blood or marriage may occupy residences within an 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 eight (8) 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 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 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 three (3) stories not to exceed fifty (50) feet; however, an increase in height may be granted upon approval of a conditional use request by City Council.
- Whenever a brownstone structure is erected within 30 feet of an existing contiguous single-family dwelling, the number of stories and height of the 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.
- M. DESIGN REQUIREMENTS: The following minimum design requirements shall be provided in the BR Brownstone District.
- 1. Front-entry garages are prohibited.
  - 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 cluster of brownstones units shall not exceed two hundred (200) linear feet.
  4. 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 brownstone buildings without a break in the horizontal and vertical elevations of at least three (3) feet.
  5. No building shall be located closer than ten (10) feet to the edge of an off-street parking, vehicular use, or storage area.
  6. The minimum distance between any two (2) unattached principal buildings shall be determined by the building and fire codes.
  7. 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.
  8. 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.
  9. Any private streets developed in conjunction with a brownstone development to provide access to and frontage for 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.
  10. 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.
    - 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 35, 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 eight (8) 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) 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 three (3) stories not to exceed 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 three (3) stories or fifty (50) feet unless an increase is granted upon approval of a conditional use request by the City Council.
  2. The maximum height of a secondary structure 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.
  5. Depth of lot, feet – 100.
- 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. At least 80% of any exposed exterior wall of primary and secondary buildings, excluding doors and windows, shall consist of stone, brick, tile, a combination of these materials, or material approved for use under a national model code as defined by Section 214.217 of the Texas Local Government Code published within the last three code cycles that apply to the construction, maintenance, or other alternation of a building provided the material conforms to local concerns that do not conflict with Section 3000 of the Texas Local Government Code. ~~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~~ BR Brownstone Residential District Regulations**

The PRD-6 language is proposed for deletion and replaced with the proposed BR, Brownstone District.

**Section 35, ~~PRD-12 Planned Residential Medium Density District~~ CR Condominium Residential District Regulations**

The PRD-12 language is proposed for deletion and replaced with the proposed CR, Condominium District.

**Section 56, Off-Street Parking Requirements**

Proposed Changes		
<b>Section 56,</b>	<b>Off-Street</b>	<b>Parking Requirements</b>
Single-family dwellings: attached, detached, townhouse, <u>brownstone</u> , duplex - 2 parking spaces per dwelling unit		
<u>Apartment</u> , <u>Multifamily</u> , <u>Dwellings</u> , <u>Condominiums</u> , triplex, <u>and</u> fourplex, <u>and live/work space</u> – 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	<u>BR</u>	<u>CR</u>	R-3.75	R-MH	R-MF
	Single-Family	Single-Family	Single-Family	Modular Home	Zero-Lot-Line	Two-Family	Townhouse	<u>Brownstone</u>	<u>Condo minium</u>	Three & Four Family	Manufactur ed Home	Multifamily
<b>Max. Density</b>	2 DU/ac	3 DU/ac	4 DU/ac	Refers to consistency with R-7.5 District.	8 DU/ac	8 DU/ac	<u>9</u> 8 DU/ac	<u>8</u> DU/ac	<u>8</u> DU/ac	10 DU/ac	Provides minimum acreage and lot dimensions but does not specify DUs/ac.	20 DU/ac

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/ <del>Townhome</del>	<del>X</del>	X	X
<del>Townhome</del>		X	X
<del>Brownstone</del>		X	X
<del>Single-Family Attached</del>	<del>X</del>	<del>X</del>	<del>X</del>
Two-Family/ <del>Duplex</del>		X	X
Single-Family Detached			X

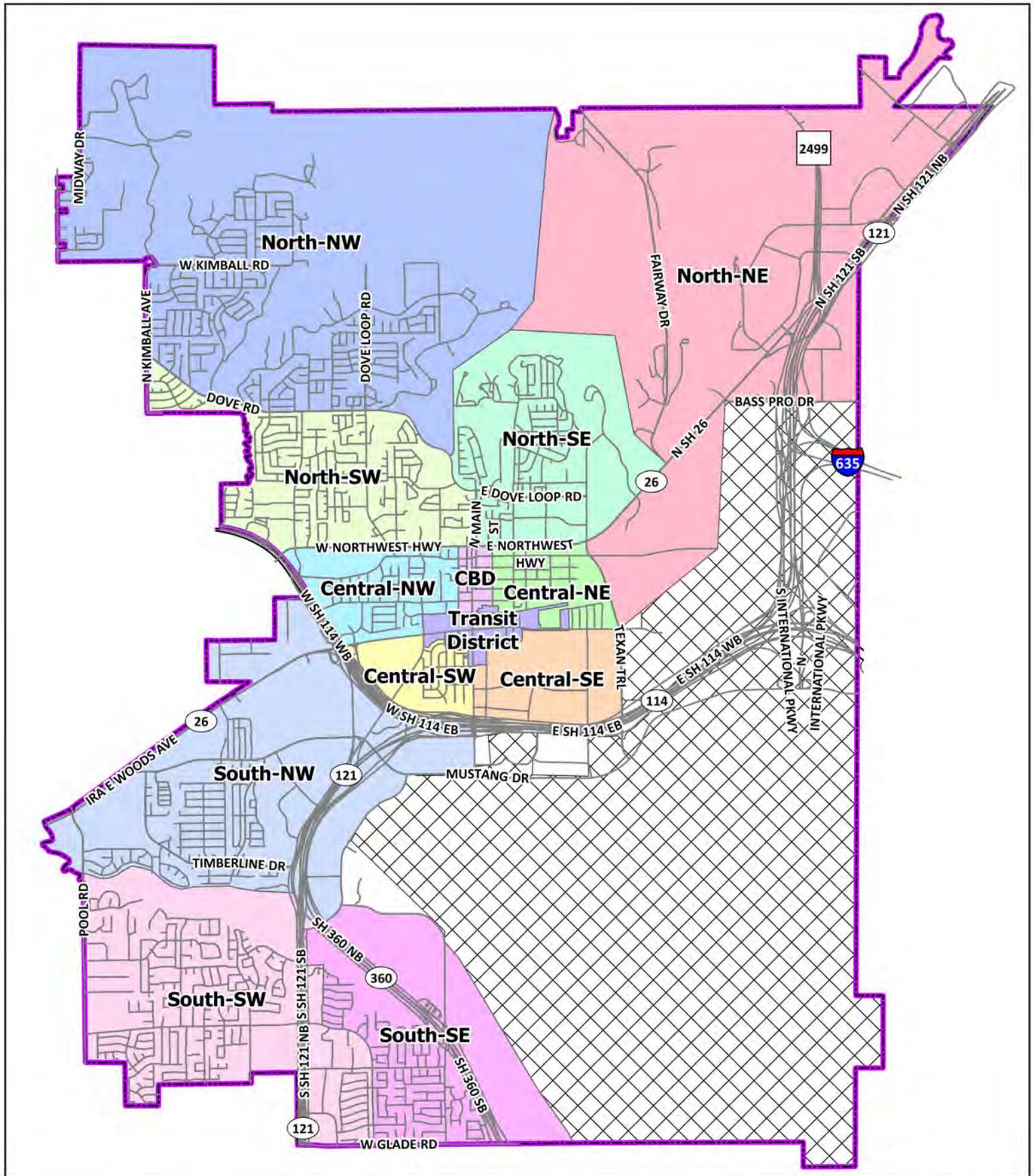
\*This is a summary of some of the more common possible appropriate uses; all uses will be approved through the Conditional Use process in accordance with Section 48 of the Grapevine Zoning Ordinance.

**MEMO TO:** PLANNING AND ZONING COMMISSION  
**FROM:** ERICA MAROHNIC, PLANNING SERVICES DIRECTOR  
**MEETING DATE:** FEBRUARY 20, 2024, WORKSHOP  
**SUBJECT:** MAP 2: LAND USE PLAN AMENDMENTS (MP24-01)  
**RECOMMENDATION:** Planning and Zoning Commission to 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 (87-11).

**BACKGROUND:**

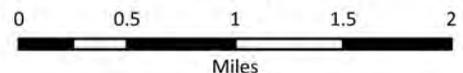
The City of Grapevine's Planning and Zoning Commission has decided that the Comprehensive Master Plan, which was updated in 1987 and covers the period from 1974 to 1994, needs to be revised. At the workshops held on December 13 and 19, the Commission reviewed the Central Business District (CBD). Starting on January 16, 2024, the Commission began reviewing the Central Northeast assessment area and will move on to the Central Northwest assessment area.

As exhibits, the Assessment Area Map and table from Subsection E. *Future Land Use*, of Section IV., *Land Use* of the Comprehensive Master Plan has been provided.



**City of Grapevine  
FUTURE LAND USE  
ASSESSMENT AREAS**

- |  |  |  |   |
|--|--|--|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> CBD            | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Central-SW   | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> North-SW | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Transit District  |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Central-NE | <span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> North-NE       | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> South-NW  | <span style="display:inline-block; width:15px; height:15px; border:2px solid purple;"></span> Grapevine City Limits   |
| <span style="display:inline-block; width:15px; height:15px; background-color:cyan; border:1px solid black;"></span> Central-NW       | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> North-NW       | <span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span> South-SE    | <span style="display:inline-block; width:15px; height:15px; background-image: radial-gradient(circle, black 1px, transparent 0); background-size: 4px 4px;"></span> DFW Airport |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Central-SE     | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> North-SE | <span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> South-SW  |   |



**Subsection E. Future Land Use, of Section IV., Land Use of the Comprehensive Master Plan**

<b>Residential Low Density</b>	<b>Residential Medium Density</b>
"R-20" Single Family (2 DUs/ac)	"R-5.0" Zero-Lot-Line (8 DU/ac)
"R-12.5" Single Family (3 DUs/ac)	"R-3.5" Two Family District (8 DU/ac)
"R-7.5" Single Family (4 DUs/ac)	"R-3.75" Three & Four Family (10 DU/ac)
	"R-MH" Manufactured Home (10 ac min.)
	"R-TH" Townhouse (8 DU/ac)
	"R-MODH" Modular Home (Consistent with R-7.5 regulations)

<b>Residential High Density</b>	<b>Governmental Use</b>
"R-MF" Multifamily (20 DU/ac)	"GU" Governmental Use

<b>Central Business District</b>	<b>Flood Plain*</b>
"CBD" Central Business District	Any District

<b>Low Intensity Commercial</b>	<b>Commercial</b>
"CN" Neighborhood Commercial	"CC" Community Commercial
"GV" Grapevine Vintage	"HC" Highway Commercial
"PO" Professional Office	"HCO" Hotel/Corporate Office
	"PCD" Planned Commerce Development
	"BP" Business Park

<b>Recreation/Amusement</b>	<b>Industrial</b>
"RA" Recreation/Amusement	"LI" Light Industrial
	"PID" Planned Industrial Development

\*Flood Plain refers to a geographical feature affecting a property.

## Summary of Proposed Map 2: Land Use Plan Category Changes

Central - Northeast

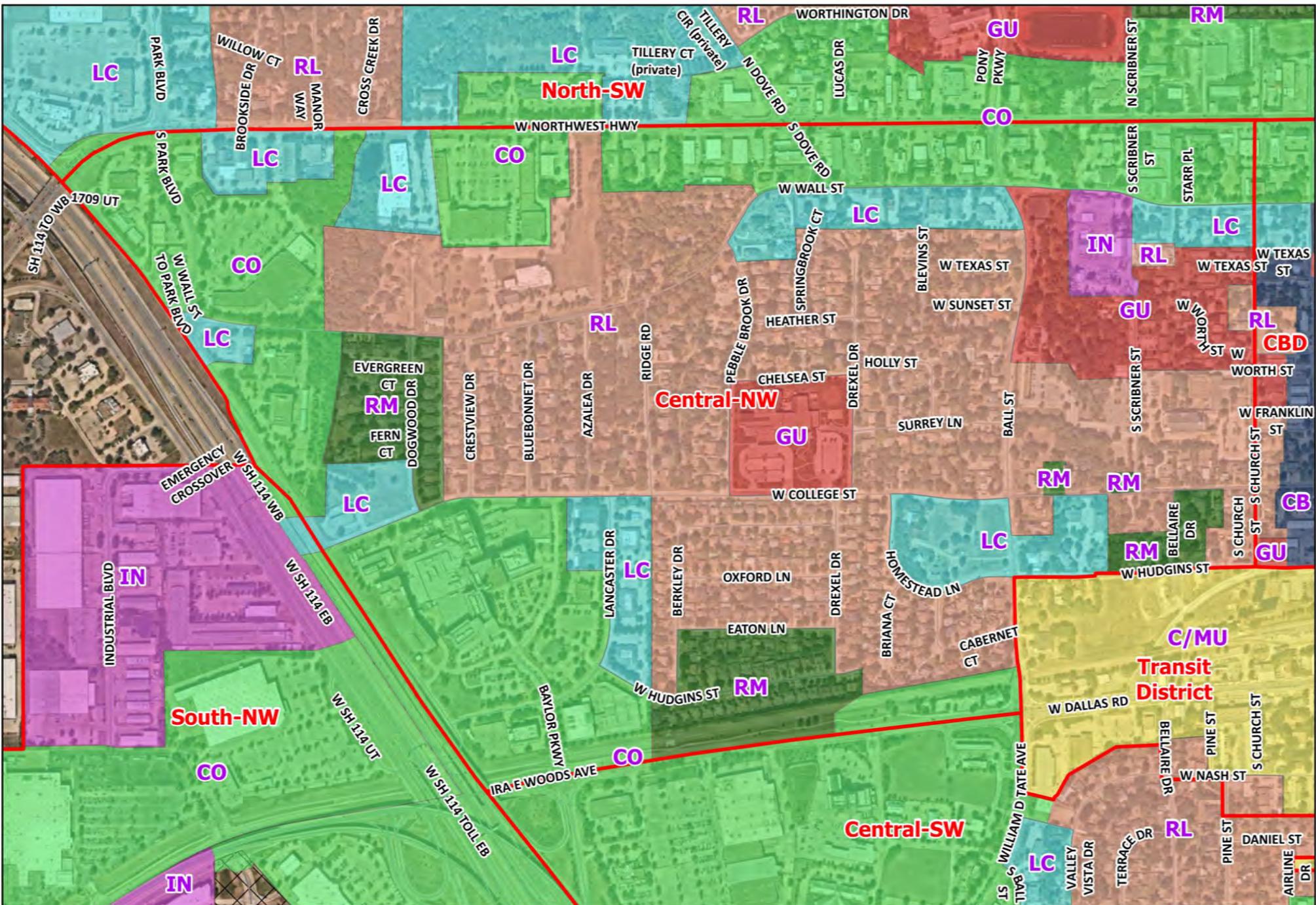
Area/Address	Existing Category	Proposed Category	General Notes/ Action Items
211 E Wall Street	CO	RL	
215 E Wall Street	CO	RL	
223 E Wall Street	CO	RL	
301 E Wall Street	CO	RL	
305 E Wall Street	CO	RL	
311 E Wall Street	CO	RL	
315 E Wall Street	CO	RL	
605 E Wall Street	CO	RL	
609 E Wall Street	CO	RL	
613 E Wall Street	CO	RL	
617 E Wall Street	CO	RL	
621 E Wall Street	CO	RL	
625 E Wall Street	CO	RL	
629 E Wall Street	CO	RL	
703 E Wall Street	CO	RL	
707 E Wall Street	CO	RL	
711 E Wall Street	CO	RL	
717 E Wall Street	CO	RL	
721 E Wall Street	CO	RL	
727 E Wall Street	CO	RL	
736 E Northwest Highway	GU	CO/RL	North half - CO/South half - RL
803 E Wall Street	CO	RL	
809 E Wall Street	CO	RL	
813 E Wall Street	CO	RL	
817 E Wall Street	CO	RL	
1022 Texan Trl	IN	CO	
1026 Texan Trl	IN	CO	
1028 Texan Trl	IN	CO	
1030 Texan Trl	IN	CO	
1044 Texan Trl	IN	CO	
1046 Texan Trl	IN	CO	
1048 Texan Trl	IN	CO	
1050 Texan Trl	IN	CO	
1052 Texan Trl	IN	CO	
1054 Texan Trl	IN	CO	
1056 Texan Trl	IN	CO	
1058 Texan Trl	IN	CO	

1060 Texan Trl	IC	CO	
1084 Texan Trl	IC	CO	
1090 Texan Trl	IC	CO	Appears to be non-residential condo ownership
1090 Texan Trl	IC	CO	Appears to be non-residential condo ownership
1090 Texan Trl	IC	CO	Appears to be non-residential condo ownership
1098 Texan Trl	IC	CO	
1039 E Dallas Road	IC	CO	
730 E Worth St	GU	RL	STILL UNDER REVIEW Faith Christian School
729 E Dallas Road	IC	RM	STILL UNDER REVIEW Faith Christian School
849 E Dallas Road	IC	RM	STILL UNDER REVIEW Owned by Faith Christian School but leased out
827 E Dallas Road	IC	RM	STILL UNDER REVIEW



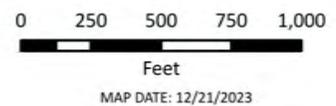




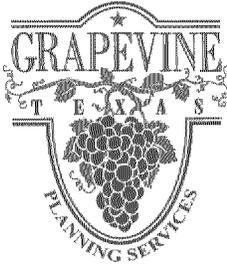


**City of Grapevine**  
**FUTURE LAND USE**  
**Area: Central-NW**

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

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

---

5:30 p.m.	Dinner/ Special Meeting – Planning and Zoning Conference Room
7:00p.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 16<sup>TH</sup> day of January 2024 in the Planning and Zoning Conference Room with the following members present-to-wit:

Monica Hotelling	Vice Chair
Dennis Luers	Member
Beth Tiggelaar	Member
David Hallberg	Member
Jason Parker	Member
Traci Hutton	Member
Mark Assaad	Alternate
Ben Johnson	Alternate

With Larry Oliver absent, constituting a quorum. Sharron Rogers was present as 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. 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.

Briefing Session adjourned at **7:18 p.m.**

**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.

*The Commission and Council received a report from staff and held the public hearing. Staff presented and answered questions.*

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.

*The Commission and Council received a report from staff and held the public hearing. Staff presented and answered questions.*

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 CU12-19 (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.

*The Commission and Council received a report from staff and held the public hearing. Applicants, Kevin Carlson and Al Beams, presented and answered questions.*

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.

*The Commission and Council received a report from staff and held the public hearing. Applicant representative, Billy Avila, presented and answered questions.*

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.

*The Commission and Council received a report from staff and held the public hearing.*

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.

*The Commission and Council received a report from staff and held the public hearing. Applicant, Greg Gifford and applicant representative, Kevin Carlson, presented and answered questions.*

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

**REGULAR SESSION:** (*Immediately following the Joint Public Hearings*) Planning and Zoning Conference Room

Vice Chair Hotelling called the regular session to order at **8:55 p.m.**

#### 11. CITIZEN COMMENTS

*No one spoke during citizen comments.*

#### OLD BUSINESS

None.

NEW BUSINESS

12. Text Amendment AM23-02 (Electric Vehicle Charging Station) – Consider the amendment and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** text amendment **AM23-02** (Electric Vehicle Charging Stations):

Motion: Hutton  
Second: Parker  
Ayes: Hotelling, Luers, Johnson, Tiggelaar, Hallberg  
Nays: None  
Approved: 7 - 0

13. Text Amendment AM23-08 (Short-term Rentals) – Consider the amendment and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** text amendment **AM23-08** (Short-term Rentals):

Motion: Luers  
Second: Tiggelaar  
Ayes: Hallberg, Hutton, Hotelling, Parker, Johnson  
Nays: None  
Approved: 7 – 0

14. Conditional Use request **CU23-36** (Old Hickory at the Gaylord) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use request **CU23-36** (1501 Gaylord Trail)

Motion: Tiggelaar  
Second: Parker  
Ayes: Luers, Hallberg, Hotelling, Johnson, Hutton  
Nays: None  
Approved: 7 – 0

15. Conditional Use request **CU23-37** (Great Wolf Lodge) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use request **CU23-37** (100 Great Wolf Drive)

Motion: Hutton

Second: Parker

Ayes: Hotelling, Johnson, Luers, Hallberg, Tiggelaar

Nays: None

Approved: 7 – 0

16. Historic Landmark Sub-District request **HL23-02** (220 Blevins Street) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Historic Landmark Sub-District request **HL23-02** (220 Blevins Street)

Motion: Parker

Second: Hutton

Ayes: Hotelling, Hutton, Hallberg, Tiggelaar, Johnson

Nays: None

Approved: 7 – 0

17. Transit District Overlay request **TDO23-03** (Grapevine Brownstones PH II) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Transit District Overlay request **TDO23-03** (235 East Nash Street)

Motion: Luers

Second: Parker

Ayes: Hutton, Hotelling, Hallberg, Johnson, Tiggelaar

Nays: None

Approved: 7 – 0

18. **Final Plat** of Lot 2, Block 1, Hasten Addition – 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 2, Block 1, Hasten Addition (235 East Nash Street):

Motion: Luers  
Second: Parker  
Ayes: Hutton, Hotelling, Hallberg, Johnson, Tiggelaar  
Nays: None  
Approved: 7 – 0

19. Consider the minutes of the December 13, 2023 Regular Planning and Zoning Commission workshop.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the December 13, 2023 Planning and Zoning Commission workshop.

Motion: Hutton  
Second: Tiggelaar  
Ayes: Hallberg, Luers, Parker, Johnson  
Nays: None  
Abstained: Hotelling  
Approved: 6 – 0 –1

20. Consider the minutes of the December 19, 2023 Regular Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the December 19, 2023 Planning and Zoning Commission meeting.

Motion: Hutton  
Second: Johnson  
Ayes: Hallberg, Luers, Parker, Tiggelaar  
Nays: None  
Abstained: Hotelling  
Approved: 6 – 0 –1

### **Adjournment**

Motion was made to adjourn the meeting at **9:03 p.m.**

Motion: Parker  
Second: Hutton  
Ayes: Hallberg, Luers, Tiggelaar, Johnson  
Nays: None  
Abstained: Hotelling  
Approved: 6 – 0 – 1

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 20<sup>th</sup> DAY OF FEBRUARY 2024.

APPROVED:

---

CHAIRMAN

ATTEST:

---

PLANNING TECHNICIAN