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

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

5:30 p.m.	Dinner – City Council Conference Room
6:00 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:00 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 6:00 p.m. – City Council Chambers

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:

   A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.

   B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

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

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

2. Invocation and Pledge of Allegiance: Vice Chairman Monica Hotelling

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-08** and Planned Development Overlay **PD24-02** (Sauce'd) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gena Cannon with All Tex Permits, LLC requesting a conditional use permit to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer and wine) in

conjunction with an existing restaurant. The applicant is also requesting a planned development overlay to deviate from, but not be limited to required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 110 North Main Street and is currently zoned “HC”, Highway Commercial District.

4. Conditional Use Permit **CU24-14** (Stuart’s Paint and Body) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Omar Oweis with Oweis Enterprises, LLC requesting a conditional use permit to develop an automotive repair garage and an 18-foot pole sign. The subject property is located at 2051 State Highway 121 and is currently zoned “CC”, Community Commercial District.

5. Zoning Change Application **Z24-02** (MacDaddy’s) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jim Sager with Transwestern Real Estates requesting to rezone 0.87 acre from “PO”, Professional Office District to “CN”, Neighborhood Commercial District to allow for retail sales and service of electronic goods. The subject property is located at 1001 South Main Street.

6. Transit District Overlay **TDO24-01** (Nash Berry Townhomes) and **Final Plat** of Lots 1-17, 18X, Block 2-R , Nash and Berry Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Richard Giberson with Berry, Jean, & Nash, LLC requesting a transit district overlay to allow for the development of seventeen (17) single-family attached townhomes with one open space lot; and to replat Lots 6, 7 and 8, Block 2 Hilltop Addition. The subject property is located at 931/ 937/ 943 Jean Street and 930/ 936 Berry Street and is currently zoned “LI”, Light Industrial District.

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

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

CITIZEN COMMENTS

7. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the City Secretary. A member of the public may address the City Council regarding an item on the agenda either before or during the Council’s consideration of the item, upon being recognized by the Mayor or upon the consent of the City Council. Citizens will have 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

8. Mayor Tate to present a proclamation recognizing April 21-27 as Crime Victims' Rights Week.

NEW BUSINESS

9. Consider **Resolution No. 2024-005** authorizing publication of notice of intention to issue certificates of obligation in a principal amount not to exceed $36,700,000; approving the preparation of a preliminary official statement and a notice of sale; providing for the effective date; and taking any other necessary action.

10. Consider a contract for the installation of solar panels at the Grapevine Public Library with Axium Solar, approve the submittal of an Equipment Voucher as part of the Energy Efficiency and Conservation Block Grant Program through the U.S. Department of Energy, **Ordinance No. 2024-031** to increase the estimated receipts in the Grant Fund, 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 an agreement for Joint Election Services to provide election services and equipment for the May 4, 2024 General Election with the Tarrant County Elections Administrator. City Secretary recommends approval.

12. Consider the payment for an exhibitor's booth to include equipment, logistics, updates, and vinyl graphic edits for the Innovating Commerce Service Communities (ICSC) 2024 trade show to Trade Group, Inc. Economic Development Director recommends approval.

13. Consider the purchase of on-site personal protective equipment cleaning, inspection and repair from Rocky Mountain PPE, LLC. Fire Chief recommends approval.

14. Consider a sole source purchase of EMS reporting license and record management system from Imagetrend. Fire Chief recommends approval.

15. Consider the purchase of replacement of end of life network switches for the Data Center and City Hall. Chief Information Officer recommends approval.

16. Consider for the renewal a contract for hauling of debris and aggregates with Horns Crew Trucking, Silvas Trucking and Q. Roberts Trucking, Inc. Public Works Director recommends approval.

17. Consider annual contracts for concrete services with Manning Concrete Sawing, CI Pavement, Cut-Mor Concrete Services LLC and Ratliff Hardscape Ltd. Public Works Director recommends approval.

18. Consider the renewal of an annual contract for the purchase of various fuels with Offen Petroeum. Public Works Director recommends approval.

19. Consider an annual contract for trade services to provide and install heat boxes with Entech Sales and Services. Public Works Director recommends approval.

20. Consider an annual contract for electrical trade services from Humphrey & Associates, Inc. Public Works Director recommends approval.

21. Consider a contract renewal for software updates, software support and software maintenance for the Public Works Department operations and asset management system with OpenGov, Inc. Public Works Director recommends approval.

22. Consider the Dallas Fort Worth International Airport noise monitor upgrade and License Agreements. Public Works Director recommends approval.

23. Consider a license agreement to allow for utilities along Fairway Drive with the U.S. Army Corps of Engineers. Public Works Director recommends approval.

24. Consider the submittal of a Technical Assistance Grant for pipeline safety as part of the US Department of Transportation Pipeline and Hazardous Materials Safety Administration. Public Works Director recommends approval.

25. Consider declaring certain property as surplus and authorizing its sale at auction. Public Works Director recommends approval.

26. Consider the minutes of the April 2, 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

27. Conditional Use Permit **CU24-08** (Sauce'd) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-032**, if applicable, and take any necessary action.

28. Planned Development Unit **PD24-02** (Sauce'd) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-033**, if applicable, and take any necessary action.

29. Conditional Use Permit **CU24-14** (Stuart's Paint and Body) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-034**, if applicable, and take any necessary action.

30. Zoning Change Application **Z24-02** (MacDaddy's) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-035**, if applicable, and take any necessary action.

31. Transit District Overlay **TDO24-01** (Nash Berry Townhomes) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-036**, if applicable, and take any necessary action.

32. **Final Plat** of Lots 1-17, 18X, Block 2-R, Nash and Berry Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

33. **Preliminary Plat** of Lot 1, Block 1 Faithful and True Addition – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by Leland Pennington requesting to plat one single family lot. The subject property is located at 2910 Parr Lane and is currently zoned "R-20.0", Residential District.

34. **Final Plat** of Lot 1, Block 1 Faithful and True Addition – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by Leland Pennington requesting to plat one single family lot. The subject property is located at 2910 Parr Lane and is currently zoned "R-20.0", Residential District.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on April 12, 2024 by 5:00 p.m.

Tara Brooks, TRMC, CRM
City Secretary

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

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

CITY OF GRAPEVINE, TEXAS
SPECIAL AND REGULAR
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, APRIL16, 2024

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

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

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

BRIEFING SESSION

1. Planning and Zoning Commission to conduct a briefing session to discuss all items scheduled on tonight's agenda. No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

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

2. Invocation and Pledge of Allegiance: Vice Chairman Monica Hotelling

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-08** and Planned Development Overlay **PD24-02** (Sauce'd) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gena Cannon with All Tex Permits, LLC requesting a conditional use permit to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer and wine) in conjunction with an existing restaurant. The applicant is also requesting a planned development overlay to deviate from, but not be limited to required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 110 North Main Street and is currently zoned "HC", Highway Commercial District.

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

CITIZEN COMMENTS

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NEW BUSINESS

8. Conditional Use Permit **CU24-08** (Sauce'd) – Consider the application and make a recommendation to City Council.

9. Planned Development Unit **PD24-02** (Sauce'd) – Consider the application and make a recommendation to City Council.

10. Conditional Use Permit **CU24-14** (Stuart's Paint and Body) – Consider the application and make a recommendation to City Council.

11. Zoning Change Application **Z24-02** (MacDaddy's) – Consider the application and make a recommendation to City Council.

12. Transit District Overlay **TDO24-01** (Nash Berry Townhomes) – Consider the application and make a recommendation to City Council.

13. **Final Plat** of Lots 1-17, 18X, Block 2-R, Nash and Berry Addition – Consider the application and make a recommendation to City Council.

14. **Preliminary Plat** of Lot 1, Block 1 Faithful and True Addition – Consider the application and make a recommendation to City Council.

15. **Final Plat** of Lot 1, Block 1 Faithful and True Addition – Consider the application and make a recommendation to City Council.

16. Consider the minutes the March 19, 2023 Regular Planning and Zoning Commission meeting.

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

ADJOURNMENT

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

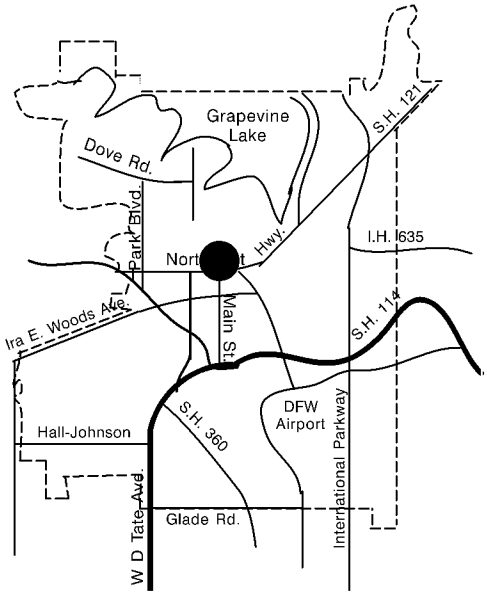
CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

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

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

MEETING DATE: APRIL 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION AND PLANNED DEVELOPMENT OVERLAY CU24-08/ PD24-02, SAUCE'D



APPLICANT: Gena Cannon – All Tex Permits, LLC

PROPERTY LOCATION AND SIZE:

The subject property is located at 110 North Main Street and platted as Block 1, Lot 5, North Main Shopping Center Addition Phase 3. The site contains 0.65 acre and has approximately 149 feet of frontage on North Main Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU96-28 (Ord. 1996-87) for an expansion to the existing building on Lot 5, and a waiver to Section 47.E.2. *Site Plan Review* in accordance with Section 47.F. *Procedure for Processing Site Plans.* This request is specifically to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine only) and a planned development overlay to allow deviation from parking requirements in conjunction with an existing restaurant (Sauce'd).

The subject site was developed prior to 1987 as a single-story, multi-tenant building. The applicant is requesting to sell and store beer and wine on-site, specifically for the existing restaurant's customers. The multi-tenant building has one parking lot with a total of 83 parking spaces, which are shared among tenants occupying Lots 1-5. Lot 5 has a total of 40 parking spaces, while the existing three tenants require 50, leaving a deficit of 10 spots.

To help address the issue, the applicant has requested a planned development overlay and has agreed to lease five spaces from the adjacent parking lot to the south to alleviate the future deficit.

PRESENT ZONING AND USE:

The property is currently zoned "HC", Highway Commercial District and is an existing multi-tenant building.

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.

- On October 15, 1996, City Council approved conditional use request, CU96-28 (Ord. 1996-87) for an expansion to the existing building on Lot 5, and a waiver to Section 47.E.2. in accordance with Section 47.F.

- On October 21, 1997, City Council approved an extension for the previously approved conditional use permit CU96-28 (Ord. 1996-87) for an expansion to the existing building on lot 5, and a waiver to Section 47.E.2. in accordance with Section 47.F.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"HC", Highway Commercial District – Multi-tenant building with retail, restaurants, and a salon
SOUTH:	"HC", Highway Commercial District – Commercial parking lot
EAST:	"HC", Highway Commercial District – Mohler MMA Mixed Martial Arts
WEST:	"HC", Highway Commercial – Bank of the West

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

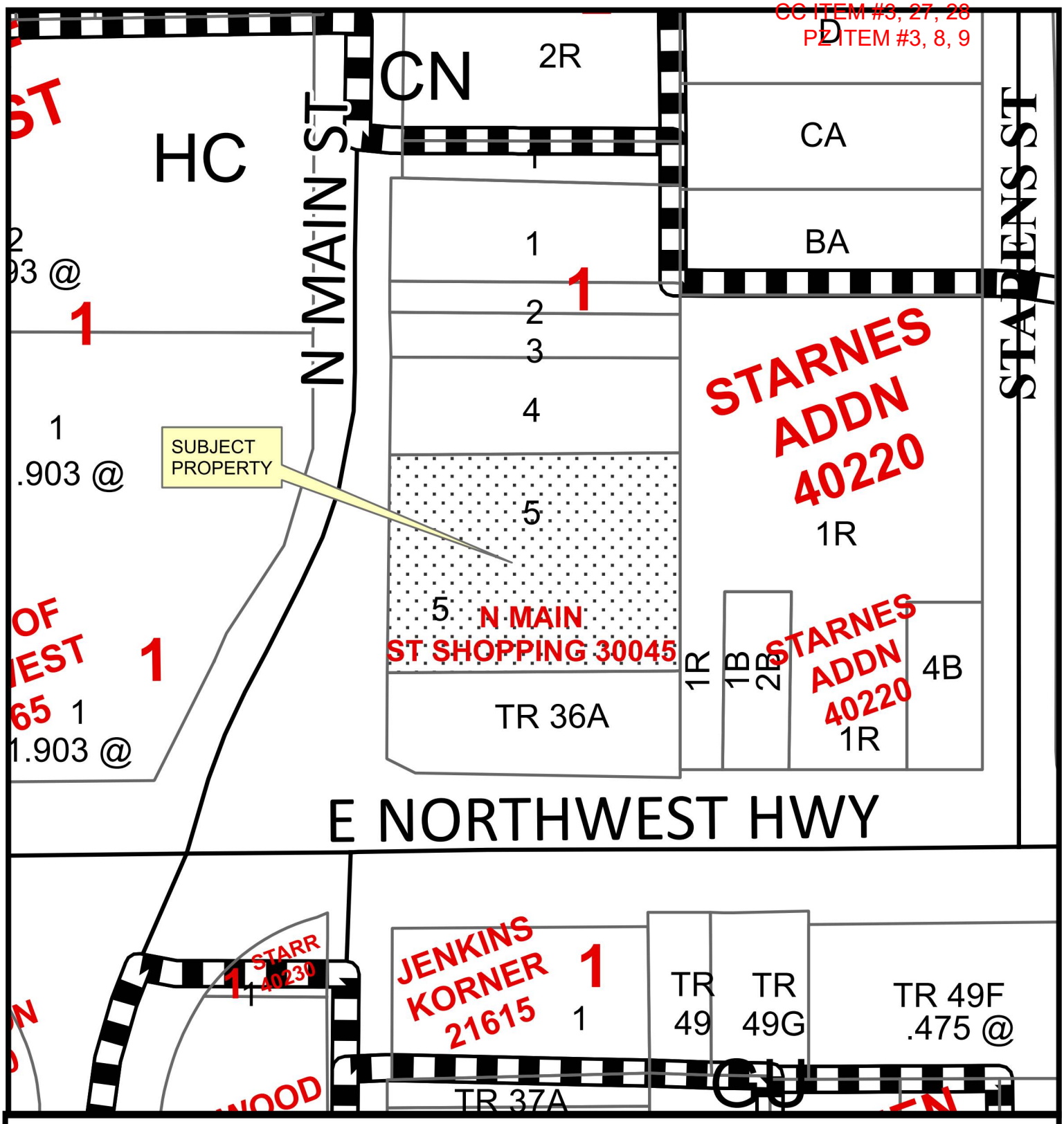
Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates North Main Street as a Type F, Collector with a minimum 60-foot of right-of-way developed as 2 lanes.

/ng

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9



0 40 80 120 160 Feet

CU24-08/ PD24-02; Sauce'd
110 North Main Street

Date Prepared: 4/3/2024

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.

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Block 1 Lot 5 North Main St. Shopping Cntr Ad

Gross area of parcel (to nearest tenth of acre) 28,314 or .65 Land Acres

Street frontage & distance to nearest cross street 110 N. Main St., Grapevine (near 114)

Describe the Proposed Use Restaurant w/ BG (Beer + Wine)

Proposed Zoning

Existing Zoning

Future Land Use Designation

Property Owner Information, Authorization and Acknowledgements

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 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.

RECEIVED
MAR 04 2024
By: .....

Owner Name Matthew Talley

Company MDT Grapevine Ltd.

Address 12720 Hillcrest Rd. Ste. 700

CU24-08
PD24-02

Trevor Turnbow 682-266-8929 [redacted]

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

City Dallas State TX Zip Code 75230

Phone 817-300-6453 Email [redacted]

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate GENA CANNON, ALL TEX PERMITS 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 11/30/2023

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 30th day of November, 2023

Tamera Nicole Thomas
NOTARY PUBLIC in and for the State of Texas

TAMERA NICOLE THOMAS
Notary ID #133829776
My Commission Expires
June 24, 2026

RECEIVED
MAR 04 2024
By: .....

RECEIVED
DEC 04 2023

CU24-08
PD24-02

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Gena Cannon
Company All Tex Permits LLC
Address 814 E Abram #200
City Arlington State TX Zip Code 76010
Phone 682-320-8935
Email [redacted]
Applicant's Signature Gena Cannon Date 10-20-23

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared GENA CANNON *(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."

SUBSCRIBDED AND SWORN TO before me, this the 20TH day of OCTOBER, 20 23

JILL MARIE COX
Notary Public, State of Texas
My Commission Expires
May 17, 2027
NOTARY ID 13436342-8

NOTARY PUBLIC in and for the State of Texas

RECEIVED
MAR 04 2024
By: .....

CU24-08
PD24-02

RECEIVED
DEC 04 2023

The following Commercial Lease Agreement states that KC Kingdom Perspective, Ltd, owner of 121 E Northwest Hwy, Grapevine, TX 76051, has entered into an agreement that allocates 5 parking spaces to Sauce'd Pizza and their customers.

This Parking Lot is directly connected to the 0.65 acre lot of 110 N Main Street, Grapevine, TX 76051.

KC Kingdom Perspective Signature: 

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

Franchise Tax Account Status

As of 11/29/2023 11:27:01

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

	INFRONT MEDIA, LLC
Texas Taxpayer Number	32070753416
Mailing Address	110 N MAIN ST GRAPEVINE, TX 76051-6231
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	05/09/2019
Texas SOS File Number	0803321080
Registered Agent Name	CONNER J GIDENBLATT
Registered Office Street Address	110 N. MAIN ST GRAPEVINE, TX 76051

CU24-08
PD24-02

RECEIVED
MAR 04 2024
By: .....

RECEIVED
DEC 04 2023

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

Form 205
(Revised 05/11)

Submit in duplicate to:
Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
512 463-5555
FAX: 512 463-5709
Filing Fee: $300

This space reserved for office use.

Certificate of Formation
Limited Liability Company

FILED
In the Office of the
Secretary of State of Texas
MAY 09 2019
Corporations Section

Article 1 – Entity Name and Type

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

InFront Media, LLC

The name must contain the words "limited liability company," "limited company," or an abbreviation of one of these phrases

Article 2 – Registered Agent and Registered Office

(See instructions. Select and complete either A or B and complete C.)

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

OR

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

Conner	J	Gildenblatt	
First Name	*M.I.*	*Last Name*	*Suffix*

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

609 Mission Hills Drive	Arlington	TX	76018
Street Address	*City*	*State*	*Zip Code*

Article 3—Governing Authority

(Select and complete either A or B and provide the name and address of each governing person.)

☑ A. The limited liability company will have managers. The name and address of each initial manager are set forth below:

☐ B. The limited liability company will not have managers. The company will be governed by its members, and the name and address of each initial member are set forth below.

GOVERNING PERSON 1

NAME (Enter the name of either an individual or an organization, but not both.)

IF INDIVIDUAL

Conner	J	Gildenblatt	
First Name	*M.I.*	*Last Name*	*Suffix*

OR

IF ORGANIZATION

Organization Name

RECEIVED
MAY 09 2019
Secretary of State

ADDRESS

609 Mission Hills Drive	Arlington	TX	USA	76018
Street or Mailing Address	*City*	*State*	*Country*	*Zip Code*

Form 205

CU24-08
PD24-02

RECEIVED
MAR 04 2024
By: .....

DEC 04 2023

GOVERNING PERSON 2

NAME (Enter the name of either an individual or an organization, but not both.)

IF INDIVIDUAL

First Name	M.I.	Last Name	Suffix

OR

IF ORGANIZATION

Organization Name

ADDRESS

Street or Mailing Address	City	State	Country	Zip Code

GOVERNING PERSON 3

NAME (Enter the name of either an individual or an organization, but not both.)

IF INDIVIDUAL

First Name	M.I.	Last Name	Suffix

OR

IF ORGANIZATION

Organization Name

ADDRESS

Street or Mailing Address	City	State	Country	Zip Code

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.]

Holding company with various industries and business types eventually being transferred to it. A pizza shop will be the first subsidiary.

RECEIVED
MAR 04 2024
By: .....

CU24-08
PD24-02

RECEIVED
DEC 04 2023

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

ALL TEX PERMITS

December 4, 2023

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

Re: Conditional Use Permit Application – Infront Media LLC dba Sauce'd Pizza
For 110 N. Main Street, Grapevine

Dear Sirs:

Enclosed please find the C.U.P. Application for the above referenced address. **The applicant currently has a Certificate of Occupancy as a restaurant.** He wishes to add the sale of beer and wine to his establishment only. We were told the pre-application meeting could be waived. **There are no changes to this establishment from the original C.O. application other than adding alcohol storage on the plans.**

Please feel free to contact me at [redacted] should you have any questions or need anything further in order to proceed.

Sincerely,

Gena Cannon

Gena Cannon
President

GC/

Enclosure

cc: Conner Gildenblatt, Owner

RECEIVED
DEC 04 2023

RECEIVED
MAR 04 2024
By: .....

PD24-02
CU24-08

814 E. Abram St., Ste. 200, Arlington, TX 76010
682.320.8935
www.alltexpermits.com

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 110 N. Main St., Grapevine

Legal description of subject property
North Main St. Shopping Cntr Ad. Block 1 Lot 5

Public Works Department — Date 3-4-24

RECEIVED
MAR 04 2024
By: .....

RECEIVED
DEC 04 2023

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

Organizer

The name and address of the organizer:

Conner Gildenblatt
Name

809 Mission Hills Drive	Arlington	TX	76018
Street or Mailing Address	*City*	*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 90th day after the date of signing is: _____

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

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: 5/1/2019

Signature of organizer

Conner Gildenblatt
Printed or typed name of organizer

MAR 04 2024
CU24-08
PD24-02

RECEIVED
DEC 04 2023



CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

LEGAL DESCRIPTION

BEING 2.805 acres comprised of all of Lot 1, Block 2, Phase II, NORTH MAIN STREET SHOPPING CENTER ADDITION, to the City of Grapevine, Tarrant County, Texas according to the plat recorded in Volume 388-158, Page 17 of the Plat Records of Tarrant County, Texas; all of Lot 2R and Lot 3, Block 2, Phase III, NORTH MAIN STREET SHOPPING CENTER ADDITION, to the City of Grapevine, Tarrant County, Texas according to the plat recorded in Volume 388-180, Page 68 of the Plat Records of Tarrant County, Texas; and a portion of Lots 1 & 2, Block 1, Phase I, NORTH MAIN STREET SHOPPING
CENTER ADDITION, to the City of Grapevine, Tarrant County, Texas according to the plat recorded in Volume 388-121, Page 58 of the Plat Records of Tarrant County, Texas; and a portion of Lots 3 & 4, Block 1, Phase II, NORTH MAIN STREET SHOPPING CENTER ADDITION, to the City of Grapevine, Tarrant County, Texas according to the plat recorded in Volume 388-185, Page 47 of the Plat Records of Tarrant County, Texas; and a portion of Lot 5, Block 1, Phase III, NORTH MAIN STREET SHOPPING CENTER ADDITION, to the City of Grapevine, Tarrant County, Texas according to the plat recorded in Volume 388-180, Page 68 of the Plat Records of Tarrant County, Texas; and all of the 0.1119 acre Tract of land which was former North Main Street right-of-way area now abandoned by City Ordinance No. 200-69, and recorded in Volume 15988, Page 171 of the Deed
Records of Tarrant County, Texas. Said 2.805 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a 5/8" iron rod found, at the Southeast corner of said Lot 5, Block 1, Phase III, NORTH MAIN STREET SHOPPING CENTER ADDITION;

THENCE S 88° 52' 00" W 188.31 feet, along the South boundary line of said Lot 5, to a 5/8" iron rod found, at the Southeast corner of the Tract of land conveyed to the City of Grapevine, Texas as a Street Right-Of-Way Deed recorded in Volume 15988, Page 173 of the Deed Records of Tarrant County, Texas;

THENCE N 00° 02' 08" W 321.74 feet, along the new East right-of-way
line of said North Main Street, being the East boundary line of said Street Right-Of-Way Deed, to a point at the Northeast corner of said Street Right-Of-Way Deed, lying in the South boundary line of aforesaid Lot 1, Block 2, Phase II, NORTH MAIN STREET SHOPPING CENTER ADDITION, and said point being the Southwest corner of the aforesaid former right-of-way Tract of land abandoned by City Ordinance No. 2002-69;

THENCE N 00° 02' 08" W 339.84 feet, along the West boundary line of said abandoned right-of-way, to a 1/2" iron rod set, at the Northwest corner of said right-of-way abandonment area;

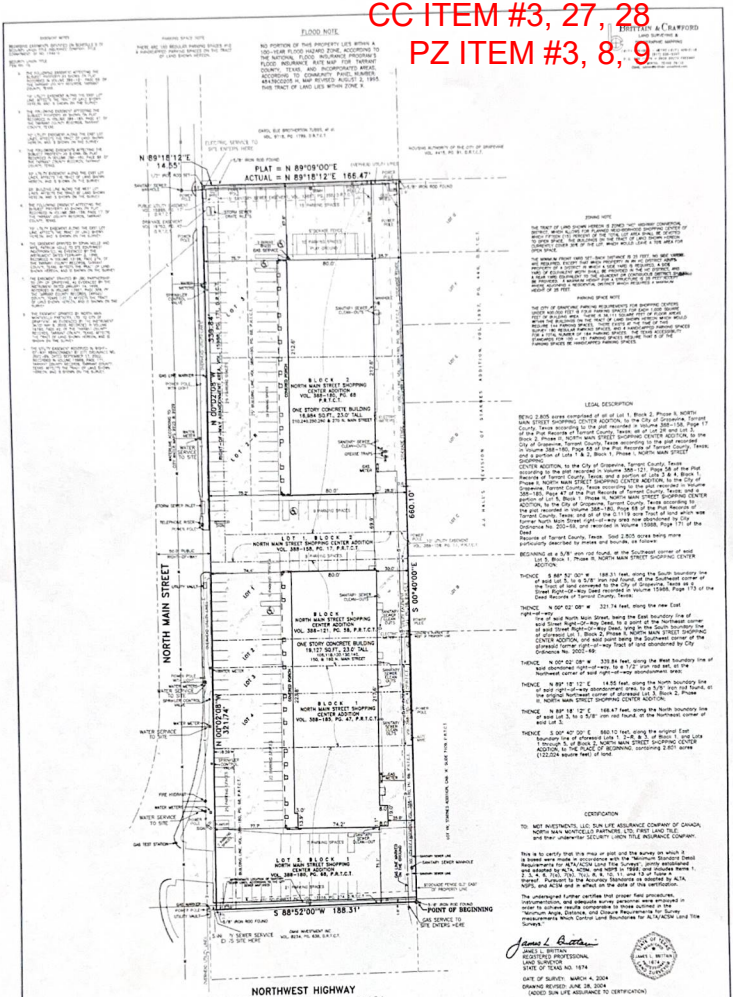
THENCE N 89° 18' 12" E 14.55 feet, along the North boundary line of said right-of-way abandonment area, to a 5/8" iron rod found, at the original Northwest corner of aforesaid Lot 3, Block 2, Phase III, NORTH MAIN STREET SHOPPING CENTER ADDITION;

THENCE N 89° 18' 12" E 166.47 feet, along the North boundary line of said Lot 3, to a 5/8" iron rod found, at the Northeast corner of said Lot 3;

THENCE S 00° 40' 00" E 660.10 feet, along the original East boundary line of aforesaid Lots 1, 2-R, & 3, of Block 1, and Lots 1 through 5, of Block 2, NORTH MAIN STREET SHOPPING CENTER ADDITION, to THE PLACE OF BEGINNING, containing 2.801 acres (122,024 square feet) of land.

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DEC 04 2023
MAR 04 2024

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9



CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Block 1, Lot 5 North Main St. Grapevine Crear 114)

Gross area of parcel (to nearest tenth of acre) 28,314 or 0.65 Land Acres)

Street frontage & distance to nearest cross street 110 N. Main St Grapevine, TX

Describe the Proposed Use Restaurant w/ BG (Beer & Wine)

Proposed Zoning

Existing Zoning

Future Land Use Designation

Subject Property Address 110 N Main Street

Property Owner Information, Authorization and Acknowledgements

All Planned Development Overlay 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 set approved with a planned development overlay 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 planned development overlay request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name [redacted] MDT

Company MDT Grapevine LTD

Address 12720 Hillcrest Rd Ste 700

City Dallas State TX Zip Code 75230

Phone 817 729 0505 Email [redacted]

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- ☐ I will represent the application myself; OR
- ☒ I hereby designate Trevor Turnham *(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 3/6/2024

STATE OF: TEXAS
COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared MATT TALLEY *(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 6th day of March, 2024

DEBBIE E MCCOY
Notary Public, State of Texas
Comm. Expires 02-07-2026
Notary ID 133573729

_____
NOTARY PUBLIC in and for the State of Texas

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Trent Turnbow Company Turnbow Construction

Address PO Box 151567

City Mansfield State TX Zip Code 76015

Phone 682-266-8921 Email [redacted]

Applicant's Signature _____ Date 3-3-24

3/6/2024

STATE OF: TX

COUNTY OF: ~~Tarrant~~ DALLAS

BEFORE ME, a Notary Public, on this day personally appeared MATT TALLEY *(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 6th day of March, 2024

DEBBIE E MCCOY
Notary Public, State of Texas
Comm. Expires 02-07-2026
Notary ID 133573729

_____
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

(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)

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

Franchise Tax Account Status

As of : 03/06/2024 11:10:11

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

MDT GRAPEVINE, LTD.	
Texas Taxpayer Number	32035636748
Mailing Address	12720 HILLCREST RD STE 700 DALLAS, TX 75230-2044
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	03/05/2004
Texas SOS File Number	0800313014
Registered Agent Name	MATTHEW TALLEY
Registered Office Street Address	12740 HILLCREST RD, STE 205 DALLAS, TX 75230

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

Franchise Tax Account Status

As of : 03/06/2024 11:10:11

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Texas SOS File Number	0800313014
Registered Agent Name	MATTHEW TALLEY
Registered Office Street Address	12740 HILLCREST RD, STE 205 DALLAS, TX 75230

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

ORDINANCE NO. 2024-032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-08 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH AN EXISTING RESTAURANT FOR BLOCK 1, LOT 5, NORTH MAIN STREET SHOPPING CENTER PHASE 3 (110 NORTH MAIN STREET) IN A DISTRICT ZONED "HC", HIGHWAY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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 CU24-08 to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant in a district zoned "HC", Highway Commercial District within the following described property: Block 1, Lot 5, North Main Street Shopping Center Phase 3 (110 North Main Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CC ITEM #3, 27, 28
PZ ITEM #3, 8, 9

ORDINANCE NO. 2024-033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD24-02 TO DEVIATE FROM, BUT NOT BE LIMITED TO A REDUCTION IN REQUIRED PARKING FROM SECTION 56, OFF-STREET PARKING REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE, NO. 82-73 REQUIREMENTS WITHIN THE FOLLOWING DESCRIBED PROPERTY: BLOCK 1, LOT 5, NORTH MAIN STREET SHOPPING CENTER PHASE 3 (110 NORTH MAIN STREET) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Planned Development Overlay No. PD24-02 to deviate from, but not be limited to a reduction in required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73 within the following described property: Block 1, Lot 5, North Main Street Shopping Center Phase 3 (110 North Main Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

Section 5. This ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said

ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

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

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

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

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CU24-08/ PD24-02

SAUCE'D PIZZA AND WINE

110 NORTH MAIN STREET
BLOCK 1, LOT 5, NORTH MAIN ST. SHOPPING CENTER ADDITION (PHASE 3)

GRAPHIC SYMBOLS

DRAWING TITLE — 1 TITLE / SCALE

ELEVATION TAG — IDX.301 (4, 1, 2, 3) — ELEVATION # / SHEET #

SECTION TAG — 1 / ID7.201 — SECTION # / SHEET #

DETAIL TAG — 1 / ID-501 — DETAIL # / SHEET #

MATCH LINE — SEE IDX.XX MATCH LINE — SHEET # / SEE IDX.XX MATCH LINE

ROOM NAME/# — LOBBY 100 — AREA NAME / AREA #

EQUIPMENT AND ACCESSORIES TAG

CEILING HEIGHT AND FINISH TAG — CEILING HEIGHT / FINISH # / FINISH DESIGNATION

FF&E TAG — XX-XX — ITEM # / AREA #

REVISION CLOUDS — CLOUD AROUND REVISION AREA AFFECTED / REVISION TAG

CENTER LINE

FINISH TAG — FINISH # / FINISH DESIGNATION

TRANSITION TAG — FINISH DESIGNATION

COMPASS SYMBOL — N

SCALE SYMBOL — 8' 0 8' 16' — SCALE: 1/16"=1'-0"

ALIGN SYMBOL — ALIGN

TILE START POINT

NOTES LEADER — XXXXX

WALL TYPE — X

ELECTRICAL SYMBOLS

- DUPLEX RECEPTACLE
- GD — GARAGE DOOR OPENER
- GFCI — GROUND FAULT INTERRUPTER OUTLET
- WPGFCI — WATER PROOF GROUND FAULT INTERRUPTER OUTLET
- ELEC. RECEPT. — CEILING RECEPTACLE
- R — RECESSED LIGHT
- EB — RECESSED EYEBALL FIXTURE
- WP — RECESSED WATER PROOF FIXTURE
- CF — CEILING FAN J. BOX W/ 4 CONDUCTOR WIRE
- CEILING HUNG FIXTURE
- SURFACE MOUNTED CEILING FIX.
- PS — CEILING MOUNTED FIXTURE W/ PULL STRING
- EXTERIOR FLOOD LIGHT
- 2'x2' FLUORESCENT LIGHT
- WALL SCONCE (EX. LIGHT FIX.)
- WALL MOUNTED FIXTURE
- UNDER CABINET LIGHT
- HANGING LIGHT
- LANDSCAPE LIGHT
- DIRECT SPOT LIGHT
- HANGING SPOT LIGHT
- $ — SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- DIMMER SWITCH
- SD — SMOKE DETECTOR
- SCO — SMOKE /CARBON MONOXIDE DETECTOR
- DOOR BELL CHIMES
- DOOR BELL
- TELEPHONE OUTLET
- TELEVISION CABLE OUTLET
- EXHAUST FAN (BY HVAC SUBCONTRACTOR)
- EXHAUST FAN WITH LIGHT
- DISCONNECT FOR AIR CONDITIONING CONDENSER
- REINFORCED JUNCTION BOX FOR STD. ELEC. FIX.
- J — JUNCTION BOX
- CONNECTION TO APPLIANCE OR EQUIPMENT AS PER MANUFACTURER'S REQS.
- CEILING FAN WITH LIGHT
- CEILING FAN W/O LIGHT
- CHANDELIER
- CEILING MOUNTED FIXTURE 4' LIGHT

APPLIANCE / PLUMBING LEGEND

- COOK TOP
- OVEN (24" OVEN)
- RANGE
- FRZ — FREEZER
- IM — ICE MAKER
- 36" REF — REFRIGERATOR
- DW — DISHWASHER
- D — DRYER
- W — WASHING MACHINE
- FURNICE
- TC — TRASH COMPACTOR
- OUTDOOR AIR CONDITIONER
- WH — WATER HEATER
- 2 TUB KITCHEN SINK
- 3 TUB KITCHEN SINK
- BAR SINK
- LAUNDRY SINK
- TOILET
- BIDET
- PEDESTAL SINK
- LAVATORY-01 (LAVO)
- LAVATORY-01 (LAVO)
- LAVATORY-01 (LAVO)
- BATH TUB ALCOVE
- BATH TUB FREESTANDING

PROJECT DESCRIPTION

CU24-08/ PD24-02; to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with an existing restaurant. The applicant is also requesting a planned development overlay (PD24-02) to deviate from, but not be limited to a reduction in required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73.

PARKING NOTES

All parking spaces dimensioned and provided meet the City's standard parking space requirements.

PROJECT INFORMATION

OWNER:
SAUCE'D RESTAURANT
110 N. MAIN STREET
GRAPEVINE, TX 76051
ATTN: CONNER GUILDENBLATT
P: 682-554-7925

ARCHITECT:
David Berry
2303 Elderoaks Ln
Dallas, TX 75232
P: 214-874-5077
E: david@btconstructiontx.com

GENERAL CONTRACTOR:
TREVOR TURBOW
TURNBOW CONSTRUCTION
PO BOX 151567
ARLINGTON, TX 76015
P: 682-266-8929

ZONE:	"HC"
BUILDING TYPE:	SFD
FIRE SPRINKLERS REQ:	YES - NFPA,13D
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY:	R3 & U
USES:	COMMERCIAL
STORIES:	1-STORY STORY
LOT AREA:	58,617.5 SF
TOTAL HEIGHT:	23.6 FT

PROJECT TABULATIONS

ZONING	"HC"
SITE AREA	58,617.5 SF
RETAIL AREA	18,045 SF
PARKING PROVIDED (1/219SF)	83
OCCUPANCY GROUP	-
OCCUPANT LOAD	-

BUILDING CODES

IBC 2021, IFC 2021, NFPA 70_2020, NFPA 221_2021, ACI 318_2019, ADA 2010
2020 NEC, 2012 TAS

LIFE SAFETY

CONSTRUCTION TYPE	II-B
F.A. SYSTEM	NO

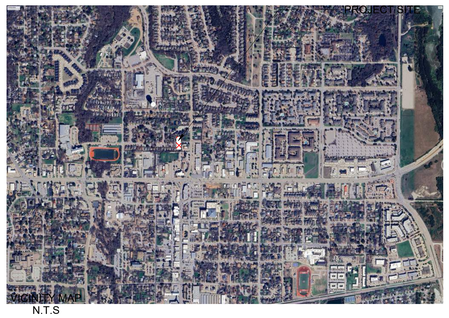
Site Plan
for
SAUCE'D
Lot 5, Block 1, North Main St Shopping Center Addition
Ab. 946 No. Archibald F Leonard Survey
City of Grapevine, Tarrant County, Texas
1,832 sq. ft.
Zone: "HC", Highway Commercial District
Date of Preparation: March 2024

PURPOSE STATEMENT

"The purpose of CU24-08 is to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with an existing restaurant. The purpose of PD24-02 is to deviate from, but not be limited to a reduction in required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73."

SHEET INDEX

SHEET NUMBER	SHEET NAME
C.1	COVER SHEET
C.2	SITE PLAN
C.3	PROPOSED FLOOR PLAN



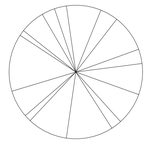
VICINITY MAP
N.T.S


BUILDING LOCATION

N

LOCATION MAP
N.T.S

TREE LEGEND



2 # OF EXISTING OAK TREES

LEGEND

- EXISTING PAVEMENT MARKING
- EXISTING PAVEMENT
- EXISTING EASEMENT
- EXISTING BUILDING LINE
- LANDSCAPE
- SITE

APPLICANT: SAUCE'D PIZZA & WINE, CONNER GILDENBLATT, 110 N MAIN ST # 100, GRAPEVINE, TX 76051, P: 682-554-7925

PROPERTY OWNER: MDT GRAPEVINE LTD.
PROPERTY OWNER CONTACT: MATTHEW TALLEY, 12720 HILLCREST RD STE. 700, DALLAS, TX 75230, P: 817-729-0505

APPLICANT REPRESENTATTIVE: TURNBOW CONSTRUCTION, TREVOR TURBOW, PO BOX 151567, ARLINGTON, TX 76015, P: 682-266-8929

STREET ADDRESS: 110 N MAIN ST. STE., 100, GRAPEVINE, TX 76051

LEGAL DESCRIPTION: NORTH MAIN STREET ADDITION, PHASE 3 LOT 5

ZONING CLASSIFICATION: "HC" (HIGHWAY COMMERCIAL DISTRICT)

PROPOSED USE: RESTAURANT

SITE PLAN SUBMITAL DATE: _____

REASON FOR PROPOSED REQUEST: "The purpose of CU24-08 is to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with an existing restaurant. The purpose of PD24-02 is to deviate from, but not be limited to a reduction in required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73."

CASE NAME: Sauce'd
CASE NUMBER: CU24-08/ PD24-02
LOCATION: 110 N Main St. Ste., 100 GRAPEVINE, TEXAS 76051

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: __1__ OF __3__

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

DEPARTMENT OF DEVELOPMENT SERVICES

MAIN CONSULTANTS
TURNBOW CONSTRUCTION

TURNBOW CONSTRUCTION
GENERAL CONTRACTOR:
Trevor Turbow
Turnbow Construction
PO Box 151567
Arlington, TX 76015
p: 682-266-8929

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TENANT/ OWNER:
sauced Pizza & Smashburgers

TENANT/ OWNER:
Sauce'd Restaurant 110 N.
Main Street Grapevine, TX 76051
Attn: Conner Guildenblatt
p: 682-554-7925

DESIGNER:
David Berry
2303 Elderoaks Ln
Dallas, TX 75232
P: 214-874-5077
E: david@btconstructiontx.com

SAUCE'D PIZZA AND WINE
110 N. MAIN STREET
GRAPEVINE, TX 76051

ISSUE DATES

TYPE	DATE

SCALE:	
DRAWN BY	SA
CHECKED BY	SM

CASE NUMBER: CU24-08 / PD24-02
DATE: 02/16/2024
SHEET TITLE: COVER SHEET
SHEET NUMBER: C.1

02/04/2024 07:47:36 PM

SITE PLAN DATA SUMMARY TABLE	
ZONING (FROM ZONING MAP)	"HC" HIGHWAY COMMERCIAL DISTRICT
LAND USE (FROM ZONING ORDINANCE)	GENERAL COMMERCIAL
TOTAL LOT AREA (SQUARE FEET AND ACRES)	± 28,512 SF (±0.65 AC.)
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQUARE FEET)	±5,710 SF
TOTAL BUILDING AREA (SQUARE FEET)	±5,710 SF
BUILDING HEIGHT (FEET/# STORIES)	23.6 FT (1 STORY)
FLOOR AREA RATIO (RATIO X.XX:1)	0.20
OPEN SPACE	± 1533.2 SF (±5.4%)
IMPERVIOUS AREA	± 26,978.8 SF (±94.6%)

SUITE	TENANT	USE	AREA (SF)	RATIO	REQUIRED	LOT #
110	Sauce'D	RESTAURANT	1832	1/3 PERSONS (43)	15	LOT 5
106	The Brow Boutique	RETAIL	900	1/200	5	
120	The Vine Salon & Spa	BEAUTY SHOP	2950	1/100	30	
130	Empty	RETAIL*	1950	1/200	10	LOT 4
124	Edible Arrangements (to go and delivery only)	RETAIL	1920	1/200	10	
130	Steel Entry (Office Space / Showroom)	RETAIL	1870	1/200	10	LOT 3
140	British Emporium (Niche Retail)	RETAIL	1910	1/200	10	LOT 2
150	Empty	RETAIL*	2830	1/200	15	LOT 1
160	Grapevine Escape	RETAIL	1883	1/200	10	
		TOTAL	18,045		115	
				CITY ADD ON	5	
				TOTAL PARKING SPACES REQUIRED	120	
				TOTAL EXISTING PARKING SPACES PER SURVEY	83	
				TOTAL PROPSOED PARKING SPACES	83	

*CODE IS 1/200 SFT (BASED ON MAXIMUM OCCUPANT LOAD FOR A BUILDING) ASSUMPTIONS MADE.

OFFICES, PERSONAL SERVICE AND RETAIL REQUIRES THE ADD, PREVIOUSLY CITY INDICATED A SINGLE ADD OF 5 SPACES CAN BE USED AT A PROPERTY.

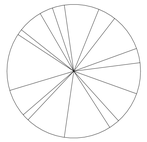
ALL PARKING SPACES DIMENSIONED AND PROVIDED MEET THE CITY'S STANDARD PARKING SPACE REQUIREMENTS

SHARED PARKING AGREEMENT WITH KC KINGDOM PERSPECTIVE FOR 5 SPACES FOR SAUCE'D PIZZA.

Sauce'D Hours of Operation:

Monday - Thursday	11am - 9pm
Friday & Saturday	11am - 10pm
Sunday	12pm - 8pm

TREE LEGEND

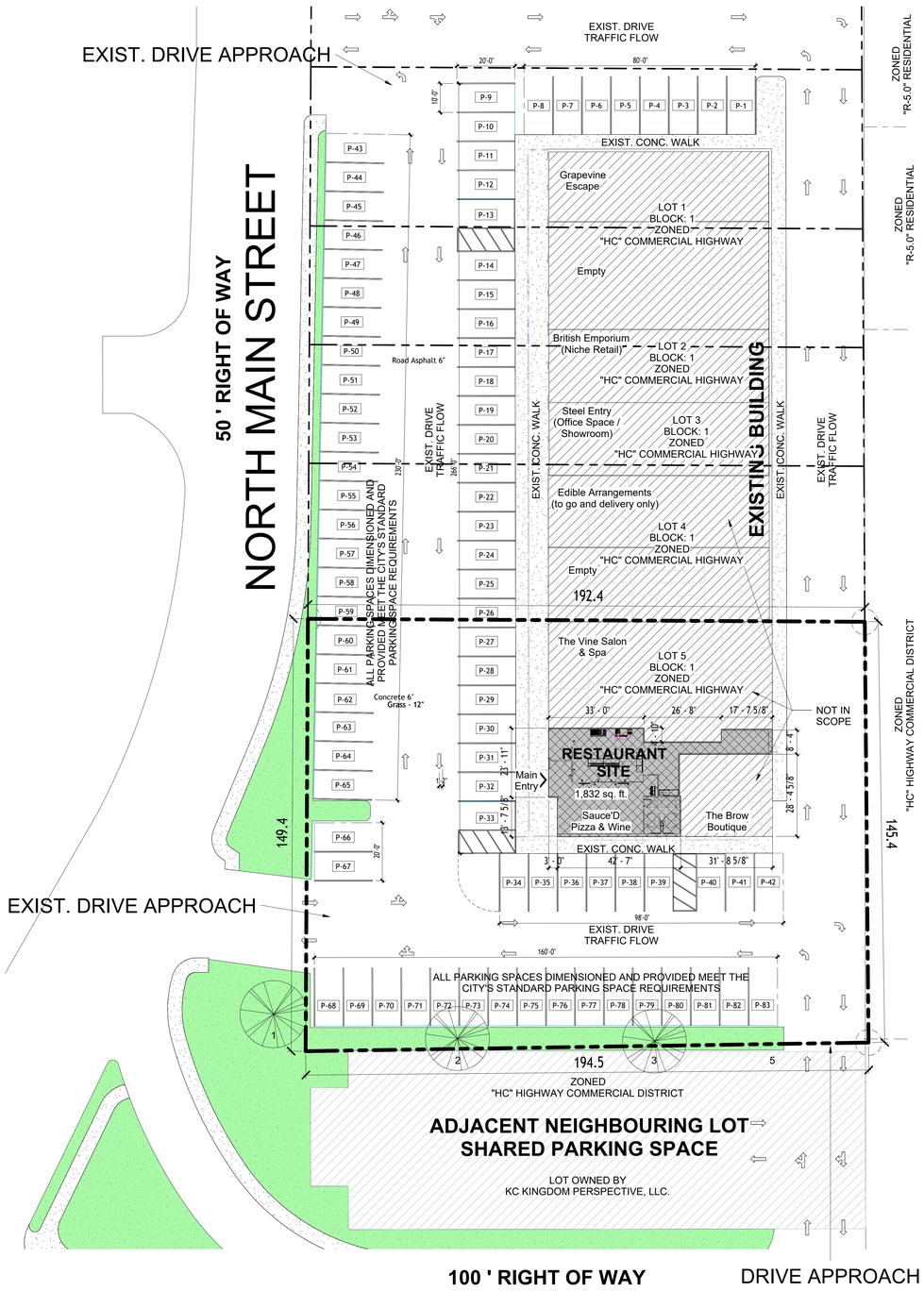


2 # OF EXISTING OAK TREES

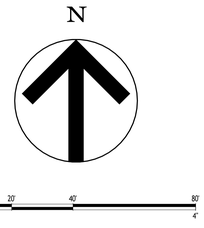
Site Plan
for
SAUCE'D
Lot 5, Block 1, North Main St Shopping Center Addition
Ab. 946 No. Archibald F Leonard Survey
City of Grapevine, Tarrant County, Texas
1,832 sq. ft.
Zone: "HC", Highway Commercial District
Date of Preparation: March 2024

PURPOSE STATEMENT

"The purpose of CU24-08 is to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with an existing restaurant. The purpose of PD24-02 is to deviate from, but not be limited to a reduction in required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73."



1 Site Plan
1" = 20'-0"





LOCATION MAP
N.T.S

LEGEND

- EXISTING PAVEMENT MARKING
- EXISTING PAVEMENT
- EXISTING EASEMENT
- EXISTING BUILDING LINE
- LANDSCAPE
- SITE

APPLICANT:	SAUCE'D PIZZA & WINE CONNER GILDENBLATT 110 N MAIN ST # 100 GRAPEVINE, TX 76051 P: 682-554-7925
PROPERTY OWNER: PROPERTY OWNER CONTACT:	MDT GRAPEVINE LTD. MATTHEW TALLEY 12720 HILLCREST RD STE. 700 DALLAS, TX 75230 P: 817-729-0505
APPLICANT REPRESENTATTIVE:	TURNBOW CONSTRUCTION TREVOR TURBOW PO BOX 151567 ARLINGTON, TX 76015 P: 682-266-8929
STREET ADDRESS:	110 N MAIN ST, STE., 100 GRAPEVINE, TX 76051
LEGAL DESCRIPTION:	NORTH MAIN STREET ADDITION, PHASE 3 LOT 5
ZONING CLASSIFICATION:	"HC" (HIGHWAY COMMERCIAL DISTRICT)
PROPOSED USE:	RESTAURANT
SITE PLAN SUBMITAL DATE:	_____
REASON FOR PROPOSED REQUEST:	"The purpose of CU24-08 is to allow for the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer and wine) in conjunction with an existing restaurant. The purpose of PD24-02 is to deviate from, but not be limited to a reduction in required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73."

CASE NAME: Sauce'd
CASE NUMBER: CU24-08/ PD24-02
LOCATION: 110 N Main St. Ste., 100 GRAPEVINE, TEXAS 76051

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 2 OF 3

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

DEPARTMENT OF DEVELOPMENT SERVICES

MAIN CONSULTANTS
TURNBOW CONSTRUCTION

TURNBOW CONSTRUCTION
GENERAL CONTRACTOR:
Trevor Turbow
Turnbow Construction
PO Box 151567
Arlington, TX 76015
p: 682-266-8929

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TENANT/ OWNER:
sauced Pizza & Smashburgers

TENANT/ OWNER:
Sauce'd Restaurant 110 N. Main Street Grapevine, TX 76051
Attn: Conner Guildenblatt
p: 682-554-7925

DESIGNER:
David Berry
2303 Elderoaks Ln
Dallas, TX 75232
P: 214-874-5077
E: david@btconstructiontx.com

SAUCE'D PIZZA AND WINE

110 N. MAIN STREET
GRAPEVINE, TX 76051

ISSUE DATES

TYPE	DATE

SCALE:	
DRAWN BY	SA
CHECKED BY	SM

CASE NUMBER: CU24-08 / PD24-02
DATE: 02/16/2024
SHEET TITLE: SITE PLAN
SHEET NUMBER: C.2

02/04/2024 07:47:38 PM

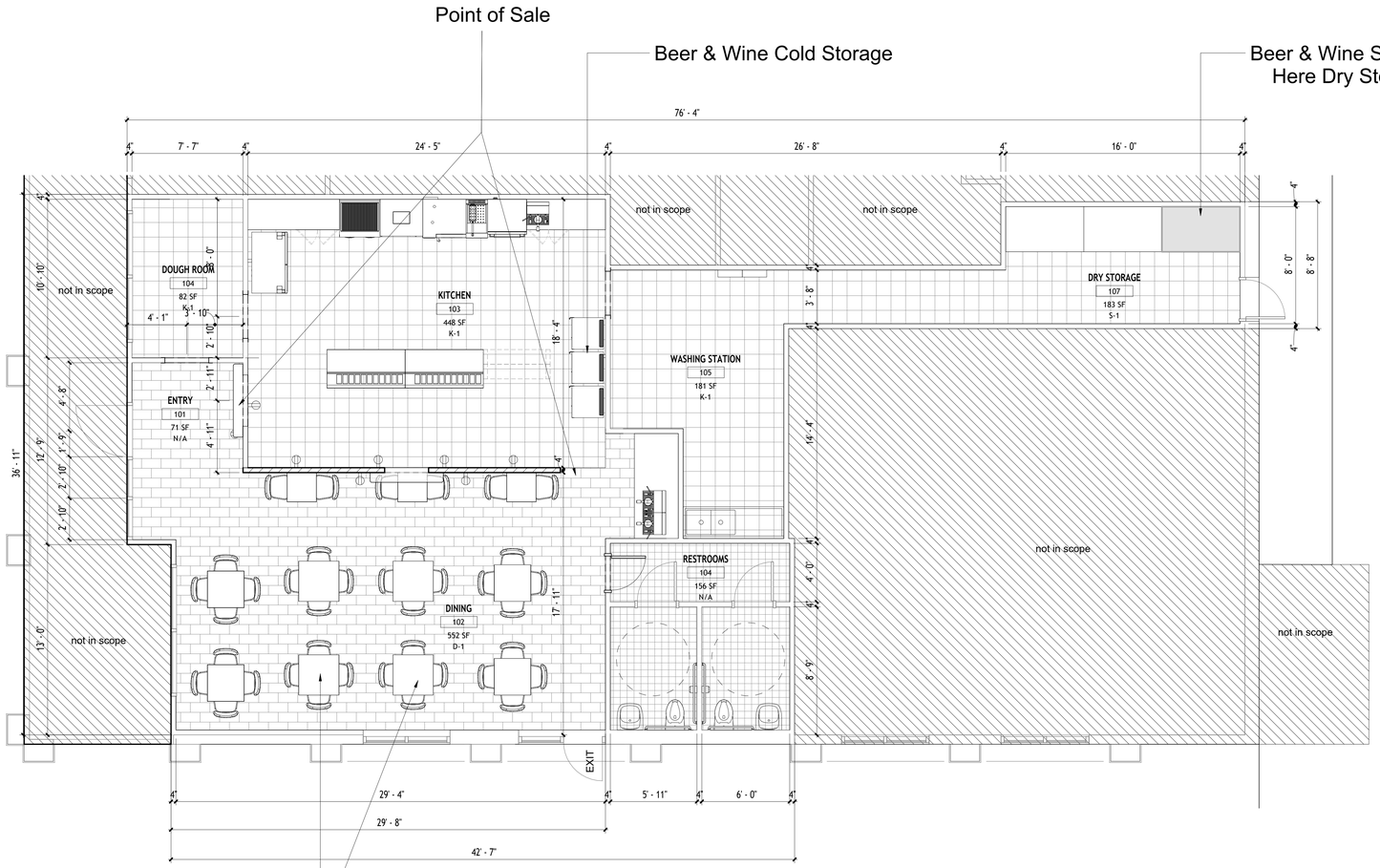
OCCUPANCY LOAD					
Name	Number	Occupancy	Area	Occupancy factor	Occupancy Load
DINING	102	D-1	552 SF	15	37
DOUGH ROOM	104	K-1	82 SF	200	1
KITCHEN	103	K-1	448 SF	200	3
WASHING STATION	105	K-1	181 SF	200	1
DRY STORAGE	107	S-1	183 SF	300	1
Grand total					43

SEATS IN THE RESTAURANT	
TOTAL NUMBER OF CHAIRS AT DOUBLE CHAIRS TABLES	6
TOTAL NUMBER OF CHAIRS AT FOUR CHAIRS TABLES	32
TOTAL SEATS	38

Site Plan
for
SAUCE'D
Lot 5, Block 1, North Main St Shopping Center Addition
Ab. 946 No. Archibald F Leonard Survey
City of Grapevine, Tarrant County, Texas
1,832 sq. ft.
Zone: "HC", Highway Commercial District
Date of Preparation: March 2024

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1 First Floor Architectural Plan
1/4" = 1'-0"

N

0 4' 8' 16'
0 4'
1/4" = 1'-0"

LEGEND

- EXISTING PAVEMENT MARKING
- EXISTING PAVEMENT
- EXISTING EASEMENT
- EXISTING BUILDING LINE
- LANDSCAPE
- SITE

APPLICANT: SAUCE'D PIZZA & WINE
CONNER GILDENBLATT
110 N MAIN ST # 100
GRAPEVINE, TX 76051
P: 682-554-7925

PROPERTY OWNER: MDT GRAPEVINE LTD.
PROPERTY OWNER CONTACT: MATTHEW TALLEY
12720 HILLCREST RD STE. 700
DALLAS, TX 75230
P: 817-729-0505

APPLICANT REPRESENTATTIVE: TURNBOW CONSTRUCTION
TREVOR TURBOW
PO BOX 151567
ARLINGTON, TX 76015
P: 682-266-8929

STREET ADDRESS: 110 N MAIN ST. STE., 100
GRAPEVINE, TX 76051

LEGAL DESCRIPTION: NORTH MAIN STREET ADDITION, PHASE 3
LOT 5

ZONING CLASSIFICATION: "HC" (HIGHWAY COMMERCIAL DISTRICT)

PROPOSED USE: RESTAURANT

SITE PLAN SUBMITAL DATE: _____

REASON FOR PROPOSED REQUEST: "The purpose of CU24-08 is to allow for the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer and wine) in conjunction with an existing restaurant. The purpose of PD24-02 is to deviate from, but not be limited to a reduction in required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73."

CASE NAME: Sauce'd
CASE NUMBER: CU24-08/ PD24-02
LOCATION: 110 N Main St. Ste., 100
GRAPEVINE, TEXAS 76051

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 3 OF 3

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

DEPARTMENT OF DEVELOPMENT SERVICES

MAIN CONSULTANTS
TURNBOW CONSTRUCTION

TURNBOW CONSTRUCTION
GENERAL CONTRACTOR:
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TENANT/ OWNER:
sauced Pizza & Smashburgers

TENANT/ OWNER:
Sauce'd Restaurant 110 N. Main Street Grapevine, TX 76051
Attn: Conner Guildenblatt
p: 682-554-7925

DESIGNER:
David Berry
2303 Elderoaks Ln
Dallas, TX 75232
P: 214-874-5077
E: david@btconstructiontx.com

SAUCE'D PIZZA AND WINE

110 N. MAIN STREET
GRAPEVINE, TX 76051

ISSUE DATES	
TYPE	DATE
SCALE:	
DRAWN BY	SA
CHECKED BY	SM

CASE NUMBER: CU24-08 / PD24-02
DATE: 02/16/2024
SHEET TITLE: PROPOSED FLOOR PLAN
SHEET NUMBER: C.3

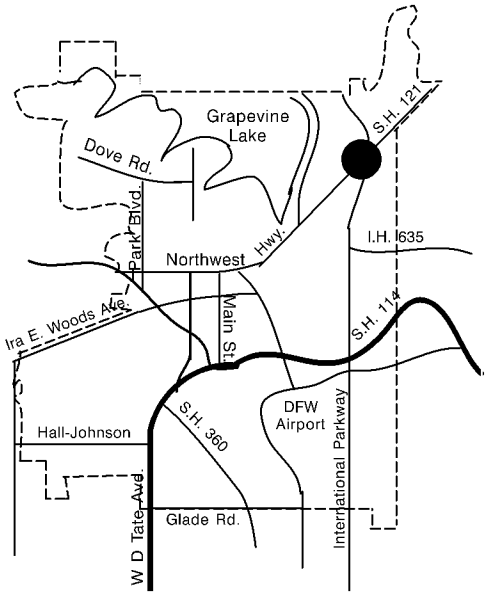
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TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE PLANNING AND ZONING COMMISSION

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

MEETING DATE: APRIL 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-14; 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 a conditional use permit to develop an automotive repair garage with an 18-foot pole sign.

The applicant intends to develop a 30-foot tall, 23,080-square-foot automotive garage (Stuart's Paint & Body) that includes an indoor autobody repair area, an office, restrooms, and a lobby for patrons. The applicant is proposing a fully-screened, covered, and partially enclosed enhancement of 19 shade structures, each 10 feet in height, that will enclose 19 parking spaces adjacent to the southwest property line. To ensure privacy, the shade structures will be surrounded by an 8-foot-tall screening fence on the south and west sides of the property, and a 6-foot-tall black wrought iron fence, along with shrubs to the interior of the property that is adjacent to the proposed building.

There will be two points of access; an existing access off of 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, 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 Mariott 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 compliant with the Master Plan.

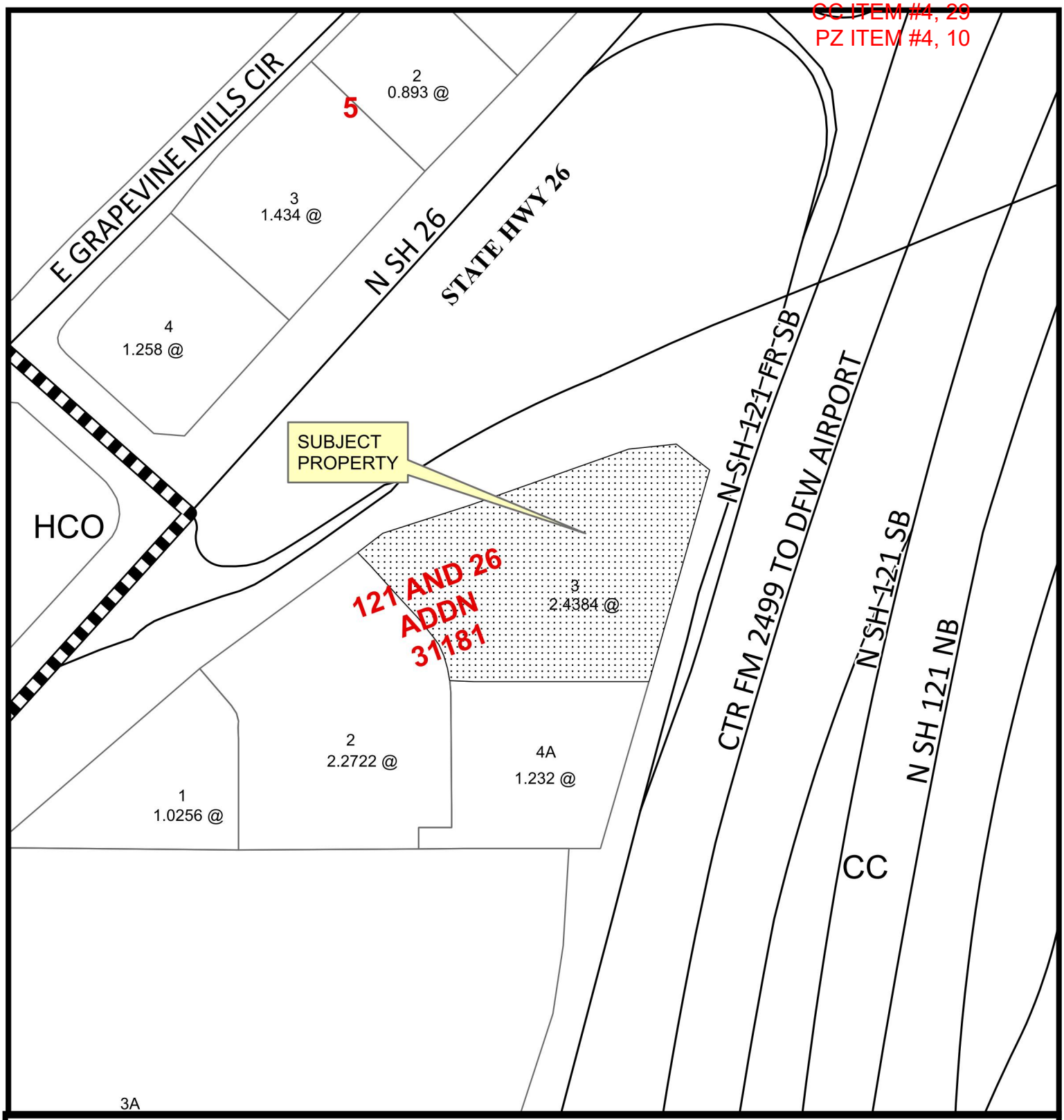
THOROUGHFARE PLAN APPLICATION:

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.

/ng

CC ITEM #4, 29
PZ ITEM #4, 10



0 90 180 270 360 Feet

CU24-14; Stuart's Paint and Body
2051 State Highway 121

Date Prepared: 4/3/2024

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.

CC ITEM #4, 29
PZ ITEM #4, 10

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
121 and 26 Addition Block 1 Lot 3

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

Street frontage & distance to nearest cross street
322ft on Hwy 121 → 650 ft to grapevine mills trail

Describe the Proposed Use
Luxury Collision Center

Proposed Zoning
Community Commercial (Remain As Is)

Existing Zoning
Community Commercial Center

Future Land Use Designation
Co-commercial

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 and 26 partners L.P. Owner Phone Number (214)979-1100

Company C/o RJ Gregan Jr.

Address 2808 Fairmount, Suite 150

City Dallas State TX Zip Code 75201

Email [redacted]

MAR 19 2024

CU24-14

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Omar Owais [Cama Capital and/or Owais Enterprises] *(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 _____

VP of Operations

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared R.J Grogan Jr. of 121 eZG *(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 7th day of March, 2024.

Lindsey Foster

NOTARY PUBLIC in and for the State of Texas

Partners LTD.

LINDSEY FOSTER
My Notary ID # 125829157
Expires September 6, 2026

LINDSEY FOSTER
My Notary ID # 125829157
Expires September 6, 2026

MAR 19 2024
CU24-14

CC ITEM #4, 29
PZ ITEM #4, 10

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 S Stemmons Fwy

City Lewisville State TX Zip Code 75067

Phone (512) 924-7279 Email [redacted]

Applicant's Signature _____ Date 03/06/24

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Omar 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 6th day of March, 2024

ANDREA PELLECER
NOTARY PUBLIC
ID# 131205827
State of Texas
Comm. Exp. 04-29-2026

_____
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

MAR 19 2024
CU24-14

(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

Legal description of subject property
121 and 26 Addition Block 1 lot 3

Kristin Puner — Public Works Department

MARCH 7, 2024 — Date

MAR 19 2024

CU24-14

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

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 **CANA CAPITAL SERIES 2 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 a capacity.

EXECUTED as of the 7th day of March, 2024.

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

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

MAR 19 2024

CU24-14

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.

MAR 19 2024
CU24-14

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.

MAR 19 2024
CU24-14

LEGAL DESCRIPTION

BEING that certain tract of parcel of land situated in the h. H. Suggs Survey, Abstract Number 1415, in the City of Grapevine, Tarrant County, Texas, being all of Lot 3, Block 1 of 121 & 26, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Page 5294 of the Plat Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a point for the southeast corner of said Lot 3 and the northeast corner of Lot 4 o said Block 4, said point being in the west right-of-way line of State Highway Number 121, having a variable width right-of-way;

THENCE North 89 degrees 13 minutes 15 seconds West, along the south line of said Lot 3 and the north line of said Lot 4, a distance of 276.49 feet to a point for the southwest corner of said Lot 3 and the northwest corner of said Lot 4, said point being in the east line of Lot 2 of said Block 1, said point also being at the beginning of a non-tangent curve to the left having a radius of 50.50 feet and a delta angle of 36 degrees 33 minutes 05 seconds;

Thence along common line of said Lot 3 and Lot 2, the following four (4) courses to points for corner:

1. along said curve to the left with a chord bearing of North 17 degrees 50 minutes 47 seconds West, a chord length of 31.67 feet and having an arc length of 32.22 feet;
2. North 36 degrees 07 minutes 20 seconds West, a distance of 140.20 feet;
3. South 53 degrees 52 minutes 40 seconds West, a distance of 18.50 feet;
4. North 36 degrees 07 minutes 20 seconds West, a distance of 44.47 feet to a point in the south right-of-way line of said State Highway Number 121, having a variable width right-of-way, said point also being at the beginning of a non-tangent curve to the right having a radius of 4545.66 feet and a delta angle of 00 degrees 40 minutes 59 seconds;

Thence along common line of said Lot 3 and the right-of-way of State Highway Number 121, the following six (6) courses to points for corner:

1. along said curve to the left with a chord bearing of North 55 degrees 36 minutes 12 seconds East, a chord length of 54.20 feet and having an arc length of 54.20 feet;
2. North 69 degrees 15 minutes 18 seconds East, a distance of 242.33 feet;
3. North 74 degrees 26 minutes 20 seconds East, a distance of 115.80 feet;
4. North 83 degrees 36 minutes 20 seconds East, a distance of 65.01 feet;
5. South 52 degrees 43 minutes 43 seconds East, a distance of 57.73 feet;
6. South 16 degrees 02 minutes 12 seconds West, a distance of 302.03 feet to the Point of Beginning and containing 2.438 acres of land.

MAR 19 2024
CU24-14

Project Narrative

The applicant intends to develop a 30-foot tall, 23,080-square foot luxury automotive repair body facility (Stewarts Paint & Body) that includes an indoor autobody repair area, an office, restrooms, and a lobby for patrons. The applicant is proposing a total of 19 spaces for enclosed vehicle storage adjacent to the southwest property line that will be screen by an 8-foot tall wooden fence and robust landscaping package and masonry columns. Applicant is also submitting for an 18-foot pole sign to be installed at the entrance to the property along Hwy 121 frontage. This will be the marquise location for the national business which will be used to showcase the great city of Grapevine with a beautiful facility. The intention is for the facility to reflect a high end finish out and display the luxury cars that Stuart's services. This application will be a conditional use permit only as the use adhered to the existing community commercial guidelines.

CC ITEM #4, 29
PZ ITEM #4, 10

ORDINANCE NO. 2024-034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-14 TO DEVELOP AN AUTOMOTIVE REPAIR GARAGE WITH AN 18-FOOT POLE SIGN FOR BLOCK 1, LOT 3, 121 AND 26 ADDITION, (2051 STATE HIGHWAY 121) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU24-14 to develop an automotive repair garage with an 18-foot pole sign, in a district zoned "CC", Community Commercial 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 safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

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

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

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

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

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

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

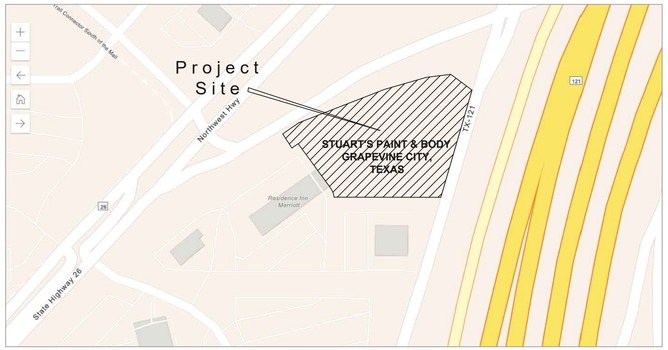
APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

PRELIMINARY PLANS FOR

STUART'S PAINT & BODY

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS



VICINITY MAP

n. t. s.

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 Sign & Screening Fence Details

STATE OF TEXAS
CODY D. CRANNELL
105947
LICENSED
PROFESSIONAL ENGINEER
5/9/24

OWNER
121 & 26 PARTNERS LP
C/O RJ GROGAN, JR
2808 FAIRMOUNT DRIVE, SUITE 150
DALLAS,TX 75207
214-979-1100
JGROGAN@GBDALLAS.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.
Date of Preparation: March 9, 2024

"The purpose of CU24-14 is a conditional use permit to develop an automotive repair garage with and an 18-foot pole sign."

CASE NAME: Stuart's Paint & Body
CASE NUMBER: CU24-14
LOCATION: 2051 State Highway 121

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: ____ OF ____

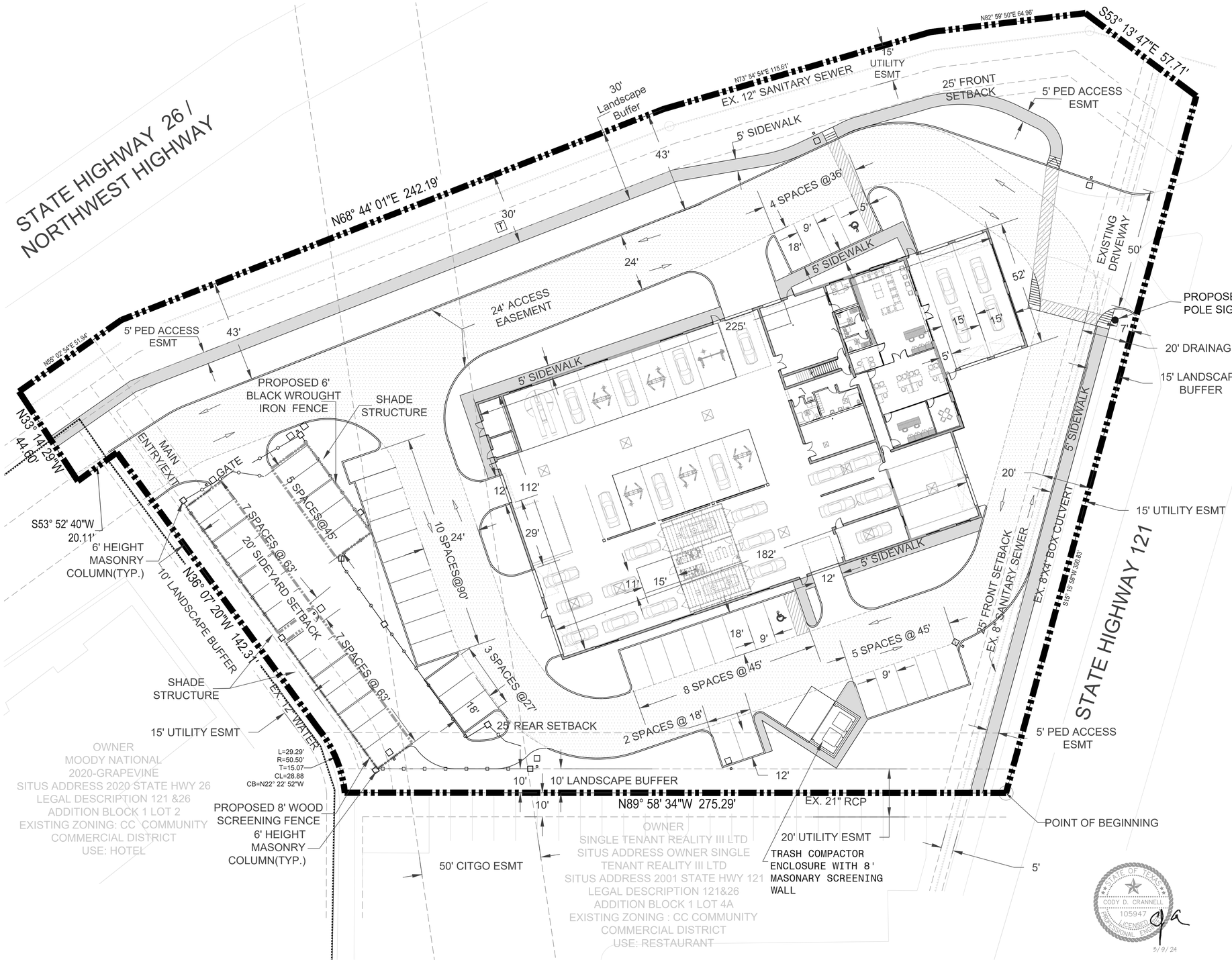
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

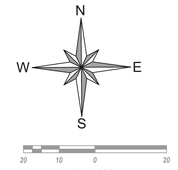
PLANNING SERVICES DEPARTMENT

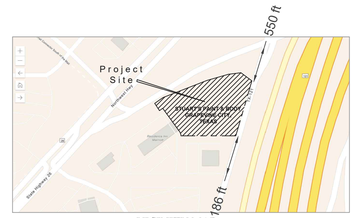
Engineer:

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

MARCH, 2024







VICINITY MAP
n.t.s

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
S S S S S	EX. SANITARY SEWER
W W W W	EX. WATERLINE
T	ELECTRICAL TRANSFORMER
	SETBACKS
	INTERIOR VEHICLE STORAGE SPACE
	6' HIGH MASONRY COLUMN
	SHADE STRUCTURE

Site 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.
Date of Preparation: March 9, 2024

CASE NAME: Stuart's Paint & Body
CASE NUMBER: CU24-14
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

"The purpose of CU24-14 is a conditional use permit to develop an automotive repair garage with and an 18-foot pole sign."

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

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

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

STATE OF TEXAS
CODY D. CRANNELL
105947
LICENSED PROFESSIONAL ENGINEER
5/9/24

GENERAL NOTES

SITE PLAN

1. Refuse disposal areas shall be landscaped and screened from view in accordance with the Zoning Ordinance.
2. Mechanical and electrical equipment including air conditioning units, shall be designed, installed, and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view in accordance with the Zoning Ordinance.
3. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
4. The masonry requirements of Section 54 of the Zoning Ordinance shall be met.
5. Illuminated signage was included in the determination of the site illumination levels.
6. Outdoor lighting shall comply with illumination standards within Section 55 of the Zoning Ordinance unless specifically excepted.
7. Proposed ground signage shall meet the minimum requirements of Section 60 of the Zoning Ordinance and is contingent upon approval of a separate building permit with Building Services.
8. All onsite electrical conductors associated with new construction shall be located underground.
9. Uses shall conform in operation, location, and construction to the following performance standards in Section 55 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.
10. All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.
11. All paving to be concrete.
12. All lighting to be recessed to avoid glare.
13. No portion of the canopies may extend over any easement.

"The purpose of CU24-14 is a conditional use permit to develop an automotive repair garage with and an 18-foot pole sign."

NOTE-
TENTATIVE LOCATION OF EMERGENCY ELECTRICAL GENERATOR. LOCATION MAY CHANGE SUBJECT TO COMPLIANCE WITH ZONING, BUILDING, FIRE, AND NOISE REGULATIONS.

SITE PLAN		
SITE PLAN DATA SUMMARY TABLE		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
LAND USE		AUTOMOTIVE REPAIR GARAGE
TOTAL LOT AREA	30,000 SF OR 0.69 ACRES	105,834 SF OR 2.4 ACRES
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQUARE FEET)		23,080
MEZZANINE AREA (SQUARE FEET)		1,848
TOTAL BUILDING AREA (SQUARE FEET)		24,928
BUILDING HEIGHT (FEET/# STORIES)	50	30
OPEN SPACE	21,267 SF (20%)	39,472 SF (37%)
IMPERVIOUS AREA	84,668 SF (80%)	66,362 SF (63%)
SITE VEHICLE USE AREA		6,822 SF
FLOOR AREA RATIO (RATIO X.XX.1)		0.24
ACCESSIBLE PARKING (# OF SPACES)	2	2

PARKING CALCULATIONS				
USE	AREA (SF)	PARKING RATIO REQ'D	PARKING REQUIRED	
AUTO REPAIR AREA	8,250	1/125 SF	66	
OFFICE	1,965	1/300 SF	7	
VEHICLE STORAGE AREA	12,865	1/2,000 SF	6	
PARKING REQUIRED			79	
PARKING PROVIDED				79

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

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CCM ENGINEERING
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HIGHLAND VILLAGE, TEXAS 75077
CONTACT: CRYSTAL ROBERTSON
EMAIL:CRYSTAL@CCM-ENG.COM
972.691.6633



ENGINEER:
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HIGHLAND VILLAGE, TEXAS 75077
CONTACT: CODY CRANNELL
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972.691.6633

Site 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.
Date of Preparation: March 9, 2024

CASE NAME: Stuart's Paint & Body
CASE NUMBER: CU24-14
LOCATION: 2051 State Highway 121

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

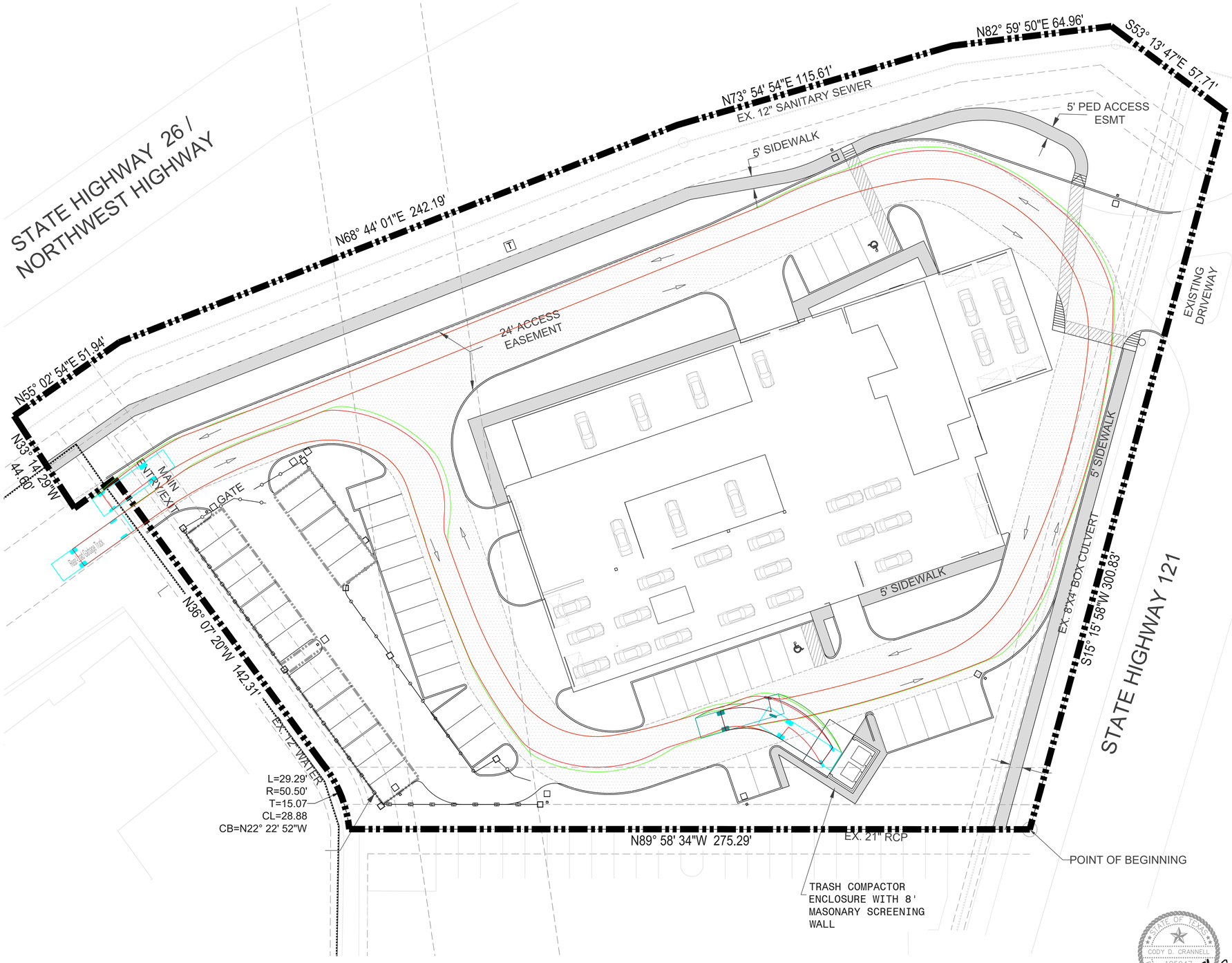
_____
CHAIRMAN

DATE: _____

SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT



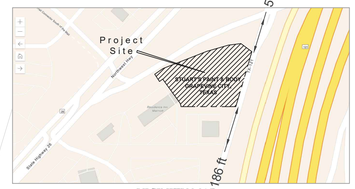
N

W E

S

20 10 0 20

1 inch = 20 feet



VICINITY MAP
n.t.s

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
S S S S S	EX. SANITARY SEWER
W W W W	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.
Date of Preparation: March 9, 2024

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PLANNING SERVICES DEPARTMENT

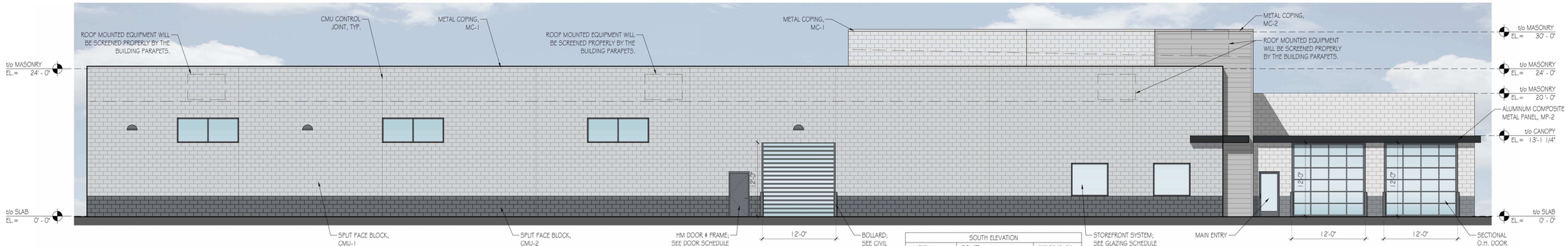
"The purpose of CU24-14 is a conditional use permit to develop an automotive repair garage with and an 18-foot pole sign."

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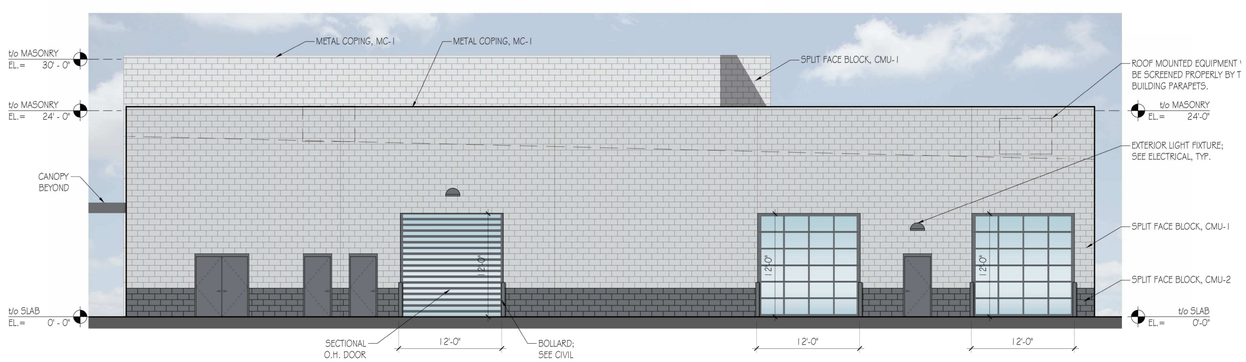
STATE OF TEXAS
CODY D. CRANNELL
105947
LICENSED
PROFESSIONAL ENGINEER
5/9/24



4 BUILDING ELEVATION - SOUTH

Scale: 1" = 100' - 0"

SOUTH ELEVATION		
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 %



3 BUILDING ELEVATION - WEST

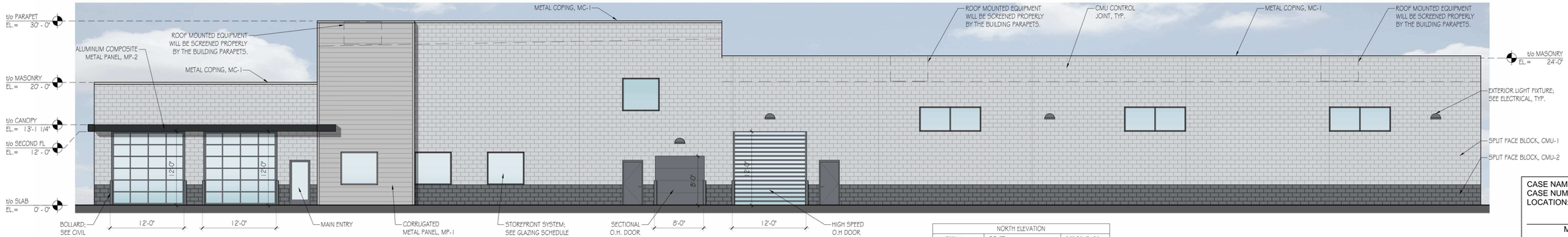
Scale: 1" = 100' - 0"

WEST ELEVATION		
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 %

EXTERIOR MATERIALS AND FINISH SCHEDULE

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	REYNOBOND: #RB1GOPE "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

OVERALL MATERIAL TAKE OUT		
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"

NORTH ELEVATION		
MATERIAL	SQ.FT	PERCENTAGE
TOTAL CMU	4399 SQ.FT	77 %
METAL PANEL (OVER CMU)	446 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"

EAST ELEVATION		
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 CU24-14 is a conditional use permit to develop an automotive repair garage and an 18-foot pole sign

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CIVIL ENGINEER
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p.972.691.6633
CONTACT: Cody Crannell
cody@ccm-eng.com

CASE NAME: Stuart's Paint & Body
CASE NUMBER: CU24-14
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
Stuart's 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

Date of Preparation: November 21, 2023

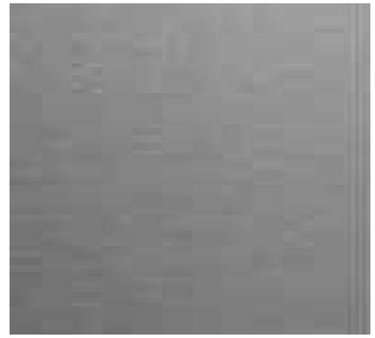


CMU-1
(CONCRETE MASONRY UNITES)
SPLIT FACE BLOCK
"EARTH TONE-26B"



CMU-2
(CONCRETE MASONRY UNITES)
SPLIT FACE BLOCK
"EARTH TONE-28N"

MC-1
(ABOVE CMU-1)
METAL COPING
"STONE WHITE"



MC-2
(ABOVE MP-1)
METAL COPING
"SILVER METALLIC"



MP-1
(EXTERIOR FACADE)
CORRUGATED METAL PANEL
"SILVER METALLIC"



MP-2
(EXTERIOR CANOPY)
ALUMINUM COMPOSITE METAL PANEL
"ELEGANT BLACK"



EP-1
(EXTERIOR TRIM/ ACCENT COLOR)
EXTERIOR PAINT
"SW9560 NIGHT OUT"

PENNEY DESIGN GROUP

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The purpose of CU24-14 is a conditional use permit to develop an automotive repair garage and an 18-foot pole sign

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LOCATION: 2051 State Highway 121

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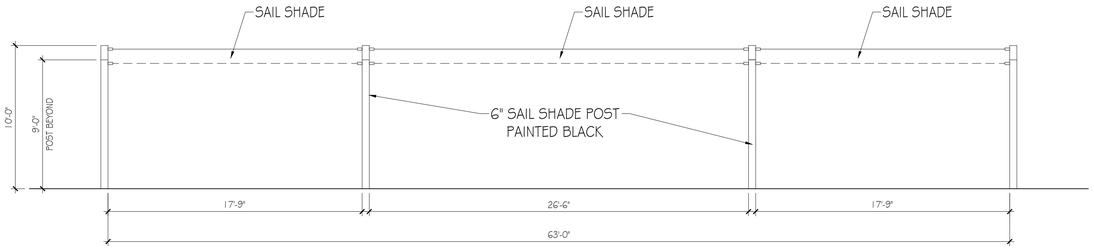
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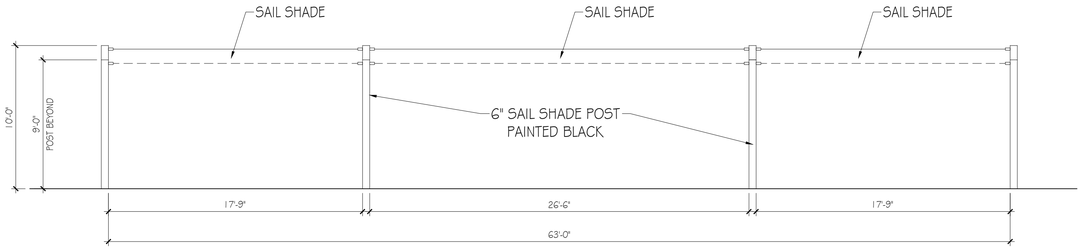
REGISTERED ARCHITECT · DOMINIC J. PENNEY · 26081 · STATE OF TEXAS

Building Elevations
for
Stuart's 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

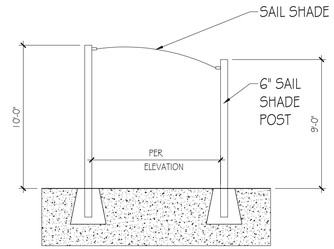
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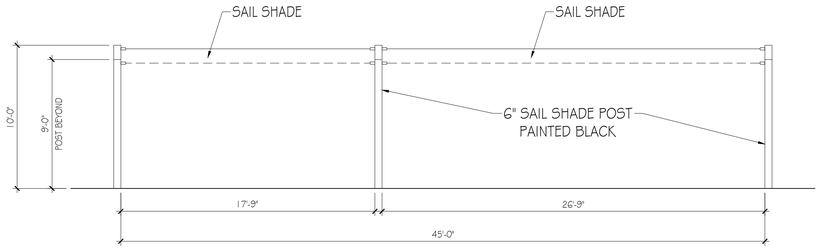
10 PROP. SHADE FRONT ELEVATION
Scale: 1" = 60' - 0"



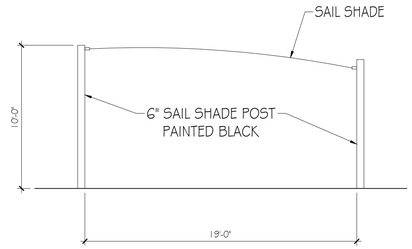
9 PROP. SHADE FRONT ELEVATION
Scale: 1" = 60' - 0"



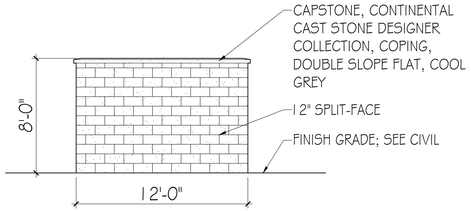
11 PROP. SHADE SECTION
Scale: 1" = 60' - 0"



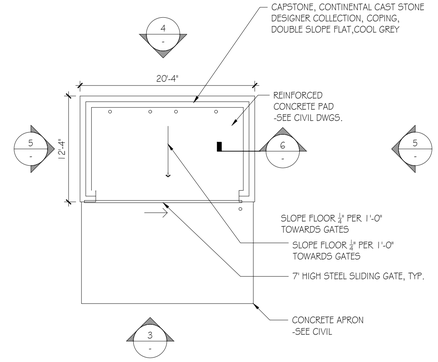
8 PROP. SHADE FRONT ELEVATION
Scale: 1" = 60' - 0"



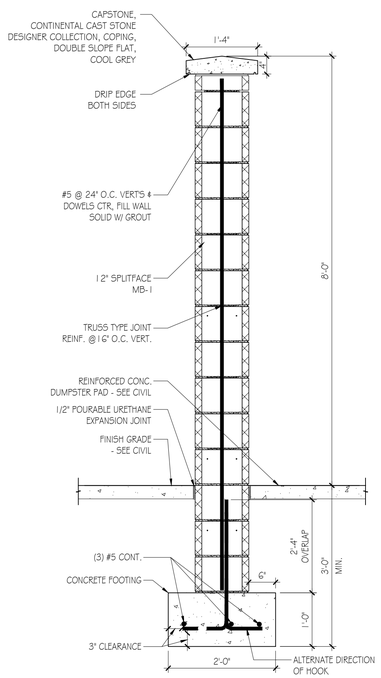
7 PROP. SHADE SIDE ELEVATION TYP.
Scale: 1" = 60' - 0"



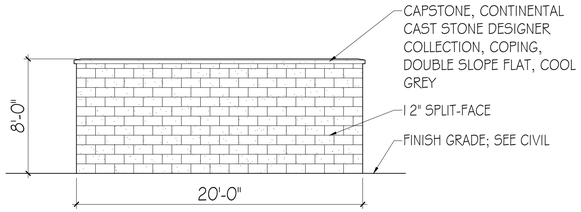
5 TRASH ENCLOSURE ELEVATION
Scale: 1" = 60' - 0"



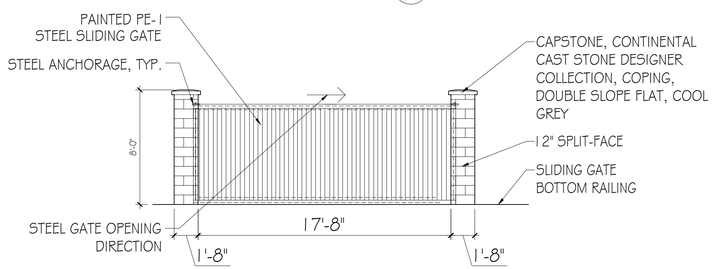
2 TRASH ENCLOSURE TOP VIEW
Scale: 1" = 100' - 0"



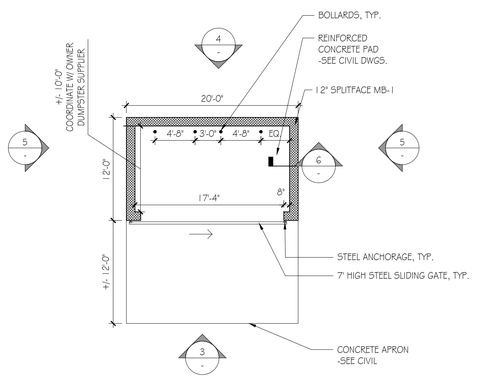
6 TRASH ENCLOSURE SECTION DETAIL
NTS



4 TRASH ENCLOSURE ELEVATION
Scale: 1" = 60' - 0"



3 TRASH ENCLOSURE ELEVATION
Scale: 1" = 60' - 0"



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

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The purpose of CU24-14 is a conditional use permit to develop an automotive repair garage and an 18-foot pole sign

CASE NAME: Stuart's Paint & Body
CASE NUMBER: CU24-14
LOCATION: 2051 State Highway 121

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: ___ OF ___

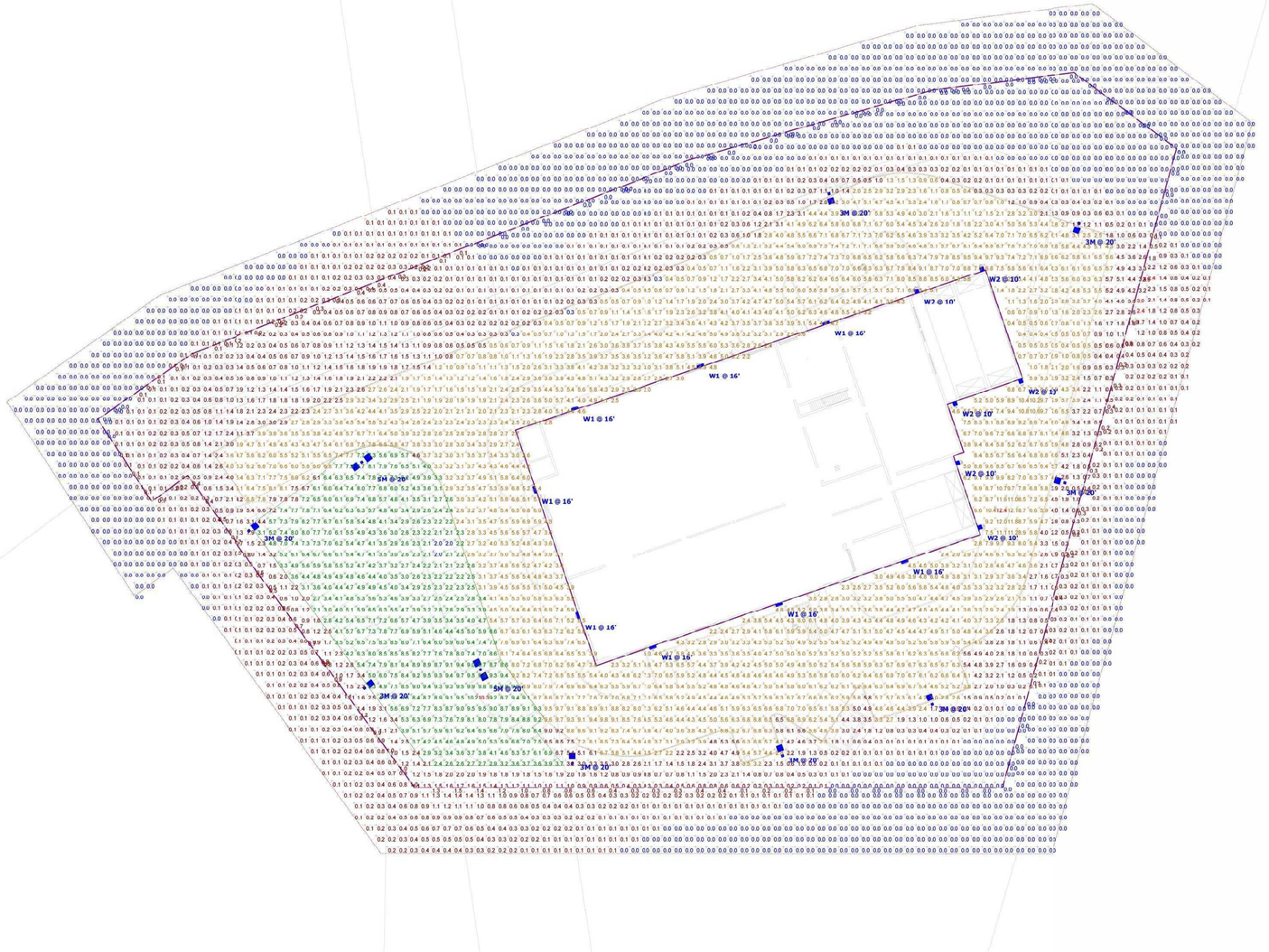
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PLANNING SERVICES DEPARTMENT

REGISTERED ARCHITECT · BRIAN J. PENNEY · 26081 · STATE OF TEXAS

Refuse Container Elevations
for
Stuart's 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

Date of Preparation: November 21, 2023



Plan View
Scale: 1" = 20'

All lighting to be recessed to avoid glare

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Collision Parking	+	5.6 fc	10.3 fc	2.0 fc	5.2:1	2.8:1
Drive	+	4.7 fc	12.4 fc	0.3 fc	41.3:1	15.7:1
Property Line	+	0.3 fc	3.0 fc	0.0 fc	N/A	N/A
Site Interior	+	3.2 fc	12.4 fc	0.0 fc	N/A	N/A
30' Beyond PL	+	0.1 fc	2.4 fc	0.0 fc	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

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The purpose of CU24-14 is a conditional use permit to develop an automotive repair garage and an 18-foot pole sign

CASE NAME: Stuart's Paint & Body
CASE NUMBER: CU24-14
LOCATION: 2051 State Highway 121

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: ____ OF ____

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PLANNING SERVICES DEPARTMENT

REGISTERED ARCHITECT THOMAS J. PENNEY 26097 STATE OF TEXAS

Photometric Plan
for
Stuart's 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

Date of Preparation: November 21, 2023

Catalog # : _____ Project : _____ Type : 3M & 5M

Prepared By : _____ Date : _____

Mirada Medium (MRM)

Outdoor LED Area Light



IP66 IK08

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

Ordering Guide | Performance | Photometrics | Dimensions

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® 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, 5W, 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 uplight.
- 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 rate 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™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ 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® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

Mirada Medium Outdoor LED Area Light

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

Type : _____

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRM - Mirada Medium Area Light	**LED**	**9L** - 9,000 lms, 62W **12L** - 12,000 lms, 85W **18L** - 18,000 lms, 135W **24L** - 24,000 lms, 176W **30L** - 30,000 lms, 252W **36L** - 36,000 lms, 288W **42L** - 42,000 lms, 314W **48L** - 48,000 lms, 401W **55L** - 55,000 lms, 438W Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **5W** - 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)	**DIM** - 0-10V Dimming (0-10V)

Color Temp	Color Rendering	Finish		Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[2]	**70CRI** - 70 CRI	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite	**MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** = Integral Half Louver (Moderate Spill Light Cutoff)[3] **IL** = Integral Louver (Sharp Spill Light Cutoff)[3]

Controls (Choose One)

(Blank) - None

Wireless Controls System
ALSC - AirLink Synapse Control System
ALSCS2 - AirLink Synapse Control System with 12-20' Motion Sensor
ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor
ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) [5]
ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) [5]

Stand-Alone Controls
EXT - 0-10v Dimming leads extended to housing exterior
CXTR - 7 Pin Control Receptacle ANSI C136.41 [4]
IMSBT1.2 - Integral Bluetooth® Motion and Photocell Sensor (8-24' MH)[5]
IMSBT1.2 - Integral Bluetooth® Motion and Photocell Sensor (25-40' MH)[5]

Button Type Photocells
PCI120 - 120V
PCI208-277 - 208 -277V
PCI347 - 347V

Need more information? Click here for our glossary

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

ACCESSORY ORDERING INFORMATION[7]

CONTROLS ACCESSORIES	
Description	Order Number
PC120 Photocell for use with CR7P option (120V)[8]	122514
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[8]	12515
Twist Lock Photocell (347V) for use with CR7P [8]	122516
Twist Lock Photocell (480V) for use with CR7P [8]	1225180
AirLink 5 Pin Twist Lock Controller [9]	661409
AirLink 7 Pin Twist Lock Controller [9]	661410
Shorting Cap for use with CR7P	149328

FUSING OPTIONS[6]	
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS	
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with 5W distribution
3. Consult Factory for availability.
4. Not available in IH.
5. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
7. Accessories are shipped separately and field installed.
8. Factory installed CR7P option required. See Options.
9. "CLR" denotes finish. See Finish options.
10. Only available with ALSC/ALSCR control options.
11. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
12. Only available in 9L, 12L, 18L and 24L Lumen Packages.Consult factory for lead time and availability.

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: W1

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce



IK08

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

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

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® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weigh:: 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 IP65 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 uplight.
- 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 +113°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™ 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™ 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 luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Type: _____

Mirada Wall Sconce (XWM)

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: XWM 2 LED 03L 30 UE BRZ ALSC

Family	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
XWM - Mirada Medium Wall Sconce	**2** - Type 2 **3** - Type 3 **FT** - Type 4 Forward Throw	**LED**	**3L** - 3,000 lms **4L** - 4,000 lms **6L** - 6,000 lms **8L** - 8,000 lms **12L** - 12,000 lms **15L** - 15,000 lms **18L** - 18,000 lms **21L** - 21,000 lms Custom Lumen Packages[2]	**30** - 3000K **40** - 4000K **50** - 5000K **AMB** - Phosphor Converted Amber[2]	**UE** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)

Finish	Controls (Choose One)	Options
BLK - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Wireless Controls** **ALSC** - AirLink Synapse Control System **ALSCBS** - AirLink Synapse Control System with 8-12' Motion Sensor **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) **Standalone Controls** **DIM** - 0-10v Dimming leads extended to housing exterior **IMSBT1** - Integral Bluetooth® Motion and Photocell Sensor max 8-24' mounting height [1] **IMSBT2** - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height [1] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**BB** - Battery Back-up (0°C)[3] **CWBB** - Cold Weather Battery Backup (-20°C)[3] **XPMA** - Pole Mounting Bracket **SPI** - 10kV Surge Protection **TB** - Terminal Block

ACCESSORY ORDERING INFORMATION[2]

Description	Order Number	Description	Order Number
XWM Surface Wiring Box	3569951LR	FKS47 - Single Fusing	FKS47
10' Linear Bird Spike Kit (2' Recommended per Luminaire)	75652	DFK - Double Fusing	DFK208F
FKS120 - Single Fusing	FKS09	DFK - Double Fusing (208V)	DFK240F
FKS277 - Single Fusing	FKS77	DFK - Double Fusing (480V)	DFK480F

1. Only available in 6L Lumen Pakage. Consult factory for lead time and availability.
2. Not available in HV.
3. Consult Factory for Site Layout.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Fusing must be located in a hand hole for pole or in the junction box.
6. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
7. Accessories are shipped separately and field installed.

Catalog #: _____ Project : _____ Type : _____

Prepared By : _____ Date : W2

Mirada Small Wall Sconce Silicone (XWS SIL)

Outdoor LED Wall Light



IP65

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

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® 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 uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70

Electrical

- High-performance driver features over-voltage under-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 temperture: -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 enccsed in potting material for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
- Optional battery backup provides 90-minutes of corstant 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 BL). 120-277V Only.

Controls

- Optional integral passive infrared Bluetooth™ 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.
- LSI's AirLink Blue wireless control system options allow for fixture and motion sensor grouping while reducing energy and maintenance costs.

Installation

- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

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.
- IP65 rated luminaire per IEC 60598-1.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Mirada Small Wall Sconce Silicone (XWS SIL)

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

Type : _____

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: XWS LED 6L SIL FT UNV DIM 40 70CRI ALBCS1 BLK CWBB

Prefix	Light Source	Lumen Package	Lens	Distribution	Voltage	Driver
XWS - Mirada Small Wall Sconce	**LED**	**2L** - 2,000 **3L** - 3,000 **5L** - 5,000 **6L** - 6,000 **8L** - 8,000 **Custom Lumen Packages**[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **FT** - Forward Throw	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10v Dimming (0-10V)

Color Temperature	Color Rendering	Controls	Finish	Options
50 - 5000K **40** - 4000K **30** - 3000K	**70CRI** - 70 CRI	**Blank** - None **Wireless Controls** **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)[2] **Standalone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **IMSBT1L** - Integral Bluetooth™ Motion Sensor 8-24' MH[2,3] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **BB** - 10W Battery Back-up (0°C)[4] **CWBB** - 10W Cold Weather Battery Backup (-20°C)[4] **BBZD** - 20W Battery Back-up (0°C)[5] **EH** - Extended Housing[5] **SP1** - 10kV Surge Protection Device

Need more information? Click here for our glossary

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

ACCESSORY ORDERING INFORMATION*

Part Number	Description
75827ACLR	XWS Extended Housing/Surface Conduit Wiring Box
760159CLR	XWS Spacer Plate/Wiring Box

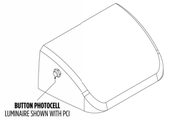
*Accessories are shipped separately and field installed.

Battery Backup

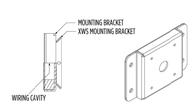
- Emergency battery system provides 90-minutes of constant power to the LED system, ensuring code compliance.
- A test switch/indicator button is installed on the housing for ease of maintenance.
- 10w battery delivers ~1,500 lumens during emergency mode.
- 20w battery delivers ~3,000 lumens during emergency mode.



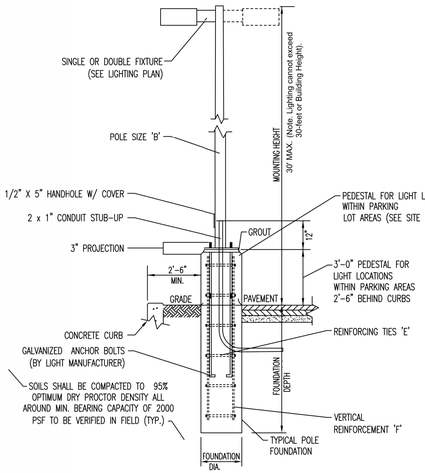
Luminaire shown with sensor & battery backup



BUTTON PHOTOCELL (LUMINAIRE SHOWN WITH PC)



1 Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2 When high voltage (HV) is specified, IMSBT and ALBCS control options are limited to 6L and 8L lumen packages.
3 IMSBTxL is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
4 Universal Voltage Only (120-277V). 20W Battery Backup only available 2L - 6L.
5 For applications with surface conduit.



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

CONTACT: Cody Crannell
cody@ccm-eng.com

The purpose of CU24-14 is a conditional use permit to develop an automotive repair garage and an 18-foot pole sign

CASE NAME: Stuart's Paint & Body
CASE NUMBER: CU24-14
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
Stuart's 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

Date of Preparation: November 21, 2023

PLANT MATERIAL SCHEDULE

QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS	APPROVED PLANT	NATIVE/ADAPTED	DROUGHT TOLERANT	DECIDUOUS/EVERGREEN
TREES											
10	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
19	LIVE OAK 'HIGH RISE'	QUERCUS VIRGINIANA	4"	12'	5'	B&B	FULL & MATCHED, STRAIGHT TRUNK	YES	NATIVE	YES	DECIDUOUS
SHRUBS & LARGE PERENNIALS											
226	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
12	NELLIE R. STEVENS HOLLY	ILEX X'NELLIE R.	-	48" MIN	48" MIN	10 GAL.	48" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	YES	NATIVE	YES	EVERGREEN
530 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
ORNAMENTAL GRASSES											
515 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
430 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
TURF GRASS											
29,730 SF	BERMUDA GRASS SOD	CYNODON DACTYLON	HAND LAID PANELS					NO	ADAPTED	YES	
OTHER											
1,110 LF	EPIC EDGING	½" STEEL	4" BROWN COLOR					INSTALL 1" ABOVE ADJACENT GRADE WITH STAKES			
82 SF	DECOMPOSED GRANITE		ORANGE/BROWN COLOR RANGE ¾" MINUS WITH FINES								

PLANT SYMBOL LEGEND

CANOPY TREES

- CEDAR ELM
- LIVE OAK
- RED OAK
- CHINESE PISTACHE

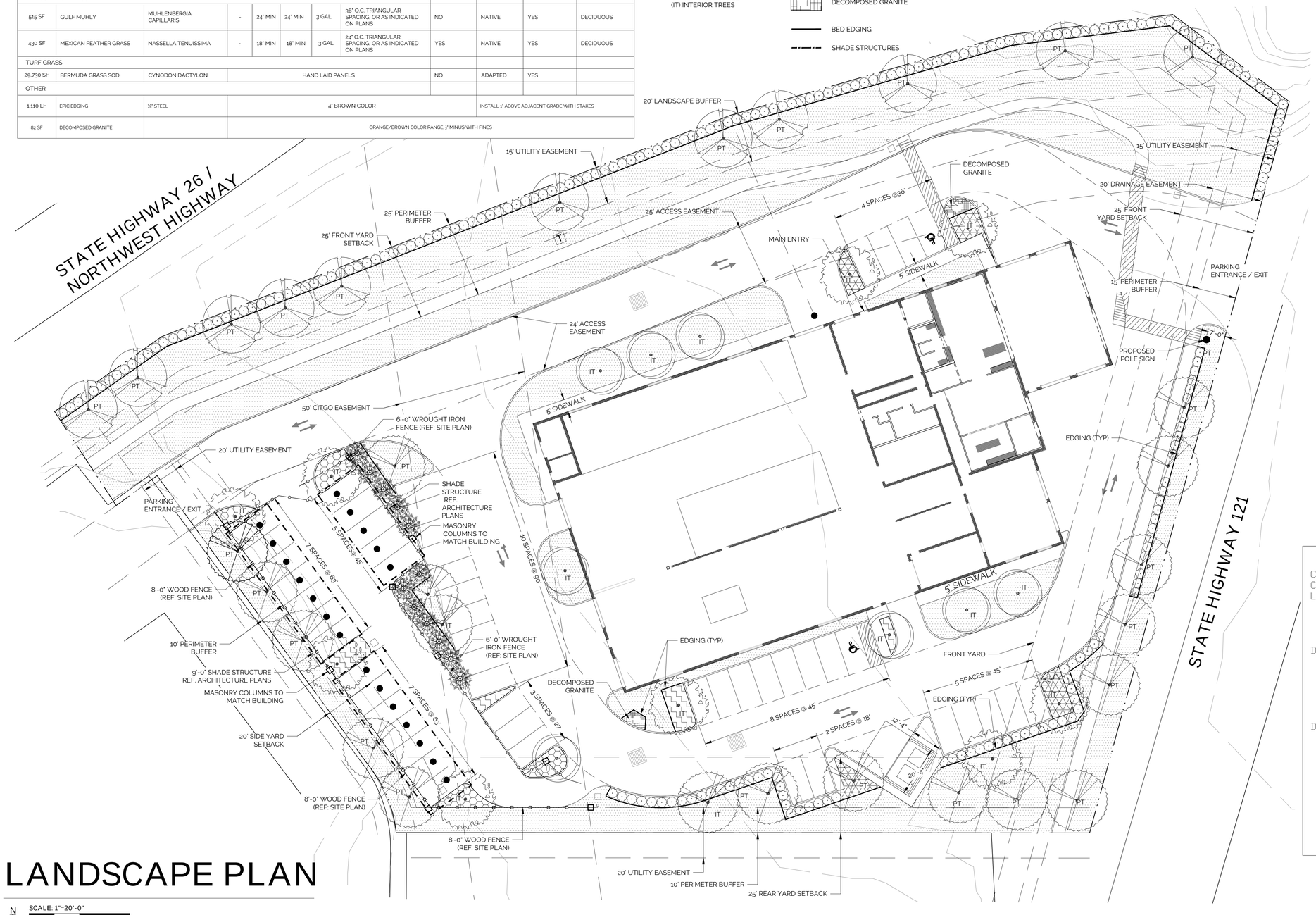
(PT) PERIMETER TREE
(IT) INTERIOR TREES

SHRUBS

- CARISSA HOLLY
- NELLIE R. STEVENS HOLLY
- GULF MUHLEY
- MEXICAN FEATHER GRASS
- AUTUMN SAGE

TURF / OTHER

- BERMUDA SOD
- DECOMPOSED GRANITE
- BED EDGING
- SHADE STRUCTURES



LANDSCAPE PLAN

SCALE: 1"=20'-0"
0 20 40

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

CONSULTANT:

OWNER / CLIENT:

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:	3/25/2024

REVISIONS:

No.	Date	Description

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.
Date of Preparation: December 27, 2023

CASE NAME: Stuart's Paint & Body
CASE NUMBER: CU24-14
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

REGISTERED LANDSCAPE ARCHITECT
JEREMY D. BLAND
2734
STATE OF TEXAS

3/25/24

March 25, 2024

PROJECT:

Stuart's Paint & Body

GRAPEVINE, TEXAS

SHEET TITLE:

LANDSCAPE PLAN

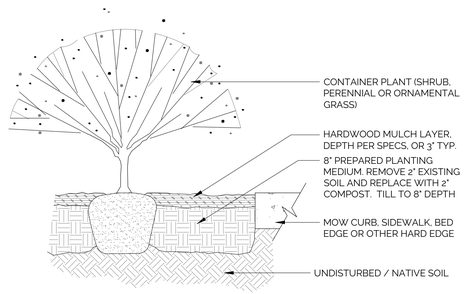
SHEET NUMBER:

SHEET 13
OF 15

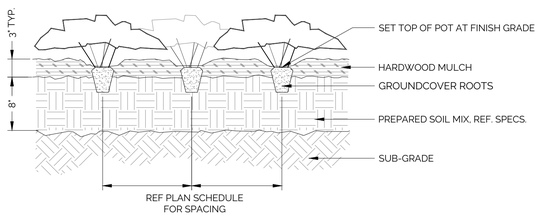
CITY OF GRAPEVINE LANDSCAPE DATA TABLE

CODE OF ORDINANCES, SECTION 53- LANDSCAPING REGULATIONS

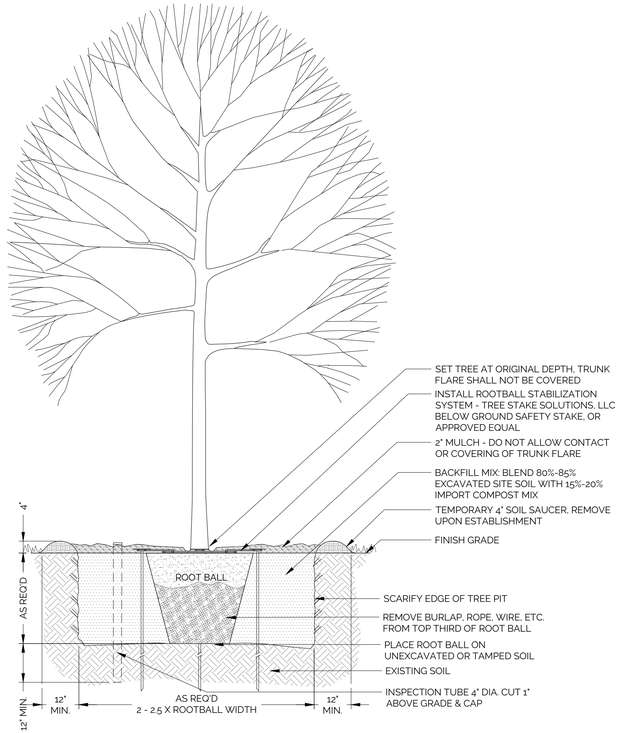
TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
OPEN SPACE AREA			21,267 (20%)	39,472 (37%)
IMPERVIOUS AREA (TOTAL)			84,668 (80%)	66,362 (63%)
INTERIOR LANDSCAPING OF PARKING / VEHICULAR USE AREAS	10% MIN. OF THE GROSS PARKING AREA SHALL BE LANDSCAPED	42,833 SF X .1 = 4,283 SF	4,283 SF (10%)	6,778 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 20% OF TOTAL SITE SHALL BE DEVOTED TO FEATURE LANDSCAPING,	105,834 SF X .2 = 21,267 SF	21,267 SF (20%)	39,472 SF (37%)
	50% OF LANDSCAPING IN THE REQUIRED FRONT YARD **(NORTH AND EAST FRONT YARDS)** (BASED OFF THE 20% MINIMUM LANDSCAPING)	52,507 SF X .5 = 26,253 SF	26,253 SF (50%)	26,273 SF (50%)
	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)	39,472 SF / 3000 = 13 TREES	13 TREES	38 TREES
TOTAL TREES				48 TREES



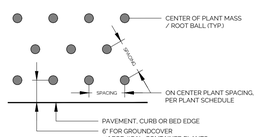
1 CONTAINER PLANTING
1"=1'-0"



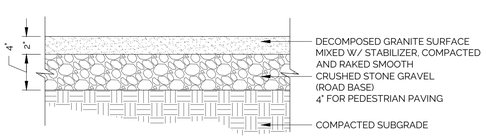
2 GROUNDCOVER PLANTING
1 1/2"=1'-0"



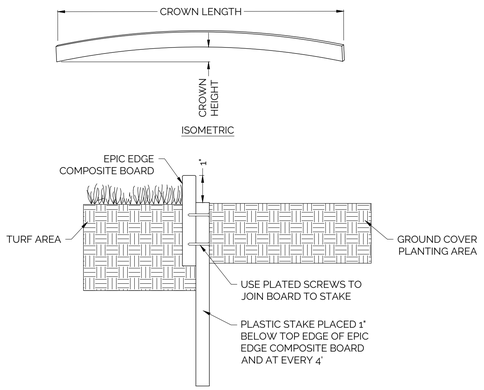
4 SHADE TREE PLANTING
1/2"=1'-0"



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	1/2" X 3 3/8" X 20'	36"	1/8"	19" / 20'
100036756	6 X 20		1/2" X 5 3/8" X 20'			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.
Date of Preparation: December 27, 2023

CASE NAME: Stuart's Paint & Body
CASE NUMBER: CU24-14
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:	3/25/2024

REVISIONS:

No.	Date	Description

REGISTERED LANDSCAPE ARCHITECT
JEREMY D. BLAND
2734
STATE OF TEXAS

3/25/24

March 25, 2024

PROJECT:

Stuart's Paint & Body

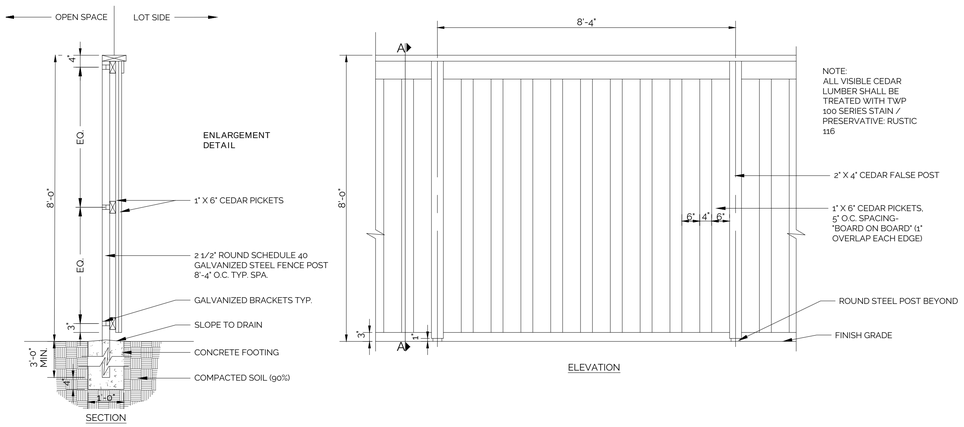
GRAPEVINE, TEXAS

SHEET TITLE:

LANDSCAPE DETAILS

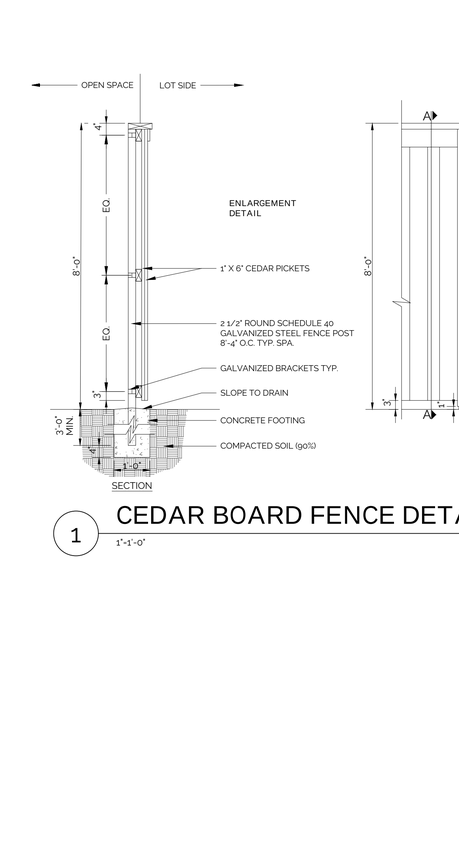
SHEET NUMBER:

SHEET 14
OF 15



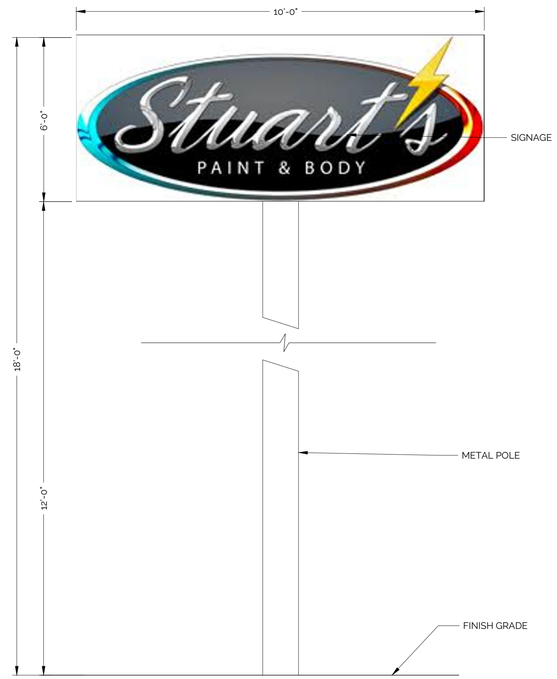
1 CEDAR BOARD FENCE DETAIL

1"=1'-0"



2 FENCE WITH COLUMNS

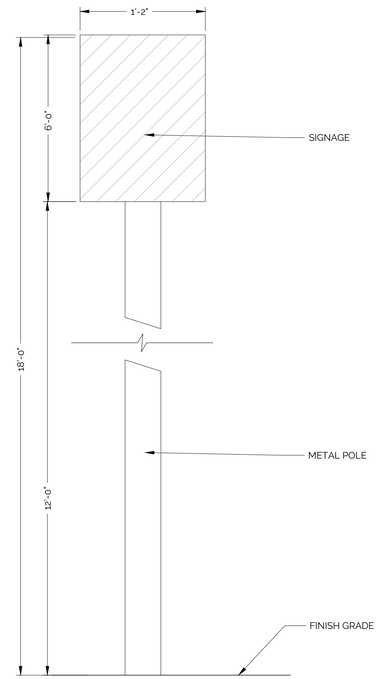
1/2"=1'-0"



FOOTING TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.

3 18' POLE SIGN - ELEVATION

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



FOOTING TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.

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.
Date of Preparation: December 27, 2023

CASE NAME: Stuart's Paint & Body
CASE NUMBER: CU24-14
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:	3/25/2024

REVISIONS:

No.	Date	Description

JEREMY D. BLAND — REGISTERED LANDSCAPE ARCHITECT — 2734 — STATE OF TEXAS

3/25/24

March 25, 2024

PROJECT:

Stuart's Paint & Body

GRAPEVINE, TEXAS

SHEET TITLE:

POLE SIGN & FENCE DETAIL

SHEET NUMBER:

SHEET 15 OF 15

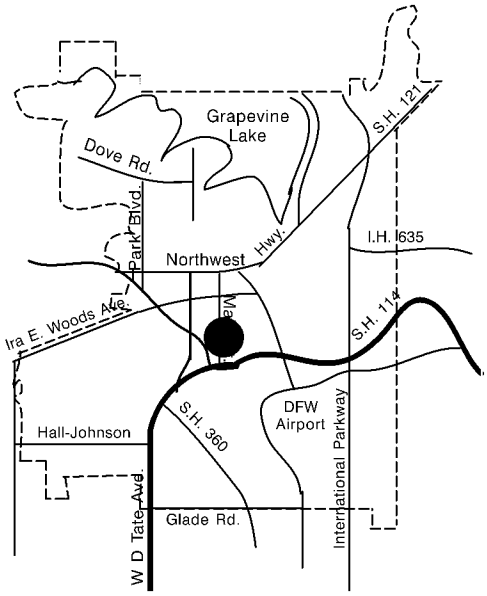
CC ITEM #5, 30
PZ ITEM #5, 11

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

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

MEETING DATE: APRIL 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z24-02; MACDADDY'S



APPLICANT: Jim Sager - Transwestern Real Estate

PROPERTY LOCATION AND SIZE:

The subject property is located at 1001 South Main Street and is platted as Block A, Lot 6, One Main Place. The site contains 0.873 acre and has approximately 191 feet of frontage along South Main Street and approximately 202 feet of frontage along East Nash Street.

REQUESTED ZONE CHANGE, CONCEPT PLAN, AND COMMENTS:

The applicant is requesting to rezone 0.873 acre from "PO", Professional Office District to "CN", Neighborhood Commercial District to allow for retail sales and service of electronic goods.

The applicant intends to sell and service Apple electronic products such as Macbooks, Apple watches, iPads, and Apple accessories in the existing 3,264-square-foot building that was the former Bank of America with a drive-through. The total parking required for the proposed use is 22 parking spaces and 29 parking spaces are provided.

PRESENT ZONING AND USE:

The property is currently zoned "PO", Professional Office District and is vacant.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "R-1", Single Family Dwelling District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "PO", Professional Office District.

- On January 5, 1987, the Board of Zoning Adjustment (BZA) denied BZA87-07 to demolish the existing building.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"MXU", Mixed-Use District – Multi-family residential (Resort 925), restaurants, and retail
SOUTH:	"PO", Professional Office District – Multi-tenant professional office building
EAST:	"PO", Professional Office District - Undeveloped
WEST:	"PO", Professional Office District – Multi-tenant professional office building

AIRPORT IMPACT:

The subject site 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 theatres. The proposed retail use is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

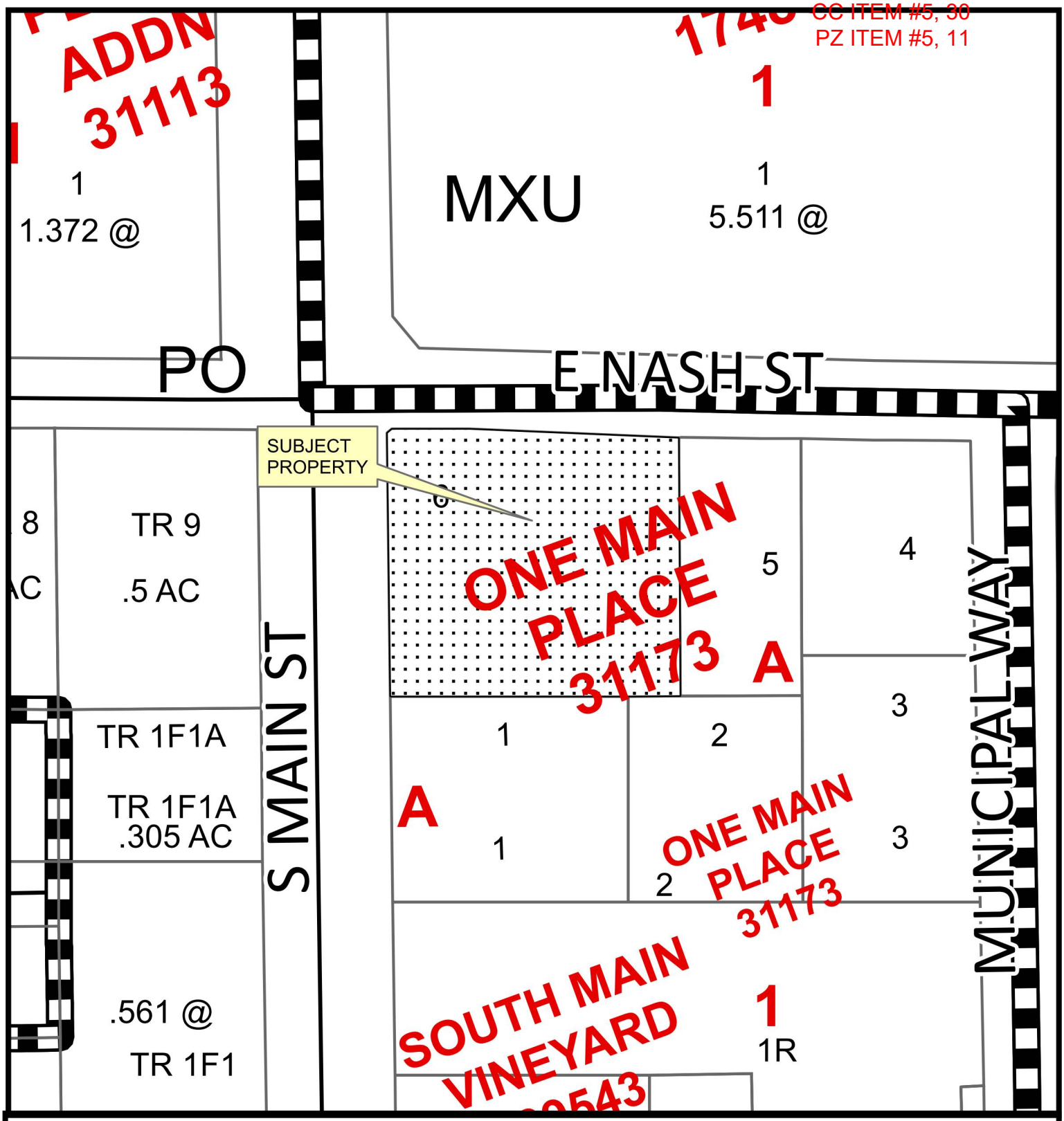
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial/ Mixed Use (C/ MU) land use. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates South Main Street 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.

/ng

CC ITEM #5, 30
PZ ITEM #5, 11



Z24-02; MacDaddy's
1001 South Main Street

Date Prepared: 4/3/2024

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.

CC ITEM #5, 30
PZ ITEM #5, 11

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

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

□ Engineer □ Purchaser □ Tenant □ Preparer □ Other (specify) Broker
Name Jim Sager Company Transwestern
Address 777 Main Street Suite 1500
City Fort Worth State TX Zip Code 76102
Phone 817 832-2841 Email [redacted]
Applicant's Signature Jim Sager Date 3-4-24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Jim Sager *(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 February, 2024

KIM JANINE LINEBAUGH
Notary ID #126169162
My Commission Expires
May 9, 2026

Kim Janine Linebaugh
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: Paramount Growth Fund CH, LTD

Provide a most recent public information report that includes:

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

MAR 04 2024

Z24-02

(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)

CC ITEM #5, 30
PZ ITEM #5, 11

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)
One Main Place Block A Lot 6

Gross area of parcel (to nearest tenth of acre)
.873 acres

Street frontage & distance to nearest cross street
S Main & Nash

Describe the Proposed Use
Retail of technology products

Proposed Zoning
CN - Neighborhood Commercial

Existing Zoning
PO - Professional Office

Future Land Use Designation

Subject Property Address
1001 S Main

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.

Owner Name Roland Stewart - Reppts

Company Paramount Growth Fund CH, Ltd

Address 925 Main St

City Grapevine State TX Zip Code 76051

Phone 214 418 6575 Email [redacted]

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

MAR 04 2024

Z24-02

Updated August 24, 2023

CC ITEM #5, 30
PZ ITEM #5, 11

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

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Jim Sager *(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 2-27-24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Roland Stewart *(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 February, 2024

Kim Janine Linebaugh
NOTARY PUBLIC in and for the State of Texas

KIM JANINE LINEBAUGH
Notary ID #126169162
My Commission Expires
May 9, 2026

MAR 04 2024

Z24-02

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 1001 S. MAIN STREET

Legal description of subject property
LOT 6, BLOCK A, ONE MAIN PLACE

Kristin B. Turner — Public Works Department

2-27-2024 — Date

MAR 04 2024

Z24-02

CC ITEM #5, 30
PZ ITEM #5, 11

1001 S Main

Property Description

Being that property situated in the City of Grapevine, Tarrant County, Texas, described as follows:

Lot 6, Block A, of ONE MAIN PLACE, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-209, Page 25, of the Plat Records of Tarrant County, Texas.

Address: 1001 S. Main St., Grapevine, TX 76051

Tarrant County Tax Account No. 06148557

And fully described as that tract of land out of the William Dooley Survey, Abstract No. A-422 in the city of Grapevine, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the East line of Main Street (100' R.O.W.) with the South line of Nash Street (50' R.O.W.), a ½" iron pin set for corner;

THENCE S 87°39'50" E, 202.14 feet along the South line of Nash Street to the Northwest corner of Lot 5, One Main Place, an addition to the City of Grapevine as recorded in Volume 388-185, Page 34, Tarrant County Deed Records, a ½" iron pin set for corner;

THENCE S 00°26'26" W, 185.49 feet to the Southwest corner of said Lot 5, said corner being in the base of a tree;

THENCE N 89°21'32" W, 201.40 feet to the Northwest corner of Lot 1, One Main Place, said point being on the East line of Main Street, a ½" iron pin set for corner;

THENCE N 00°15'10" E, 191.47 feet along the East line of Main Street to the POINT OF BEGINNING and containing 38,017 square feet or 0.873 acres of land.

MAR 04 2024

Z24-02

CDS COMMERCIAL DUE DILIGENCE SERVICES

1 TITLE DESCRIPTION

LOT 6, BLOCK A, OF ONE MAIN PLACE, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-208, PAGE 25, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1183-2094-HO WITH AN EFFECTIVE DATE OF JANUARY 8, 2021 AT 8:00 A.M.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1183-2094-HO, DATED JANUARY 8, 2021.

19 SURVEY DRAWING

4 SURVEYOR CERTIFICATION

TO:
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMERCIAL DUE DILIGENCE SERVICES & BANK OF AMERICA, NATIONAL ASSOCIATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 17 AND 20(A) GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR APPURTENCES BENEFITING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A" OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 25, 2021.

DATE OF PLAT OR MAP: 8/13/2021

NOT FOR FILING

PRELIMINARY THIS DOCUMENT SHALL NOT BE RELIED UPON OR USED AS FINAL OR MAY BE ALTERED OR NOT PLOTTED IN ITS FINAL SURVEY FORMAT

Bradley C. Russell, RPLS # 6349
brad.russell@craftontull.com
ACCESS

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

(10.) 4.29 foot building setback line along the North property line as set forth on the recorded plat and dedication, DOES DIRECT, AS SHOWN

(11.) 4.29 foot building setback line along the west property line as set forth on the recorded plat and dedication, DOES DIRECT, AS SHOWN

(12.) Easement as shown on the recorded plat and dedication
Purpose: Sidewalk Easement
Location: 5 feet along the north property line DOES DIRECT, AS SHOWN

(13.) Easement:
To: Texas Power & Light Company
Recorded: November 09, 1972 in Volume 6340, Page 7, of the Deed Records, of Tarrant County, Texas
Purpose: Right of way for Electric Distribution and Telephone lines DOES DIRECT, AS SHOWN

(14.) Zoning Ordinance dated: December 13, 1971, a certified copy of which is recorded on September 21, 1981 in Volume 7864, Page 1108 of the Deed Records, of Tarrant County, Texas DOES DIRECT, BLANKET IN NATURE

(15.) Terms, Conditions, and Provisions in memorandum of Lease Agreement
Lessor: Dallas/Fort Worth International Airport Board and the City of Dallas and The City of Fort Worth
Lessee: Commercial Development Department and Grapevine Settlement Limited Partnership
Recorded: October 11, 2002 in Instrument No. D202275963, of the Official Public records, of Tarrant County, Texas

Partial Release of Oil and Gas Lease filed on September 19, 2019 recorded in Instrument No. D219219629, Official Public Records, Tarrant County, Texas.

Second Partial Release of Oil and Gas Lease filed on September 1, 2020 recorded in Instrument No. D220219955, Official Public Records, Tarrant County, Texas. DOES DIRECT, BLANKET IN NATURE

10 BASIS OF BEARINGS

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), NORTH CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0215K, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE PROPERTY IS NOT IN SPECIAL FLOOD HAZARD ZONE.

NO SIGNS FOUND FOR THIS PROPERTY.

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

12 PARKING INFORMATION

29 STANDARD SPACES
3 HANDICAP SPACES
29 TOTAL PARKING SPACES

13 LAND AREA

±39,033 SQFT OR ±0.87 ACRES

14 BUILDING AREA

BLDG 1: ±3,264 SQFT FOOTPRINT

15 BUILDING HEIGHT

BLDG 1: HEIGHT ±1.0'

11 SURVEYOR'S NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

3. PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH MAIN STREET AND EAST NASH STREET BOTH PUBLIC STREETS.

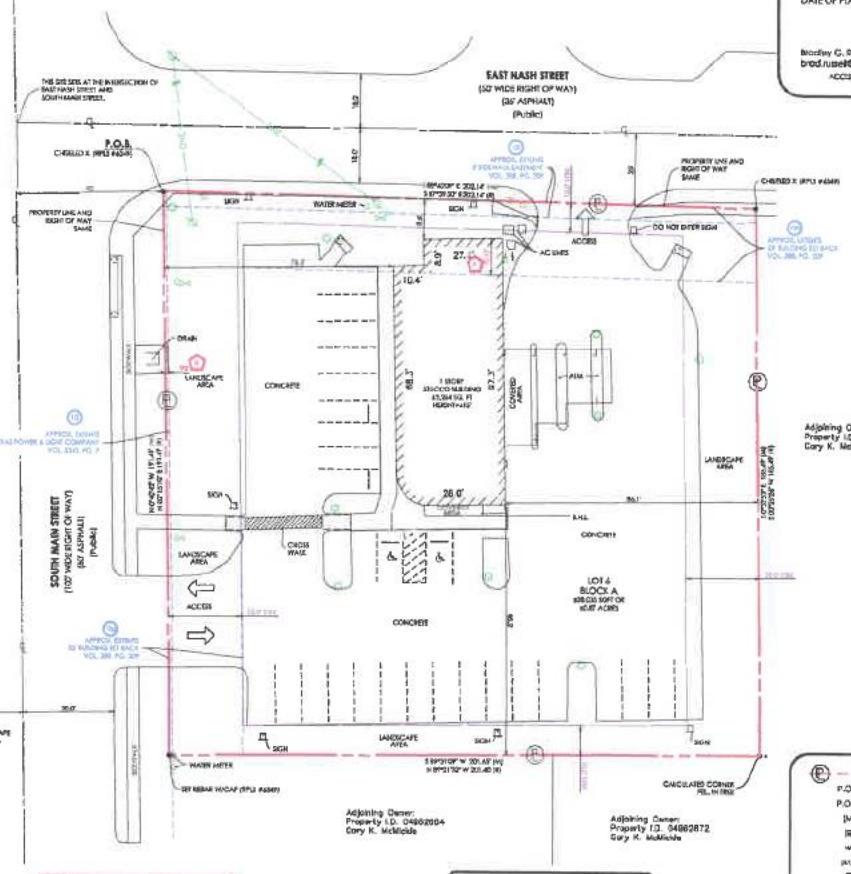
4. ALL EASEMENTS WITHIN THE CONTRACT/LAND OTHER RESEARCH LOCATED (SHOWN) BY HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, CONFLICTS, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

5. ACREAGE CALCULATED BY DIVIDING SQUARE FOOTAGE BY 43560 SQ. FT./ACRE.

6. THE NEAREST INTERSECTING STREET IS SOUTH MAIN STREET AND EAST NASH STREET AND IS 622 NORTH-WEST FROM NW PROPERTY CORNER.

7. THE RIGHT-OF-WAY LINE AND THE PROPERTY LINE ARE THE SAME.

8. THIS SITE SITS AT THE INTERSECTION OF EAST NASH STREET AND SOUTH MAIN STREET.



8 ZONING INFORMATION

ZONE: PD, PROFESSIONAL OFFICE DISTRICT
CURRENT USE: BANK

SETBACKS
FRONT: 25 FEET
SIDE: 15 FEET
REAR: 20 FEET

MAXIMUM HEIGHT: 2 STORIES OF 30 FEET
MINIMUM LOT SIZE: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 80 FEET
MINIMUM LOT DEPTH: 100 FEET
MAXIMUM FLOOR AREA RATIO: 1.0
MAXIMUM BUILDING COVERAGE: 30% FOR BUILDING, 80% IMPERVIOUS
MINIMUM PARKING: 1 SPACE FOR 300 SQ.FT FLOOR SPACE

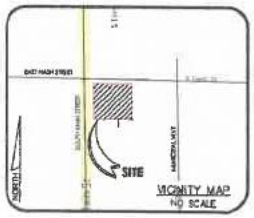
SOURCE: COMMERCIAL DUE DILIGENCE SERVICES
ZONING COMPLIANCE #RPORE FOR JOB# 21-07-0245
DATED 8/5/2021

17 NORTH ARROW / SCALE

SCALE : 1" = 20'

0 10 20 40

16 VICINITY MAP



9 LEGEND

P.O.B.	POINT OF BEGINNING	●	SET MONUMENT AS NOTED
P.O.C.	POINT OF COMMENCEMENT	○	FOUND MONUMENT AS NOTED
[M]	MEASURED CALL		FLAG POLE
(R)	RECORD CALL		HANDICAP PARKING
M.L.	MORE OR LESS		RAILROAD
(N.T.S.)	NOT TO SCALE		TELEPHONE BOX
	CENTERLINE		UTILITY POLE
	CONCRETE		LIGHT POLE
	RAILROAD TRACK		ELECTRIC DRAYBOX, CABINET
	FENCE		ELECTRIC TRANSFORMER
	BUILDING SETBACK LINE		ELECTRIC METER
	EASEMENT LINE		FIRE VALVE
	OVERHEAD ELECTRIC		FIRE HYDRANT
			WATER VALVE
			GAS METER

7 POSSIBLE ENCROACHMENTS

THE BUILDING IS 1.5' AT OTHER THE BUILDING SETBACK LINE
THE SOUTH DRIVE CONCRETE IS 0.5' OVER PROPERTY LINE

Approved CDS Surveyor
Surveyors Name: CRAFTON TULL
Address: 1000 Ledgestone Drive
Conway, AR 72034
Telephone Number: 501-328-5318
email: nick.tucker@craftontull.com

Key to CDS ALTA Survey

1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:
PA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-3444
website: www.finalmaps.com
Toll Free: 888.322.7371

Drawn By: C.GRAY	Date: Revision:
Surveyor Ref.No: 6349(GC)	Date: Revision:
Apvd By: MF	Date: Revision:
Field Date: (07/25/2021)	Date: Revision:
Scale: 1" = 20'	Date: Revision:

Prepared For:
BANK OF AMERICA, NATIONAL ASSOCIATION
Client Ref. No: TX2-839

20 PROJECT ADDRESS

1001 SOUTH MAIN STREET
GRAPEVINE, TEXAS

Project Name:
BOA TX PROPERTIES
CDS Project Number:
21-07-0245

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Sheet 1 of 1

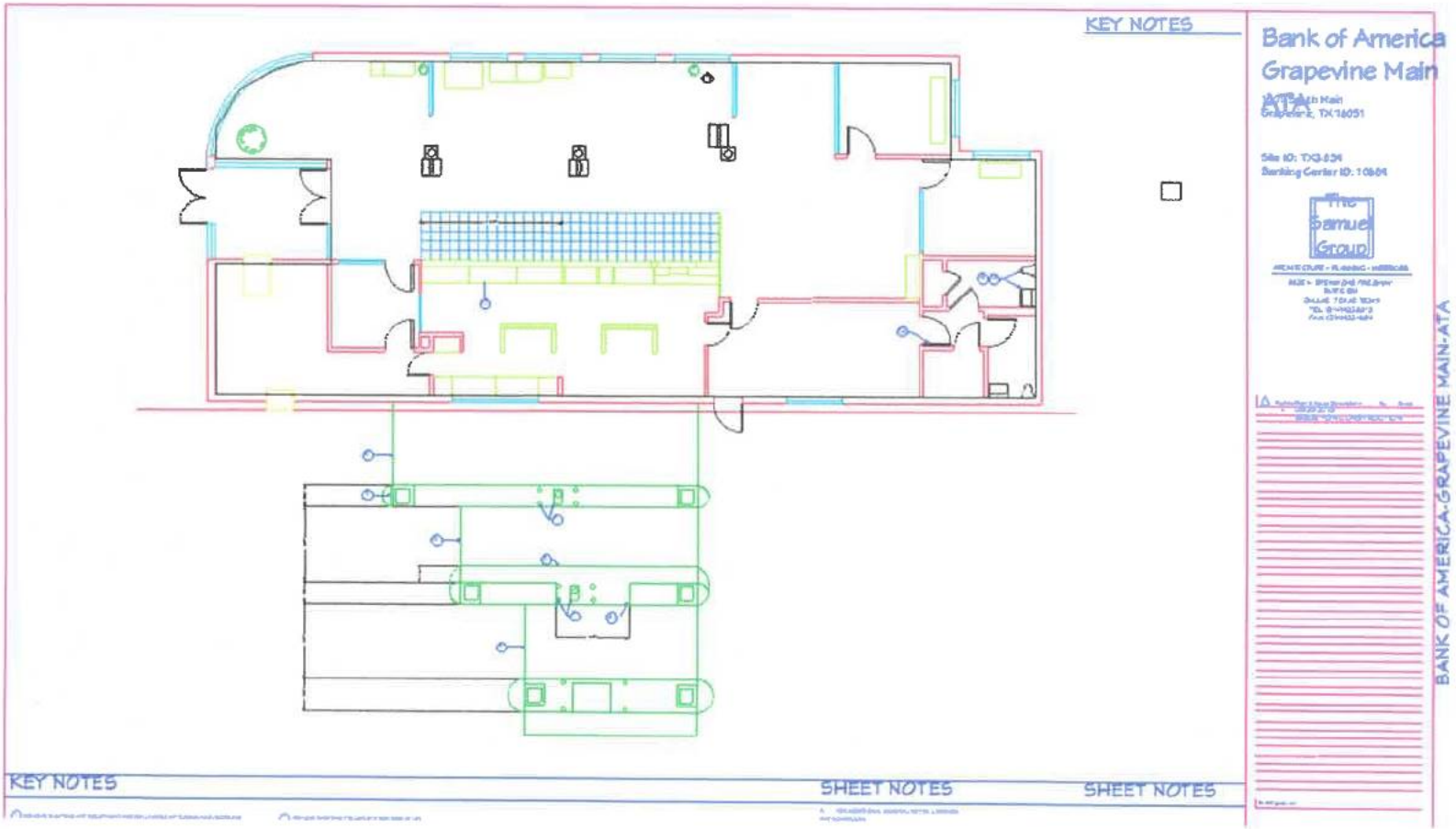
MAR 04 2024
Z24-02
CC ITEM #5, 30
PZ ITEM #5, 11

MAR 04 2024

Polyline Specification

Polyline	
Selected Line	
Line Style	
Fill Style	

Polylines Selected:	1
Length/Perimeter:	3213 1/4"
Area:	2,894.63 sq ft
Volume:	0 cu ft
Number of Lines:	13
Number of Holes:	0
Hole Perimeter:	0"
Hole Area:	0 sq ft



Z24-02

CC ITEM #5, 30
PZ ITEM #5, 11

CC ITEM #5, 30
PZ ITEM #5, 11

Franchise Tax Account Status

As of : 03/04/2024 13:55:34

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

PARAMOUNT GROWTH FUND CH, LTD.	
Texas Taxpayer Number	32035902108
Mailing Address	925 S MAIN ST GRAPEVINE, TX 76051-7552
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	05/03/2002
Texas SOS File Number	0800080505
Registered Agent Name	KIM R THORNE
Registered Office Street Address	123 W. MAIN STREET GRAND PRAIRIE, TX 75050

Zoning Case – Z24-02

MacDaddy's



MacDaddy's is a retailer of Apple products including computers, watches, i-phones and accessories. The company also provides technical support and repairs on computers and Apple and other computer products. The Company is based in Carrolton and will sell new merchandise and offer technical support services from the location in Grapevine. They get referrals from the area Apple and Best Buy stores. s

ORDINANCE NO. 2024-035

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z24-02 PLATTED AS BLOCK A, LOT 6, ONE MAIN PLACE, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (1001 SOUTH MAIN STREET) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PO", PROFESSIONAL OFFICE DISTRICT TO "CN", NEIGHBORHOOD COMMERCIAL 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 Z24-02 to rezone the following described property to-wit: being a 0.873 acre tract platted as Block A, Lot 6, One Main Place, Tarrant County, Texas (1001 South Main Street), more fully and completely described in Exhibit

"A", attached hereto and made a part hereof, which was previously zoned “PO”, Professional Office District is hereby changed to “CN”, Neighborhood Commercial 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 16th day of April, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

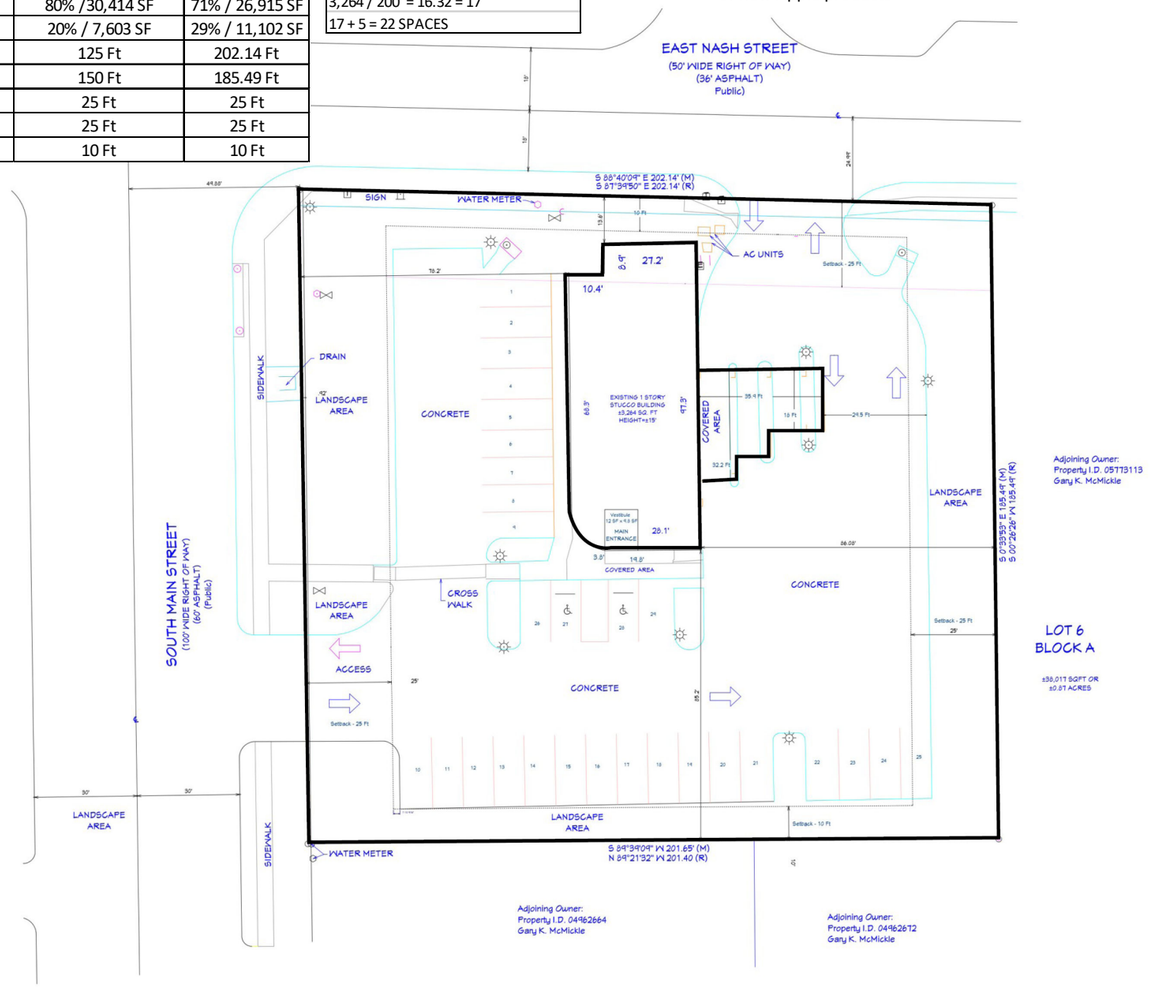
_____
Matthew C.G. Boyle
City Attorney

SITE DATA SUMMARY	CURRENT	PROPOSED
Zoning	PO	CN
Land Use	Vacant office	Retail
Total Lot Area	.873 Acres (38,017 SF)	.873 Acres
Total Building Area	3,264 SF	3,264 SF
Building Height	15 Feet	15 Feet
	REQUIRED	**PROPOSED**
Parking	22	29
Lot Size Minimum	20,000 SF	38,017 SF
Maximum Density	0.2	0.08
Maximum Impervious Space	80% /30,414 SF	71% / 26,915 SF
Minimum Open Space	20% / 7,603 SF	29% / 11,102 SF
Lot Width	125 Ft	202.14 Ft
Lot Depth	150 Ft	185.49 Ft
Front Yard	25 Ft	25 Ft
Rear Yard	25 Ft	25 Ft
Side Yards	10 Ft	10 Ft

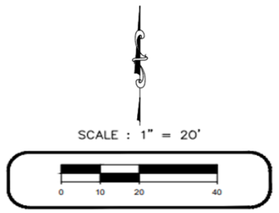
THE PURPOSE OF Z24-02 IS TO REZONE 0.87 ACRES FROM "PO", PROFESSIONAL OFFICE DISTRICT TO "CN", NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW FOR RETAIL SALES AND SERVICE OF ELECTRONIC PRODUCTS.

PARKING TABULATION
RETAIL PARKING REQUIRED:
SPACE - 3,264 SF
1 SPACE FOR EVERY 200 SF + 5
3,264 / 200 = 16.32 = 17
17 + 5 = 22 SPACES

Notes:
1. This is an existing branch bank which is currently vacant
2. Future use will be retailer and servicer of new Apple products







BEGINNING at the intersection of the East line of Main Street (100' R.O.W.) with the South line of Nash Street (50' R.O.W.), a ½" iron pin set for corner;

THENCE S 87°39'50" E, 202.14 feet along the South line of Nash Street to the Northwest corner of Lot 5, One Main Place, an addition to the City of Grapevine as recorded in Volume 388-185, Page 34, Tarrant County Deed Records, a ½" iron pin set for corner;

THENCE S 00°26'26" W, 185.49 feet to the Southwest corner of said Lot 5, said corner being in the base of a tree;

THENCE N 89°21'32" W, 201.40 feet to the Northwest corner of Lot 1, One Main Place, said point being on the East line of Main Street, a ½" iron pin set for corner;

THENCE N 00°15'10" E, 191.47 feet along the East line of Main Street to the POINT OF BEGINNING and containing 38,017 square feet or 0.873 acres of land.

CASE NAME: MacDaddy's
CASE NUMBER: Z24-02
LOCATION: 1001 S Main, Grapevine, Texas

_____ MAYOR

_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 1 OF 2

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

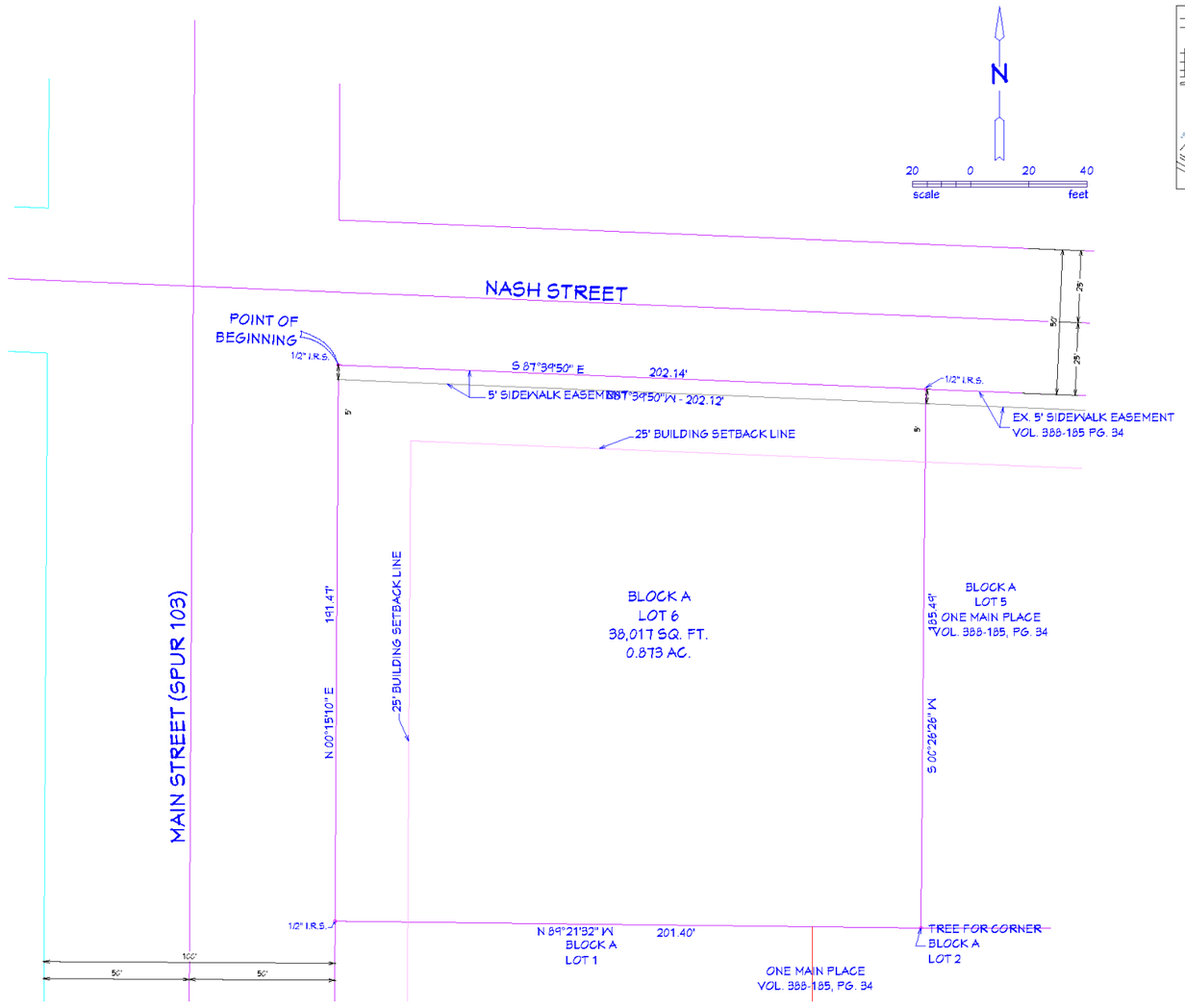
Owner
Paramount Growth Fund CH, Ltd
925 S Main, Suite
Grapevine, TX 76051

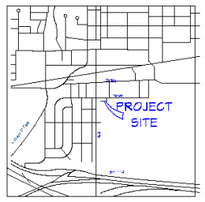
Contact
Jim Sager
Transwestern
817-832-2841

Applicant
MacDaddy's
1100 West Main St
Carrolton, TX 75006

CONCEPT PLAN
for
1001 S MAIN STREET (FORMER BANK OF AMERICA BRANCH)
Lot 6, Block A, ONE MAIN PLACE
Abstract Number A-422
City of Grapevine, Tarrant County, Texas
0.873 acres or 38,017 sq. ft.
Zoned: "PO", Professional Office District
Proposed Zoning "CN", Neighborhood Commercial District

Date of Preparation: February 26, 2024





LOT 6, BLOCK A, OF ONE MAIN PLACE, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-209, PAGE 25, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

Legal Description: The tract of land out of the William Dooley Survey Abstract No. A-422 in the City of Grapevine, Tarrant County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the East line of Main Street (100' R.O.W.) with the South line of Nash Street (50' R.O.W.), a ½" iron pin set for corner;

THENCE S 87°39'50" E, 202.14 feet along the South line of Nash Street to the Northwest corner of Lot 5, One Main Place, an addition to the City of Grapevine as recorded in Volume 388-185, Page 34, Tarrant County Deed Records, a ½" iron pin set for corner;

THENCE S 00°26'26" W, 185.49 feet to the Southwest corner of said Lot 5, said corner being in the base of a tree;

THENCE N 89°21'32" W, 201.40 feet to the Northwest corner of Lot 1, One Main Place, said point being on the East line of Main Street, a ½" iron pin set for corner;

THENCE N 00°15'10" E, 191.47 feet along the East line of Main Street to the POINT OF BEGINNING and containing 38,017 square feet or 0.873 acres of land.

CASE NAME: MacDaddy's
CASE NUMBER: Z24-02
LOCATION: 1001 S Main, Grapevine, Texas

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 2 OF 2

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

THE PURPOSE OF Z24-02 IS TO REZONE 0.87 ACRES FROM "PO", PROFESSIONAL OFFICE DISTRICT TO "CN", NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW FOR RETAIL SALES AND SERVICE OF ELECTRONIC PRODUCTS.

Owner
Paramount Growth Fund CH, Ltd
925 S Main, Suite
Grapevine, TX 76051

Contact: Jim Sager
Transwestern
817-832-2841

ZONING EXHIBIT
for
1001 S MAIN STREET (FORMER BANK OF AMERICA BRANCH)
Lot 6, Block A, ONE MAIN PLACE
Abstract Number A-422
City of Grapevine, Tarrant County, Texas
0.873 acres or 38,017 sq. ft.
Zoned: "PO", Professional Office District
Proposed Zoning "CN", Neighborhood Commercial District

Date of Preparation: February 26, 2024

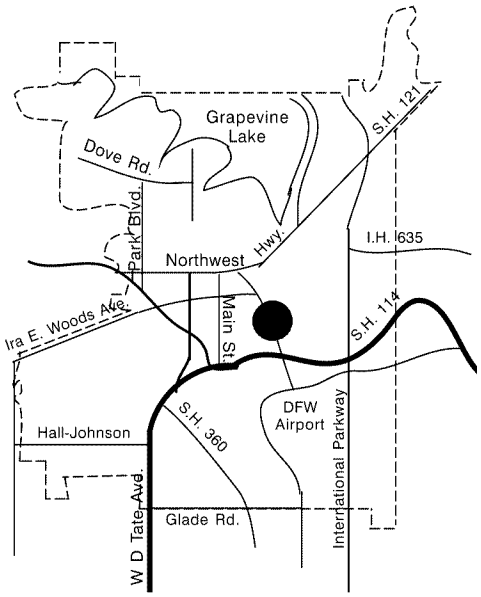
CC ITEM #6, 31, 32
PZ ITEM #6, 12, 13

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

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

MEETING DATE: APRIL 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF TRANSIT DISTRICT OVERLAY APPLICATION TDO24-01, NASH AND BERRY TOWNHOMES



APPLICANT: Richard Giberson, Berry, Jean, & Nash, LLC

PROPERTY LOCATION AND SIZE:

The subject property is primarily located at 931, 937, and 943 Jean Street and 930 and 936 Berry Street and proposed to be platted as Block 2-R, Lots 1-17 and 18X, Nash & Berry Addition. The property contains 1.015 acres and has approximately 215 feet of frontage along Berry Street, 207 feet of frontage along East Nash Street, and 210 feet of frontage along Jean Street.

REQUESTED TRANSIT DISTRICT OVERLAY AND COMMENTS:

The applicant is seeking permission to develop 17 single-family attached townhomes and one open space lot on a 1.015-acre area by requesting a Transit District Overlay. A previous request for 19 single-family attached townhomes was denied by the City Council on November 21, 2023. However, the applicant has modified the proposal by removing two units and adding open space and off-street parking.

The Transit District Overlay is a hybrid form-based code, which differs from the base zoning ordinance requirements in form and function as it focuses on regulating the physical form and design of buildings and public spaces rather than residential density or land uses. It governs features such as building height, setbacks, façade design, and street widths to establish a cohesive urban environment.

A Euclidean zoning ordinance primarily regulates land use by separating different types of land uses into distinct zones such as residential, commercial, and industrial. It controls

elements like lot size, density, and allowable uses within each zone, but it doesn't provide comprehensive guidelines for specific design elements like form-based codes.

A zoning overlay is a tool used to impose specific requirements or regulations on a geographic area. It adds additional zoning regulations on top of the existing base zoning regulations for that area or replaces them entirely without changing base zoning regulations. Overlays are often used to address specific concerns or objectives such as preserving historic districts, promoting sustainable development, enhancing design standards, or protecting environmentally sensitive areas.

In February 2019, the City Council approved and adopted an amendment to the zoning ordinance relative to the Dallas Road transit corridor, specifically, Section 41B, Transit District Overlay. The goal was to define an area in which the newly developed ordinance would most appropriately be focused and develop guidelines to capture the unique opportunities presented by the rail station such as creating a walkable environment, encouraging a mixture of uses befitting the transit corridor, allowing for higher density owner-occupied residential products, and establishing architectural guidelines suitable for transit-oriented development.

With this request, the applicant intends to demolish four existing residential structures located along Jean Street, East Nash Street, and Berry Street. The intent is to develop 17 single-family attached townhomes on 1.015 acres, with 16.7 dwelling units per acre. Townhomes are identified as an appropriate use within the High-Intensity Sub-District per Section 41B, Figure 3: Preferred Use Matrix of the Zoning Ordinance where the subject site is located.

The 17 units will be in four structures including four units fronting East Nash Street, four fronting Berry Street, five fronting Jean Street, and four fronting the adjacent multifamily development to the north. All units will be on fee simple lots except for the open space lot, which will be managed by the Homeowners Association. Each unit will be four stories in height and will range from 3,181 square feet to 5,145 square feet of living space, including the garage on the ground floor and a fourth-floor attic. The townhomes will feature up to five bedrooms and four and a half baths, and each unit will have its private two-car garage. Tandem parking spaces are configured for some units. The development of 17 townhomes will include a total of 61 parking spaces located within garages, in designated driveways, and off-street within the site. An internal courtyard accessible from Jean Street is proposed to accommodate pedestrian activity throughout the development. The internal shared access easement allows for vehicular circulation, including individual solid waste and recycling pick-up.

The following conditions are unique features to achieve the intent of the ordinance to create a more expansive public domain that can accommodate, nurture, and enhance pedestrian activity:

1. An end of block condition at Nash Street,
2. The existing multi-family development to the North that enhances the streetscape

design for one block of Jean Street and Berry Street, and
3. The Rec/ Park to the south.

The result of these unique conditions includes:

1. An invitation to the public space as the sidewalk gradually narrows on Nash Street towards Jean Street,
2. Berry Street maintains the dimensions of the sidewalk that begins on the property to the north and the outward facing garages to reduce the pressure from interior spaces which is now intended for pedestrian circulation, and
3. The sidewalk and street planting space on Jean Street that matches the block to the north allowing the creation of a more generous internal space for pedestrians to gather.

An affidavit of compliance signed by the project architect has been attached to this agenda memorandum. It confirms that the project adheres to the Transit District Overlay design standards. Furthermore, the architect has provided documentation that demonstrates compliance with the Transit District Overlay design standards. The applicant has also submitted graphic exhibits that illustrate compliance with specific elements of the required overlay design standards.

PRESENT ZONING AND USE:

The site is presently zoned “LI”, Light Industrial District and is located within the Transit District Overlay. There are five non-conforming separate residential lots, four of which have residential structures on them, and one lot remains vacant.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned “B”, Dwelling District prior to the adoption of the city’s first zoning ordinance in 1955. The subject properties were zoned “R-2”, Two-Family Dwelling District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “LI”, Light Industrial District.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	“CBD”, Central Business District – AMLI Multi-Family and Restaurants and Retail
SOUTH:	“GU”, Governmental Use District – Grapevine Rec Center
EAST:	“CBD”, Central Business District and “LI”, Light Industrial District – AMLI Multi-Family and DFW Airport property
WEST:	“LI”, Light Industrial District – Network Thermostat and Residential Hilltop Addition

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

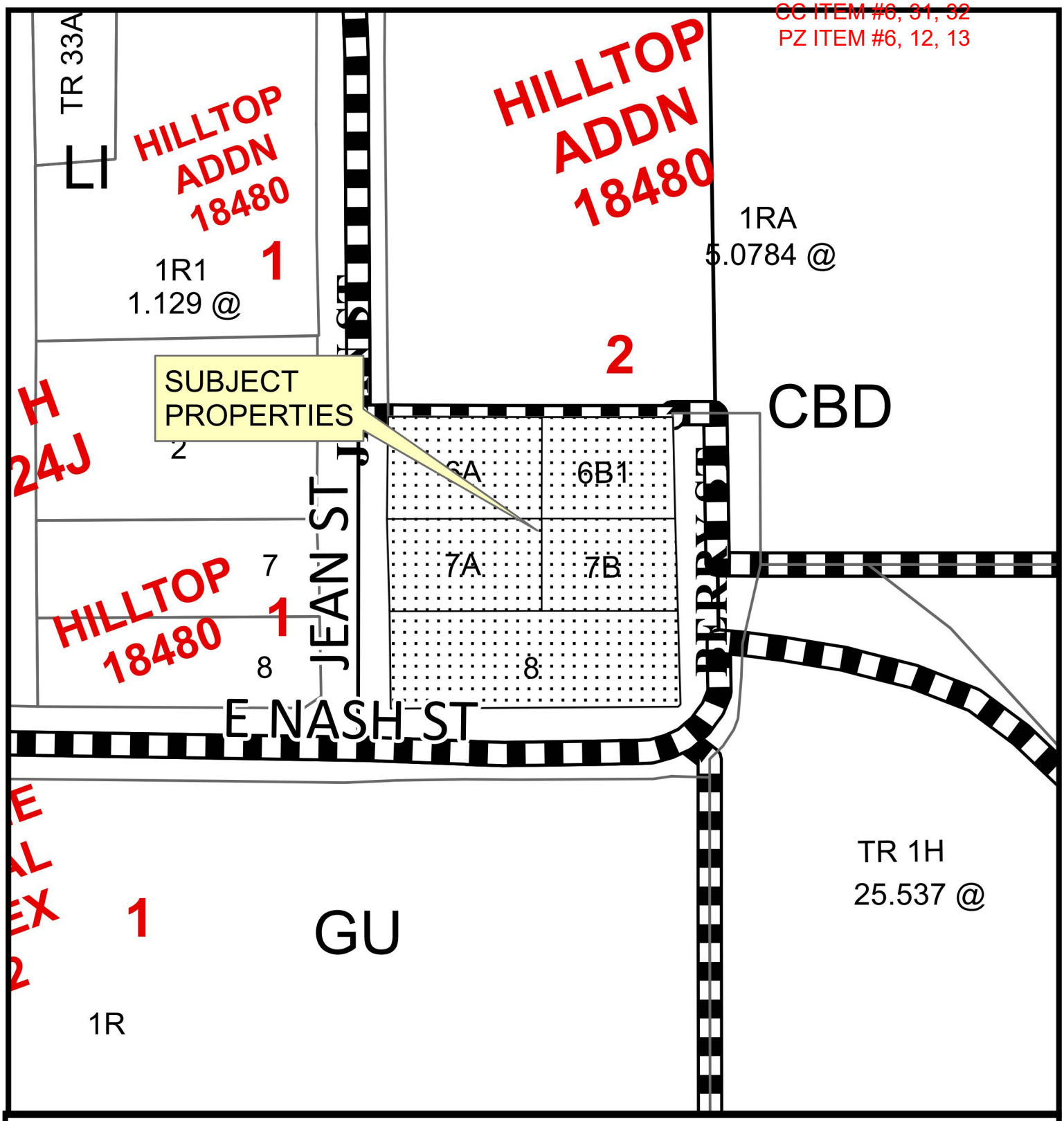
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial/Mixed Use (C/MU) land use. The proposed use in conjunction with the Transit District Overlay is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Berry Street, East Nash Street, and Jean Street are not designated on the City’s Thoroughfare Plan.

/em

CC ITEM #6, 31, 32
PZ ITEM #6, 12, 13



0 40 80 120 160 Feet

TDO24-01; Nash and Berry Townhomes
931/ 937/ 943 Jean Street
930/ 936 Berry Street

Date Prepared: 4/3/2024

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.

CC ITEM #6, 31, 32
PZ ITEM #6, 12, 13

CITY OF GRAPEVINE
TRANSIT DISTRICT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Berry, Jean & Nash LLC

Street address of applicant / agent:
3828 Kelsey Ct

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

Telephone number of applicant / agent:	*Fax number of applicant / agent:*
214-796-4194	

Email address of applicant / agent	*Mobile phone number of applicant / agent*
[redacted]	

Applicant's interest in subject property:
Development of single-family attached fee simple residences

PART 2. PROPERTY INFORMATION

Street address of subject property
931, 937, and 943 Jean Street; 930 and 936 Berry Street

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 6, 7 and 8 Block 2 Addition Hilltop Addition

Size of subject property
1.015 *Acres* 44,204 +/- *Square footage*

Present zoning classification:	*Proposed use of the property:*
Light Industrial	Transit District Overlay / Townhome Residential Use

Minimum / maximum district size for request:
N/A

Zoning ordinance provision requesting deviation from:
N/A

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
Ward O. Hayworth

Street address of property owner:
2757 Mesquite Lane

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

Telephone number of property owner:	*Fax number of property owner:*
817-917-5043	

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By: .....

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PZ ITEM #6, 12, 13

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

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

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

Richard O. Giberson
Print Applicant's Name:

Applicant's Signature:

The State Of Texas
County Of Tarrant
Before Me Maureen Halbert *(notary)* *on this day personally appeared* Richard Giberson *(applicant)*

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

(Seal) Given under my hand and seal of office this 4th *day of* March, *A.D.* 2024.

MAUREEN HALBERT
Notary Public, State of Texas
Comm. Expires 08-05-2024
Notary ID 13260509-1

Maureen Halbert
Notary In And For State Of Texas

Ward O. Hayworth
Print Property Owners Name:

Property Owner's Signature:

The State Of Texas
County Of Tarrant
Before Me Maureen Halbert *(notary)* *on this day personally appeared* Ward Hayworth *(property owner)*

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

(Seal) Given under my hand and seal of office this 4th *day of* March, *A.D.* 2024.

MAUREEN HALBERT
Notary Public, State of Texas
Comm. Expires 08-05-2024
Notary ID 13260509-1

Maureen Halbert
Notary In And For State Of Texas

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ACKNOWLEDGEMENT

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

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

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

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

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

Signature of Applicant _____

Date: 3/4/24

Signature of Owner _____

Date: 3/4/24

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ILLUMINATION PLAN

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

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

Applicant Signature _____

Date: 3/4/24

Property Owner Signature _____

Date: 3/4/24

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Nash
& Berry
Townhomes

February 29, 2024

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

RE: Nash & Berry Townhomes Development

Dear Ms. Marohnic:

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

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

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

Respectfully,

Rich

Richard O. Giberson
Manager
Berry, Jean & Nash LLC

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Nash
& Berry
Townhomes

TDO24-01

February 29, 2024

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

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By: .....

RE: Nash & Berry Townhomes, Compliance with TDO Design and Development Standards (Updated Submission 2024)

Dear Ms. Marohnic:

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

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

A. Site Plan

The TDO standards describe pedestrian access, connectivity, and amenities as "critical," and we agree. They also call for an integration of architecture with the streetscapes, and for shade and courtyards. Our design achieves all of these objectives. Landscaped walkways on the full perimeter of the site, together with an inviting central courtyard, are important contributions to the neighborhood and to the development of the Transit District generally.

The TDO asks for expanded sidewalk widths along Jean Street (east side) and Nash Street, namely unobstructed paths of 10' and 15' respectively, in addition to 5' landscape zones. The TDO also provides for head-in parking along Nash which, where provided, compresses the minimum unobstructed path to 5'. Given the context of our site, and the residential nature of our development, we felt some adjustments were appropriate to balance competing objectives. Our design provides the following:

- Along Jean Street (east side) we generally provide a 5' landscape zone and a 5' unobstructed path, before beginning semi-public spaces with stoops up to primary home entries, steps down to ground floor entries, and additional planting areas. By their design, the semi-public spaces are inviting, accessible, and additive to the pedestrian streetscape experience. They also encourage interactions between residents and those utilizing the sidewalks through multiple landings with seat height walls.

- Along Nash Street in front of Block C, we forgo any head-in parking (as would be allowed under TDO) in exchange for parking space on the courtyard side. This is accomplished by shifting the Block C build-to line by 3' to 4.5' (just enough to provide 8 non-garage parking spaces on the rear of the block). We still provide 5' minimum unobstructed path and 5' landscaping zones, and a semi-public space between the sidewalk and home entries with stoops and additional planting areas, similar to that described for Jean Street above.
- Along Nash Steet, the western Block D (the Jean-facing homes) and eastern Block C faces align. There is 19 ft. streetscape width on the west, with a 14 ft. wide space acting as an open pedestrian space for gathering. The wheelchair-accessible ramp and the wide stair invite the public from the Nash streetscape, through the paseo, and into the gathering space of the courtyard. The design activates pedestrian flow and sets a precedent of enhanced pedestrian space for future redevelopment to the west along Nash through public amenity offerings.

B. Building Design

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

Under the building code, the townhomes are three stories plus an "inhabited attic." TDO General Standards (1.a.iii, Upper Story Setback) call for a 10' setback on portions of street-facing elevations above three stories in height. The intent is to maintain a "pedestrian scale" to the building. All of our townhomes provide a setback from the front elevation for this inhabited attic, but in keeping with our desired residential character, the setback is typically less than 10'. We believe we meet the spirit of the requirement by the combination of setback from the parapet wall and a sloping roof to the attic space. From the sidewalk immediately below on Jean and Nash streets, the townhomes generally present as if three stories and a flat roof. Stepping a little farther away reveals the sloped attic space.

Thank you for your consideration of our TDO application.

Respectfully,

Richard O. Giberson
Manager
Berry, Jean & Nash LLC

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TD024-01

Nash & Berry Townhomes

TDO Application for Nash & Berry Townhomes (Updated Submission 2024)

Site Plan Requirements, Item 32

Case Name: Nash & Berry Townhomes

Case Address: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

Current Legal Description:

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

Proposed Legal Description:

Lots 1-17 and Lot 18X, Block 2-R, Nash & Berry Addition

SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
41B	Specific Standards, 1.b.i. including Table 2 "Thematic Street Space Standards" – Jean Street East Side, Unobstructed path 10 ft.	Unobstructed sidewalk path of at least 5 ft. (exact width varies between 5 ft. and 6 ft., as curb line, property line, and building line are not precisely parallel).	Our proposed streetscape provides continuity to north (mixed-use AMLI Grapevine), with a richer landscaping element befitting a residential character. Between the unobstructed sidewalk path and the building face is a semi-public space with stoops up to the building, steps down to ground floor entries, and additional planting areas. By their design, the semi-public spaces are inviting, accessible, and additive to the pedestrian streetscape experience. They also encourage interactions between residents and those utilizing the sidewalks through multiple landings with seat height walls.
41B	Specific Standards, 1.b.i. including Table 2 "Thematic Street Space Standards" – Nash Street, Unobstructed path 15 ft. Exception is given for head-in parking, in which case provide minimum 5 ft. unobstructed path.	Unobstructed sidewalk path of at least 5 ft. (varies from 5 ft. to 14 ft., as we provide a mix of plantings, benches, sidewalk, ramp, steps down to paseo, and expanded pedestrian space).	While the TDO provides for a compression of unobstructed path to 5 ft. with head-in parking on Nash Street, we felt the parking would be better placed on the interior/ courtyard side given the residential nature of the development. We accomplish this by a 3 ft. to 4.5 ft. shift outward of the Block C building allowing for 8 non-garage parking spaces on the rear of the building. The streetscape is a 5 ft unobstructed path, a 5 ft. landscape zone, and a 5 ft semi-public space between the sidewalk and building face that is similar to Jean Street facing described above.

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Nash & Berry Townhomes

			Along Nash Steet, the western Block D (the Jean-facing homes) and eastern Block C building faces align. There is 19 ft. streetscape width on the west, with a 14 ft. wide space acting as an open pedestrian space for gathering. The design activates pedestrian flow and sets a precedent of enhanced pedestrian space for future redevelopment to the west along Nash through public amenity offerings.
SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
41B	General Standards, 1.a.iii. – Upper Story Setback, on portions of street-facing elevations above three stories in height	Less than 10 ft. setback of top half-story "inhabited attic," but with sloped roofs to this space and multiple terraces.	The three primary stories of the townhomes present as if with a flat roof behind the parapet wall, and set back from the wall is a sloped roof half story. The combination of provided setback and sloped roofs meet the spirit of the standard, helping to maintain a pedestrian scale to the building for those on the sidewalks immediately below.

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CC ITEM #6, 31, 32
PZ ITEM #6, 12, 13

Nash & Berry Townhomes

TDO Application for Nash & Berry Townhomes

Current Addresses of Property:

931/ 937/ 943 Jean Street and 930/ 936 Berry Street

Grapevine, Texas 76051

Current Legal Description:

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

Replat as Lots 1-17 and 18X, Block 2-R, Nash & Berry Addition

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

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

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

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

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

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

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MAR 04 2024
By: .....

TD024-01

Architexas | CREATE + CONSERVE

March 25, 2024

Ms. Erica Marohnic
Director of Planning
City of Grapevine
200 S. Main Street
Grapevine, Texas 76099

Re: Nash & Berry Townhomes
Grapevine Transit District Overlay Review (TDO)

Dear Erica:
Robin and I have reviewed the Nash Berry materials you sent and have the following response:

1. **Nash Street Frontage (in Plan):**
During our meetings with the applicant, it was determined that the Nash Street frontage at this location presented a special condition. The Nash Street streetscape standards, as put forward in the guidelines, were formulated to create continuity, wherein continuity meant continuation of thematic features coming to, and extending from a particular site. The Nash Berry site is not so located, as it concludes the Nash Street ROW, there is no extension of Nash Street east of this site. Therefore, something is needed that will be an appropriate design conclusion, thereby preventing an abrupt and inconclusive "termination" of the Nash Street "themes". To that end, we agreed that a kind of "pedestrian cul-de-sac" was appropriate where in the first portion of the Nash fronting block would carry the themes of Nash Street (as presented in the TDO Guidelines) eastward, to a point mid-block. At this point a wide (spatially generous) opening into the interior of the site would be provided (note the pedestrian stair on the plan) and a connection made to a generous interior space would be made so that pedestrian flow (which cannot physically go further east) would be returned to Nash Street, now facing a westerly direction. Thus, constituting an intentional and designed conclusion to Nash Street, not an unresolved termination.

2. **Berry Street Frontage** (in Plan): A similar condition exists on Berry Street. Here the subdivision of the public space is already defined by recent developments to the north of this site. Therefore, what is needed is a design solution that transitions from the TDO streetscape vision to this preexisting and more confined condition. To accomplish this, the applicant has treated the southerly portion of that easterly frontage with generous public space (hard scape and landscape) and transitions to a more lineal treatment as the sidewalk extends northerly toward the pre-existing condition, as per our discussions with the applicant.

3. **Jean Street Frontage** (in Plan): Like Berry Street, Jean Street is a condition where at least half of its 2-block frontage is determined by recent development north of the subject site. Therefore, insertion of a different streetscape would be disruptive to continuity, not supportive. In this case, it was agreed that a better solution was to continue the streetscape already existing and thereby make a more coherent connection between Dallas Road and Nash Street (2 blocks).

4. **Nash Street Elevation:** This applicant has taken a more "contemporary" approach to the design of these units, one which remembers a more industrial archetype, not commercial. To that end, the general plate will be larger than the finer "bay modulation" of traditionally styled townhomes. However, to preserve the texture of a residential bay modulation, the applicant agreed to the following:

    a. A texture of bay type windows that project from the masonry façade
    b. Employment of brick offsets and detailing that set up a rhythm of bay dimensions across the façade
    c. The strong articulation of entry for each unit
    d. The roof top component of the units could be a more industrial metal clad while everything below is brick and a finer grain brick detailing of opening, cornice, etc. is employed

Additional Comments: This project is unusual as it seeks to implement the TDO Guidelines while saddled with numerous constraints influencing how it integrates with its location and neighboring projects, we feel that the design solutions described above accomplish that complex task.

Sincerely,

Craig Melde
Sr. Principal

cc. Robin McCaffrey - MESA Planning

TDO24-01

NASH AND BERRY TOWNHOMES

CORRESPONDENCE FROM CITIZENS THAT DO NOT OWN PROPERTY WITHIN THE 200 FOOT NOTIFICATION AREA

SUPPORT: 1

OPPOSITION: 0

CC ITEM #6, 31, 32
PZ ITEM #6, 12, 13

From: [redacted]
To: Lindsay Carey
Subject: Support for the Nash & Berry Townhomes Project
Date: Thursday, April 4, 2024 10:54:54 AM
Attachments: image001.png

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

Hello Lindsay.

I wanted to write in support of an upcoming project going before the City Council this month: The Nash & Berr Townhomes Project.

As one of the first retail oriented business on Jean St, we've seen the are grow and change for the better. A business such as ours relies on having a customer base that is close in proximity. It is what has allowed us to build our business as a part of the community. We think that having more residents within walking distance of our business and the rest of Main Street is crucial to the success of our community. It is crucial to the development of the Transit Overlay District as well.

We are directly across the street from 3 public parking areas and probably 3 of the largest in the city (you would know better than me!). I don't see parking being an issue outside of the festival weekends and Christmas event days, however that already is an issue and I don't foresee these residences adding to that issue.

Thank you for your time.

Jon Powell

E: [redacted]
P: 817-658-1974
A: 906 Jean St, Grapevine, TX 76051
W: www.hopandsting.com

CC ITEM #6, 31, 32
PZ ITEM #6, 12, 13

ORDINANCE NO. 2024-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING TRANSIT DISTRICT OVERLAY TDO24-01 TO ALLOW THE DEVELOPMENT OF SEVENTEEN SINGLE-FAMILY ATTACHED TOWNHOMES, FOR BLOCK 2-R, LOTS 1-17 AND 18X, NASH & BERRY ADDITION (931, 937, AND 943 JEAN STREET AND 930 AND 936 BERRY STREET) IN A DISTRICT ZONED "LI", LIGHT INDUSTRIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 41B OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS TRANSIT DISTRICT OVERLAY; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a Transit District Overlay in accordance with Section 41B of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting a Transit District Overlay to allow for nineteen single-family attached townhomes in a district zoned "LI", Light Industrial District within the following described property: Block 2-R, Lots 1-17 and 18X, Nash & Berry Addition (931, 937, and 943 Jean Street and 930 and 936 Berry Street) all in accordance with a site plan approved pursuant to Section 41B of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. That the City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein Transit District Overlay.

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

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

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

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

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

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

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CC ITEM #6, 31, 32
PZ ITEM #6, 12, 13

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE APRIL 16, 2024

SUBJECT: FINAL PLAT APPLICATION
LOTS 1-17, 18X, BLOCK 2-R, NASH & BERRY ADDITION
(BEING A REPLAT OF LOTS 6, 7 AND 8, BLOCK 2, HILLTOP ADDITION)

PLAT APPLICATION FILING DATE..... April 9, 2024

APPLICANT .....Greg Gifford, NCP Grapevine Brownstones II

REASON FOR APPLICATION ..... Final platting 17 single family lots and one (1) HOA lot

PROPERTY LOCATION .....931, 937 and 943 Jean Street and 930 and 936 Berry Street

ACREAGE..... 1.015

ZONING ..... Existing: LI; Light Industrial District
Proposed: LI, Light Industrial with Transit District Overlay

NUMBER OF LOTS ..... 17 Single Family Residential Lots and one (1) HOA lot

PREVIOUS PLATTING 1949

CONCEPT PLAN ..... N/A

SITE PLAN..... TDO 24-01

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1-17, 18X, BLOCK 2-R, NASH & BERRY ADDITION
(BEING A REPLAT OF A LOTS 6, 7 & 8, BLOCK 2, HILLTOP ADDITION)

I. GENERAL:

- The applicant, Richard Giberson, Berry, Jean & Nash, LLC replatting 1.015 acres into seventeen (17) single family attached townhomes and one (1) HOA lot. Property is located north of Nash Street between Jean and Berry Streets.

II. STREET SYSTEM:

- The development has access to East Nash Street.
- Abutting roads: ☐ is on the City Thoroughfare Plan:

  ☒ are not on the City Thoroughfare Plan: Nash Street
- Sidewalk: ☒ Developer required to build sidewalk on adjacent street right of ways of Nash, Berry and Jean Streets

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

☐ Periphery Street Fees are due as follows:

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

☒ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains south and east into Nash and Berry Streets storm system.

- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

☒ The existing water supply system bordering the subject site is adequate to serve the development.

☐ The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to loop water service to serve the site.

V. SANITARY SEWER SYSTEM:

☒ The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.

☐ The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development. Owner has submitted construction plans to extend sanitary sewer to this property.

VI. MISCELLANEOUS:

☐ Water and Wastewater Impact Fees are not required for:

☒ Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 1-17, Block 1, Nash & Berry Addition

☒	Single Family Residential	($ 2,388/ Lot)
☐	Multifamily	($ 1,049/ Unit)
☐	Hotel	($ 43,606/ Acre)
☐	Corporate Office	($ 20,572/ Acre)
☐	Government	($ 4,426/ Acre)
☐	Commercial / Industrial	($ 5,670/ Acre)

☐ Open Space Fees are not required for:

☒ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 1-17, Block 2-R, Nash & Berry Addition

☒	R-5.0, R-TH, Zero Lot District	($ 1,416.00 / Lot)
☐	R-7.5, Single Family District	($ 1,146.00 / Lot)
☐	R-12.5, Single Family District	($ 1,071.00 / Lot)
☐	R-20.0, Single Family District	($ 807.00 / Lot)

☐ Public Hearing Only

☐ Variances were required on the following items:

- ☐ Front & Rear building lines
- ☐ Allowing a setback of 3 feet for the rear property line for an accessory building
- ☐ Lot width & depth;
- ☐ Max. Impervious Area
- ☐ Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

☐ The following items associated with this plat are not in accordance with the current subdivision standards:

- ☐ 50' ROW dedication not met:
- ☐ Length of cul-de-sac street exceeds the 600-foot limit:
- ☐ Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

- ☐ The right-of-way provides for future widening of public streets that will serve the development of this site.
- ☒ The onsite utility easements provide for a utility network to serve the development of this site.
- ☒ The onsite drainage easements provide for a drainage network to serve the development of this site.
- ☒ The onsite access easements provide cross access capabilities to this site and surrounding property.
- ☐ The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

- ☐ The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.

☒ The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.

☒ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

☐ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

☒ All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1-17, 18X, Block 2-R, Nash & Berry Addition"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2024
02	DESIGN DEVELOPMENT SET	xx / xx / 2024
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2024
04	BID SET DOCUMENTS	xx / xx / 2024
05	PERMIT DOCUMENTS	xx / xx / 2024

N A S H & B E R R Y T O W N H O M E S

931/ 937/ 943 JEAN STREET AND 930/ 936 BERRY STREET
GRAPEVINE TEXAS 76051

CASE NAME: NASH & BERRY TOWN HOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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

Planning Services Department

COVER

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zoned: "Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: March 04, 2024

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STRUCTURAL ENG.
NAME
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OWNER
BERRY, JEAN AND NASH LLC
–

PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
COVER
03/04/2024

SHEET NO.
A000

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ISSUANCES

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05	PERMIT DOCUMENTS	xx / xx / 2024

GENERAL NOTES:

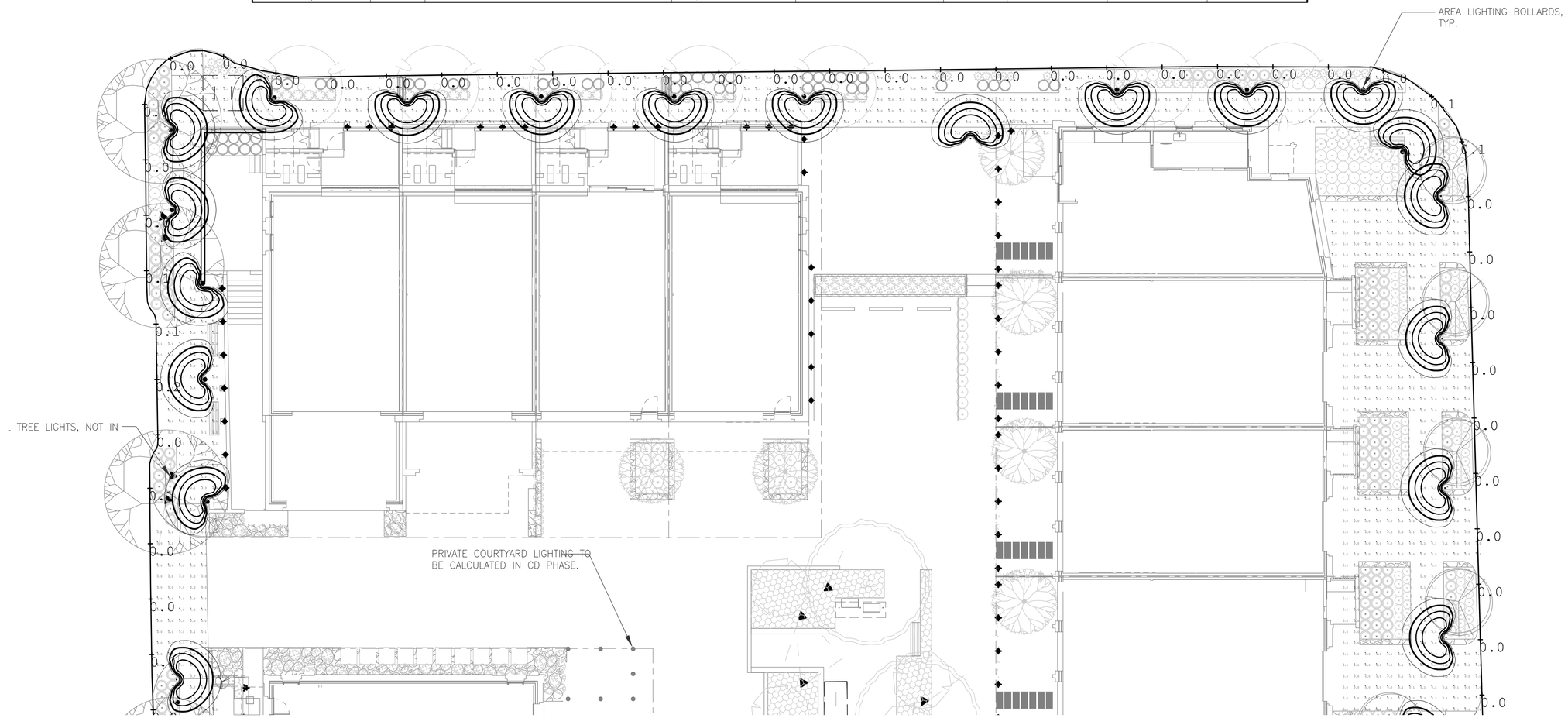
1. LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	44	erco-35744-023-en_us-ies	Single	35744023_V02	0.900	161	9.8	431.2



1 SITE PLAN NORTH – PHOTOMETRIC
SCALE: 1" = 10'-0"

CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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

Planning Services Department

SITE PLAN NORTH- PHOTOMETRIC

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI" Light Industrial, Proposed Transit District Overlay
Date of Preparation: 03/04/2024

C3 Consulting Engineers
11700 Preston Road • Suite 660 #194
Dallas, TX 75230 • 214.295.9571
c3eng.net
Registration #10571

STATE OF TEXAS
ANNE LAUREN WHITE
126876
LICENSED PROFESSIONAL ENGINEER
05-21-24

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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
--

PROJECT no. **2102**

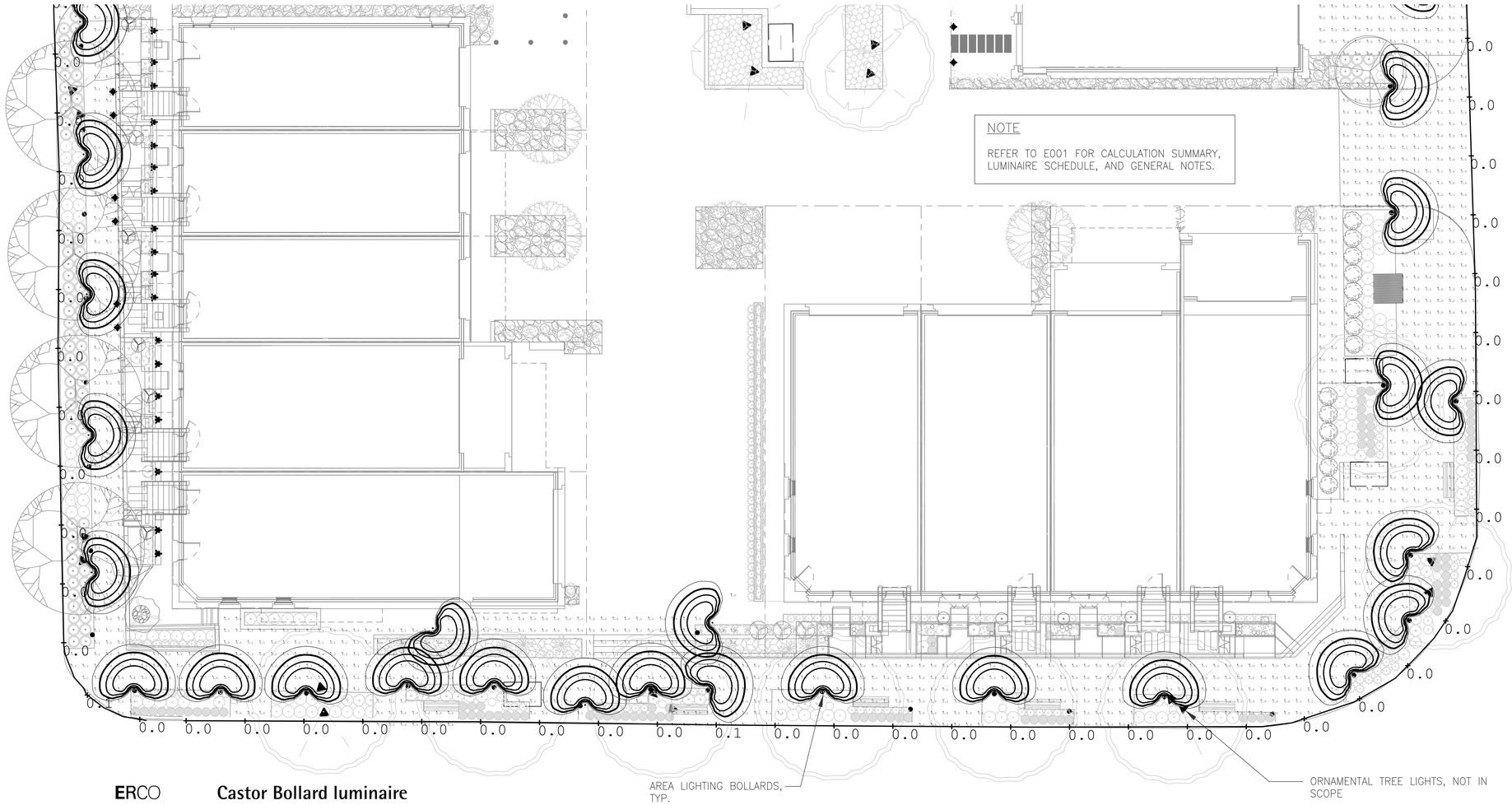
NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
SITE PLAN NORTH- PHOTOMETRIC
03/21/2024

SHEET NO. As indicated

E001

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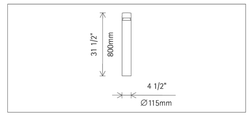
NORTH

1 SITE PLAN SOUTH – PHOTOMETRIC
SCALE: 1" = 10'-0"

ERCO Castor Bollard luminaire

Floor washlight

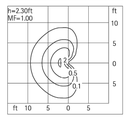












35744.023 Graphit m
LED module: 8W 840lm 3000K warm white
0-10V dimmable
Version 2
Wide beam

Product description
For mounting on accessories.
Bollard: corrosion-resistant aluminum profile, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt.
Upper cover and base plate: corrosion-resistant cast aluminum, No-Rinse surface treatment. Double powder-coated. Base plate for mounting on ground socket, concrete anchor or mounting plate.
Control gear 120V/277V, 60Hz, dimmable. 2 cable entries. Through-wiring possible. 5 terminals.
LED module: high-power LEDs on metal-core PCB.
180° light guidance ring made of optical polymer.

Anti-glare cone: corrosion-resistant cast aluminum, No-Rinse surface treatment. double powder-coated and black lacquered.
Glare-free above the light aperture.
Mounting accessories to be ordered separately.
Suitable for wet location (IP65): dust-proof and water jet-proof.
Dimming with external dimmers possible (0-10V).
Weight 12.70lbs / 5.76kg
Maximum wind load area 1.08ft² / 0.1m²
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.

Technical data

Luminous flux of the luminaire	161lm
Connected load	9.8W
Luminaire efficacy	16lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≤50000h L90 ≤100000h
LED failure rate	0.1% ≤50000h
LMF	E

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024
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CASE NAME: NASH & BERRY TOWNHOMES
CASE CASE NUMBER: TDO23-01
LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: _____ OF _____

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

Planning Services Department

SITE PLAN SOUTH- PHOTOMETRIC

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zone: "LI' Light Industrial, Proposed Transit District Overlay
Date of Preparation: 03/04/2024

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STRUCTURAL ENG.
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OWNER
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PROJECT no. **2102**

NASH & BERRY TOWNHOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
SITE PLAN SOUTH- PHOTOMETRIC
03/21/2024

SHEET NO. E002

As indicated

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CODE CALCULATIONS

APPLICABLE CODES

- CITY OF GRAPEVINE DEVELOPMENT CODE
  - SECTION 41B - TRANSIT DISTRICT OVERLAY
  - PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
- 2021 IRC W/ CITY OF GRAPEVINE AMENDMENTS (SEC. 7-142)
- 2021 IECC (RESIDENTIAL PROVISIONS)
- NFPA 13R (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN LOW-RISE RESIDENTIAL OCCUPANCIES)

FIRE RATING

EXTERIOR BEARING WALLS	1 hr UL 305
EXTERIOR NON-BEARING WALLS	0 hr
INTERIOR BEARING WALLS	0 hr
INTERIOR NON-BEARING WALLS	0 hr
FLOOR ASSEMBLIES	0 hr
ROOF ASSEMBLIES	0 hr
COLUMNS	0 hr
BEAMS	0 hr
EXTERIOR WALLS	0 hr ; GREATER THAN 5FT
EXTERIOR PROJECTIONS	0 hr ; GREATER THAN 5FT
EXTERIOR OPENINGS	0 hr ; GREATER THAN 5FT
EXTERIOR PENETRATIONS	0 hr ; GREATER THAN 5FT

INSULATION

FENESTRATION U-FACTOR	0.35	MIN.
SKYLIGHT U-FACTOR	0.55	MIN.
GLAZED FEN. SHGC	0.25	MAX.
CEILING R-VALUE	38	MIN.
FRAME WALL R-VALUE	20	MIN.
MASS WALL R-VALUE	8 / 13	MIN.
FLOOR R-VALUE	19	MIN.
BASEMENT WALL R-VALUE	5 / 13	MIN.
SLAB R-VALUE & DEPTH	0	MIN.
CRAWL SPACE WALL R-VALUE	5 / 13	MIN.

LOADS

DEAD LOAD	20 lb / ft^2
LIVE LOAD (FLOOR)	30 lb / ft^2
LIVE LOAD (HAB. ATTIC)	10 lb / ft^2
LIVE LOAD (UNIHAB. ATTIC)	30 lb / ft^2
LIVE LOAD (ROOF) @ 4:12	10 lb / ft^2
WIND LOAD	10 lb / ft^2
WALL	
ROOF	
SNOW LOAD	05 lb / ft^2
STRUCTURAL MEMBERS	L / 240
MASONRY LINTELS	L / 600

SOIL CAPACITY

BEDROCK	12,000 LBS
SEDIMENT ROCK	4,000 LBS
GRAVEL	3,000 LBS
SAND	2,000 LBS
CLAY	1,500 LBS

CLIMATE

WIND CRITERIA	"B" SURROUNDED BY SIM. BLDGS.
EXPOSURE CATEGORY	115 MPH
SPEED	-
EFFECTIVE WIND AREA	NONE
TOPOGRAPHIC EFFECTS	MODERATE
WEATHERING	VERY HIGH
TERMINATE POTENTIAL	6 INCHES
FROST DEPTH LINE	NONE
ICE BARRIER UNDERLAYMENT REQ'MT	REFER TO LOCAL CODES
FLOOD HAZARDS	150
AIR FREEZING INDEX	
MEAN ANNUAL TEMPERATURE	64.9 deg F

SECT. 41B REGULATIONS

THE HIGH-INTENSITY SUB DISTRICT

THE HIGH-INTENSITY SUB DISTRICT FOCUSES ON THE CORE OF THE TRANSIT DISTRICT, THE AREA MOST CLOSELY ADJACENT TO THE RAIL STATION UP TO APPROXIMATELY ONE-QUARTER MILE FROM THE STATION PLATFORM. "HIGH-INTENSITY" REFERS NOT ONLY TO THE DESIRE FOR MODERATELY HIGH LEVELS OF DENSITY, BUT ALSO TO HIGH LEVELS OF ACTIVITY FOCUSED ON PUBLIC USES. WALKABILITY AND PEDESTRIAN AMENITIES ARE VERY IMPORTANT TO THIS SUB-DISTRICT, AS IS LANDSCAPING INCLUDING STREET TREES AND OTHER SHADE ELEMENTS. THE VISION OF THE CITY OF GRAPEVINE FOR THE HIGH INTENSITY SUB-DISTRICT IS FOR IT TO BE THE MOST ENERGETIC AND EXCITING AREA WITHIN THE TRANSIT CORRIDOR. USES WOULD INCLUDE BUT NOT BE LIMITED TO: FAMILY ORIENTED ATTRACTIONS AND ENTERTAINMENT VENUES, LOCAL AND REGIONAL RETAIL AND RESTAURANTS, AND HIGHER DENSITY MIXED USE DEVELOPMENTS. GROUPED CLUSTERS OF USES, ALONG A PEDESTRIAN PATH SIMILAR TO A EUROPEAN VILLAGE WOULD BE APPROPRIATE. SPECIALTY/BOUTIQUE RETAIL IS ENCOURAGED, AS ARE ARTISAN AND CRAFT STUDIOS AND SHOPS. SIDEWALK VENDORS AND KIOSKS MIGHT BE CONSIDERED IN CONJUNCTION WITH APPROPRIATE DEVELOPMENTS. RESIDENTIAL USES SHOULD BE MEDIUM TO HIGH DENSITY OWNER-OCCUPIED PRODUCTS, SUCH AS TOWNHOMES OR CONDOMINIUMS. SEE FIG. 3. ALL USES IN DEVELOPMENTS WITHIN THIS OVERLAY WILL BE CONDITIONAL USES. PLEASE REFER TO THE "PREFERRED USE MATRIX" FOR ADDITIONAL INFORMATION ON POTENTIAL USES WITHIN THIS DISTRICT. USES NOT LISTED IN THIS DOCUMENT MAY BE CONSIDERED, AND APPROPRIATE UNIQUE USES ARE ENCOURAGED.

SPECIFIC STANDARDS APPLIES (Y/N)

		RAIL/ STREET DEFINITION STANDARDS	
Y	A.	ADDRESSMENT OF RAIL FRONTAGE	• BUILDING FACADES ARE PARALLEL TO STREET
Y	B.	MAIN STREET AND DALLAS ROAD FRONTAGE	• BUILDING FEATURES PROVIDED WITHIN ENCROACHMENT ZONE
		• MODIFICATION OF BUILD-TO LINE	• FEE SIMPLE HOUSING PROVIDED
Y	C.	OTHER STREET FRONTAGE:	• BUILDINGS EXTEND TO INTERIOR LOT LINES WITH ZERO SIDE YARDS
		• BUILD-TO LINE FOR OTHER DESIGNATED STREETS	• BICYCLE CONNECTION PROVIDED
Y	D.	LOT OCCUPANCY, URBAN AREAS	• ON-SITE PARKING PROVIDED
		• ZERO SIDE YARD	• MULTIPLE PEDESTRIAN CONNECTIONS PROVIDED
		• STREET CORNERS	• SIDEWALKS HAVE UNOBSTRUCTED PATH
N	E.	LOT OCCUPANCY SINGLE FAMILY DETACHED	• OTHER SIDEWALKS COMPLY WITH C.O.G. STANDARDS
N	F.	LOT OCCUPANCY SINGLE FAMILY ATTACHED	• WALKWAY CONNECTING TO INTERIOR PEDESTRIAN AREA; REQUEST DEVIATION ON 8FT WIDTH DUE TO FEE SIMPLE HOUSING CHARACTER
Y	G.	EXTENSION OF THE ESTABLISHED STREETSCAPE THEMES	• ALL WALKWAYS CONTINUE ACROSS VEHICULAR DRIVE
		CIRCULATION AND CONNECTIVITY	• PEDESTRIAN ORIENTED COURTYARD PROVIDED
Y	A.	A GENERAL CIRCULATION PLAN	• PEDESTRIAN STREETSCAPE PROVIDED
Y	B.	SIDEWALKS AND WALKWAYS	• OPEN SPACE PROVIDED; REF. TO SITE AREA CALCULATIONS
Y	C.	CREATION OF A SEMI-PUBLIC DOMAIN	• COVERED STOOP PROVIDED; REQUEST DEVIATION ON 6FT DEPTH AS STOOPS ARE RECESSED INTO BUILDING
Y	D.	OPEN SPACE	• SIDEWALK SPACE HAS CONTINUITY OF PAVEMENT, PATTERNING, FURNITURE AND DIVERSITY OF TREES
Y	E.	PORCHES AND STOOPS	• SEMI-PUBLIC DOMAIN PROVIDED WITH COURTYARD
Y	F.	THEMATIC ARTICULATION OF THE SIDEWALK SPACE	• BENCHES PROVIDED
Y	G.	STREET FURNITURE AND APPOINTMENTS	• NON-UNIFORM PEDESTRIAN ORIENTED LIGHTING PROVIDED
Y	H.	ALLEYWAY CONNECTION	• ENTRANCE DRIVE PROVIDED
Y	I.	VEHICULAR ACCESS	

GENERALLY APPLICABLE STANDARDS APPLIES (Y/N)

Y		**STREET FACING BUILDING STANDARDS**	• DEVELOPMENT PROVIDES CONTRIBUTION TO URBAN FABRIC
Y	A.	BUILDING ARTICULATION AND MASSING	• FEE SIMPLE HOUSING PROVIDED WITH TRIPARTITE SCHEME
Y	B.	VEHICLE AND BICYCLE PARKING	• HABITABLE ATTIC LEVEL SETS BACK FROM THE BLDG LINE
Y	C.	LOADING AND DRIVE THROUGH FACILITIES	• MAXIMUM HEIGHT IS UNDER 75FT AND UNDER 6 STORIES
Y		**BUILDING DESIGN**	• MECHANICAL UNITS NOT VISIBLE ON ROOF
Y	A.	INTEGRITY OF ARCHITECTURAL FORM ARTICULATION:	• BICYCLE PARKING PROVIDED
Y	B.	INTEGRITY OF MATERIAL USAGE	• STRUCTURED PARKING PROVIDED AS RESIDENTIAL GARAGES
Y	C.	STOREFRONTS	• ARCHITECTURAL FORM ARTICULATION PROVIDED IN PARAPET DETAILING
Y	D.	CONT. OPENINGS AND FEATURES WITHIN BUILDING FORM	• BRICK ARCHES BEAR AT COLUMNS
Y	E.	HOLISTIC VISUAL TREATMENT OF STRUCTURE	• WOOD, CASTSTONE AND METAL AS RELIEF TO BRICKWORK
Y	F.	ARCHITECTURAL ENCLOSURE	• DECORATIVE DETAILING ON BRICKWORK AND RELIEF MATERIALS
Y	G.	MOTIF AND CONTEXT CONTINUITY	• BALASTRADES ARE TO MODERN INDUSTRIAL STYLE OF BUILDINGS
Y	H.	BUILDING ENTRANCES	• SCALE IS APPROPRIATE TO MODERN INDUSTRIAL STYLE OF BUILDINGS
Y	I.	RELIEF-IN-ARTICULATION	• BRICKWORK IS PROVIDED WITH MATERIAL INTEGRITY RELATED TO COURSING, CORBELING AND RELIEF
Y	J.	WINDOW SURROUNDS AND BELT COURSES	• ELEVATIONS ARE ORGANIZED FUNCTIONALLY TO THE INTERIOR AND PROPORTIONALLY WITH ALIGNMENT TO THE EXTERIOR
Y	K.	MATERIAL CHANGE:	• WINDOWS ALIGN HORIZONTALLY AND VERTICALLY
Y	L.	ROOF SCREENING AND APPURTENANCES	• UPPER FLOOR WINDOWS ARE SET MORE THAN 3FT BELOW THE PARAPET HEIGHT
Y		**BUILDING CONSTRUCTION**	• WINDOWS ARE ARTICULATED WITH TRIM DETAILING AND INSET MORE THAN 4 INCHES FROM FACE OF WALLS
Y	A.	PRIMARY VENEER MATERIAL	• WINDOW AND DOOR SURROUNDS PROVIDED AS WOOD TRIM / METAL FLASHING
Y	B.	SECONDARY VENEER MATERIAL	• BELT COURSES ARE PROVIDED WITHIN BRICK PATTERNING AT FLOOR ELEVATIONS
Y	C.	PROHIBITED MATERIALS	• ALL OUTSIDE CORNERS ARE MODULAR BRICK, TYP.
Y	D.	ROOF MATERIAL	• PRIMARY VENEER MATERIAL IS MODULAR BRICK; REF. CLADDING SURFACE CALCULATIONS ON ELEVATION SHEETS
Y	E.	WINDOW GLAZING	• SOLID WOOD SIDING IS PROVIDED AS RELIEF MATERIAL PER ELEVATIONS SHEETS
Y	F.	CARPENTERED EXTERIOR TRIM	• PITCHED ROOFS ARE PROVIDED WITH TRUE STANDING SEAM METAL ROOFING
Y	G.	WALL CONSTRUCTION	• PARAPET CAPS ARE PROVIDED AS CAST STONE
Y		**LANDSCAPING**	• GLAZING IS PROVIDED AS CLEAR GLASS WITH LESS THAN 27% REFLECTIVITY
Y	A.	STREET AND RAIL FRONTAGE LANDSCAPING	• ALL EXTERIOR TRIM IS PROVIDED AS HIGH QUALITY FINISHED GRADE WOOD STOCK
Y	B.	OTHER PLANTING IN THE STREETSCAPE PLANTING ZONE	• LANDSCAPING DESIGN PROVIDED IN ACCORDANCE WITH STREETSCAPE PLANTING ZONE AND THEMATIC ROW TREES AS INDICATED ON LANDSCAPE SHEETS
Y	C.	INSTALLATION OF THEMATIC ROW TREES AND PLANTING ZONE	• INTERNAL COURTYARD FUNCTIONS AS SEMI-PUBLIC PLAZA SPACE AMENITY IN ACCORDANCE WITH HIGH-INTENSITY SUB DISTRICTS
Y	D.	PARK AND PLAZA LANDSCAPING	• TREES ARE PROVIDED IN EXCESS OF ONE TREE EVERY 350 SF
Y	E.	MAINTENANCE	• ORNAMENTAL TREES PROVIDED IN ACCORDANCE WITH DISTRICT PLANT LIST
Y	F.	SUBMISSION OF A SITE LANDSCAPE PLAN	• LOW AMBIENT NIGHT TIME LIGHT PROVIDED AT STREET AND WITHIN COURTYARD
Y		**LIGHTING**	• LIGHTING TYPES PROVIDED IN ACCORDANCE WITH DISTRICT STANDARDS AS HOODED LAMP ENTRY SCONCES, LOW HEIGHT BOLLARDS, TREE LIGHTS AND ARM MOUNT POLE LIGHTS PER LANDSCAPE SHEETS
Y		**OUTDOOR FURNISHINGS**	• OUTDOOR FURNISHINGS PROVIDED TO ACTIVATE SEMI-PUBLIC DOMAIN WITH BENCHES, BOLLARDS, WAY-FINDING DEVICES
Y		**SIGNAGE**	• SIGN SIZE AND LOCATION IN ACCORDANCE WITH DISTRICT STANDARDS; REF. SITEPLAN NOTES

PROJECT DESCRIPTION

THE PROJECT IS A ONE-ACRE RESIDENTIAL TOWNHOME DEVELOPMENT COMPRISED OF 17 THREE STORY SINGLE- FAMILY SINGLE-FAMILY TOWNHOME DWELLINGS. SITE LOCATED AT 943 JEAN ST. WITHIN THE TRANSIT DISTRICT OVERLAY OF GRAPEVINE, TEXAS.

THE STRUCTURES WILL BE SEPARATED BY ONE-HOUR FIRE RATED WALLS AND COMPRISED OF STICK FRAME CONSTRUCTION WITH STONE AND BRICK VENEER AND SUPPORTED BY SLAB ON GRADE FOUNDATIONS WITH CASED DRILLED PIERS AS THE BASIS OF DESIGN RECOMMENDED BY THE PROJECT'S GEO-TECHNICAL ENGINEERS.

THE GOAL OF THE PROJECT IS TO PROVIDE 17 HIGH QUALITY AND ENERGY EFFICIENT DWELLING UNITS THAT FIT IN THE ARCHITECTURAL CHARACTER OF THE DISTRICT AND EXCEED STANDARDS OF COMPARABLE URBAN REAL ESTATE OPTIONS THROUGH CRAFTSMEN DETAILING, CALCULATED BUILDING DESIGN PERFORMANCE AND A COMPREHENSIVE SITE DESIGN EMPHASIZING DWELLING VARIETY THROUGH UNIQUE STREETSCAPE USES FROM EACH SITE BOUNDARY.

THE MISSION OF THE PROJECT IS TO PROVIDE GRAPEVINE AND NEARBY POPULATION A LUXURY URBAN DWELLING EXPERIENCE THAT ALLOWS A VARIETY OF DEMOGRAPHICS OPPORTUNITIES TO GROW BUSINESSES AND FAMILIES IN DOWNTOWN GRAPEVINE. THE PREPARATION OF THE DESIGN HAS INCLUDED A DETAILED DUE DILIGENCE EXERCISE IDENTIFYING ATTRACTIVE FEASIBLE MARKETS, SITE ANALYSIS AND LOCAL STAKEHOLDER INTERVIEWS AND IDEAL SPACE PROGRAMMING SUITED FOR A LONG-TERM VITALITY OF THE PROPERTY.

THE SCOPE OF WORK IS COMPRISED OF THE FOLLOWING COMPONENTS:

- SITE WORK IS DIVIDED INTO 18 LOTS ONE CENTRAL SHARED OPEN SPACE LOT. ACCESS IS PROVIDED THROUGH THE USE OF A ONE-WAY INTERNAL DRIVE GOVERNED BY SHARED ACCESS EASEMENT BETWEEN LOT OWNERS. THE SITE WILL BE POWERED WITH (2) NEW PAD MOUNTED TRANSFORMERS AND UNDERGROUND POWER SERVICE TO INDIVIDUALLY METERED DWELLINGS.
- EACH LOT WILL HAVE A MINIMUM OF 2 PARKING SPACES PROVIDED WITH DRIVEWAY ACCESS TO TUCK UNDER PRIVATE GARAGES
- TRASH AND RECYCLING WILL BE PICKED UP BY A TRUCK OUTSIDE OF EACH PRIVATE GARAGE USING CONVENTIONAL RESIDENTIAL BINS. POSTAL SERVICE WILL DELIVER TO A CENTRAL OUTDOOR MAIL CLUSTER LOCATED IN THE COURTYARD.
- THE SITE HAS A LANDSCAPED PEDESTRIAN AREA IN THE COURTYARD IN ADDTION TO PRIVATE YARDS AND PRIVATE OVERLOOKING TERRACES. THERE IS AN ACCESSIBLE ROUTE IMPROVED PAVING SURFACES, LANDSCAPE PLANTERS, BENCHES AND AND SURFACE PAVERS, COURTYARD DRAINAGE SYSTEM, STREETSCAPE LIGHTING AND VEGETATION.
- THE DWELLINGS ARE CONSTRUCTED OF MASONRY VENEER OVER CONVENTIONAL LIGHT WOOD STRUCTURE WITH 2" MIN OF CONTINUOUS EXTERIOR INSULATION AND A VARIETY OF WOOD FRAMED THERMALLY BROKEN OPERABLE WINDOWS AND DOORS WITH FULL CAVITY ENCAPSULATION.
- EACH DWELLING HAS A STEPPED METAL ROOF WITH A PORTION OF HABITABLE ATTIC AND LOW-SLOPE ROOF DECK AT SELECTIVE LOCATIONS.
- EACH DWELLING IS PROTECTED WITH 1-HR FIRE RATED LOAD BEARING SEPERATION WALL AND 4FT OF FIRE RATED ROOF DECK ABOVE THE DWELLING SEPERATION WALL.
- THE DWELLINGS RELY ON MINI-SPLIT HEAT PUMP HVAC SYSTEMS, ELECTRIC APPLIANCES AND ELECTRIC HOT WATER HEATERS FOR OPERATION.
- ADDITIONAL FEATURES AND AMENITIES INCLUDE PRIVATE ELEVATORS, JULIETTE BALCONIES, CUSTOM INTERIOR DESIGN INCLUDES LEVEL 5 FINISHING, BUILT-IN CABINETRY, WOOD FLOORS, LED LOW- VOLTAGE LIGHTING, AND WATER SENSE FIXTURES

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2024
02	DESIGN DEVELOPMENT SET	xx / xx / 2024
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2024
04	BID SET DOCUMENTS	xx / xx / 2024
05	PERMIT DOCUMENTS	xx / xx / 2024

GRAPEVINE STANDARD SITEPLAN &LANDSCAPE NOTES

SITE PLAN

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

LANDSCAPE PLAN

1. Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting. Hedges, where installed, shall be planted and maintained to form a continuous, unbroken, solid, visual screen which will be three (3) feet high within one (1) year after time of planting.
2. All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

SITE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	LIGHT INDUSTRIAL	NONE (TRANSIT DISTRICT OVERLAY)
LAND USE (FROM ZONING ORDINANCE)	COMMERCIAL/ MIXED USE	SINGLE-FAMILY ATTACHED (TOWNHOUSE)
TOTAL LOT AREA (SQ.FT. & ACRES)	N/A	44,204 SQ FT (1.015 ACRES)
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQ.FT.)	N/A	21,820 SQ FT
TOTAL BUILDING AREA (SQ.FT.)	N/A	51,190 NET
BUILDING HEIGHT (FT. & NO. OF STORIES)	75 FT& 6 STORIES	49 FT & 4 STORIES
FLOOR AREA RATIO	NONE	1.24
OPEN STORAGE (SQ.FT.)	NONE	N/A
RESIDENTIAL UNITS		
BUILDING DISTANCE SEPARATION	NONE	ZERO LOT AT FIRE SEPERATION & 20' MIN. BETWEEN BLOCKS
# OF STUDIOS/EFFICIENCIES/MINIMUM UNIT SIZE	NONE	NONE
# OF 1 BEDROOMS/MINIMUM UNIT SIZE	NONE	NONE
# OF 2 BEDROOMS/MINIMUM UNIT SIZE	NONE	NONE
# OF 3 BEDROOMS/MINIMUM UNIT SIZE	NONE	3/ 2,364 SQ FT
# OF 4 BEDROOMS/MINIMUM UNIT SIZE	NONE	6/ 3,207 SQ FT
# OF 5 BEDROOMS/MINIMUM UNIT SIZE	NONE	8/ 3,372 SQ FT
TOTAL UNIT COUNT	NONE	17
RESIDENTIAL DENSITY	NONE	17 (DWELLINGS PER ACRE)
PARKING		
PARKING RATIO (FROM ZONING ORDINANCE)	2 PER HOME (38 TOTAL)	2 TO 4 PER HOME (61 TOTAL)
ACCESSIBLE PARKING (NO. OF SPACES)	NONE	N/A

LOT TABULATIONS

LOT DATA AREA			LOT COVERAGE DATA			BLDG. DATA			UNIT MIX		
LOT	BL.	AREA	BLDG.	PERM.	PAVING	NET	GROSS	HT.	BEDS	BATH	PARK'G
01	A	2,831	1550	973	254	2,770	5,145	46.5 FT	5	4.5	4
02	A	1,884	1222	110	550	2,877	4,696	46.5 FT	5	4.5	4
03	A	1,890	1222	162	504	2,877	3,976	46.5 FT	5	4.5	4
04	A	2,174	1224	402	570	2,877	3,886	46.5 FT	5	4.5	4
05	B	2,131	1420	399	485	3,315	4,830	48.7 FT	5	4.5	2
06	B	1,756	1350	276	184	3,373	4,921	48.7 FT	5	4.5	2
07	B	1,764	1350	215	253	3,373	4,921	48.7 FT	5	4.5	2
08	B	1,962	1420	126	540	3,372	4,948	48.7 FT	5	4.5	2
09	C	2,154	1178	271	280	3,207	4,415	47.5 FT	4	3.5	4
10	C	1,709	1178	35	500	3,207	4,415	47.5 FT	4	3.5	4
11	C	1,702	1178	35	500	3,207	4,215	47.5 FT	4	3.5	4
12	C	2,041	1178	35	500	3,207	4,215	47.5 FT	4	3.5	4
13	D	2,410	1178	55	987	3,223	4,898	45.5 FT	4	3.5	4
14	D	1,736	1178	50	464	3,212	4,589	45.5 FT	4	3.5	4
15	D	1,427	899	116	447	2,364	3,217	45.5 FT	3	3.5	3
16	D	1,433	899	88	481	2,364	3,197	45.5 FT	3	3.5	3
17	D	1,921	899	239	818	2,365	3,327	45.5 FT	3	3.5	2
18	-	11,279	-	1,548	9,731	-	-	-	-	-	5
PROPERTY		**44,204**	**20,482**	**3,885**	**19,050**	**51,190**	**73,811**	**-**	**73**	**68**	**61**
STREETSCAPE		**9,234**	**-**	**3,278**	**6,743**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL		**53,438**	**20,482**	**7,163**	**26,045**						

CASE NAME: NASH & BERRY TOWN HOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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

Planning Services Department

PROJECT INFORMATION

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zoned: "Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: March 04, 2024

ARCHITECT
NICK DEAN ARCHITECT PLLC
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LANDSCAPE ARCHITECT
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CIVIL ENG.
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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
–

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PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
PROJECT INFORMATION
03/04/2024

SHEET NO. A011

As indicated

PROPERTY

ADDRESS:
943 JEAN STREET, GRAPEVINE, TX 76054

PLAT:
WILLIAM DOOLEY SURVEY, ABSTRACT NO. 422, TARRANT COUNTY, TEXAS AND BEING LOTS 6, 7 AND 8, BLOCK 2, HILLTOP ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-F, PAGE 37

ZONING

GENERAL ZONING DISTRICT	LI (LIGHT INDUSTRIAL)
TRANSIT DISTRICT OVERLAY	R (SINGLE FAMILY ATTACHED) (TOWNHOUSE)
PARKING REQUIREMENT	2 SPACES PER DWELLING
LANDSCAPE REQUIREMENTS	SECTION 53. LANDSCAPING

LOT COVERAGE / HEIGHT RESTRICTIONS

LOT COVERAGE	10% OPEN SPACE
SETBACKS*	BUILD-TO-LINE OR 0FT
HEIGHT RESTRICTIONS	75 FT
NUMBER OF STORIES ALLOWED	6 STORIES
FLOOR AREA RATIO	NO LIMIT

SETBACKS

	JEAN ST.	NASH ST.
BUILD-TO-LINE (FROM CURB)	20 FT.	25 FT.
PERMITTED ENCROACH	5 FT.	5 FT.
UNOBSTRUCTED PATH	10 FT.	15 FT.
LANDSCAPE ZONE	5 FT.	5 FT.
STREET PARKING	N/A	HEAD-IN (OPTION)
STREET SECTION (SECT. 41B)	#8	#3

DEVELOPMENT AREAS

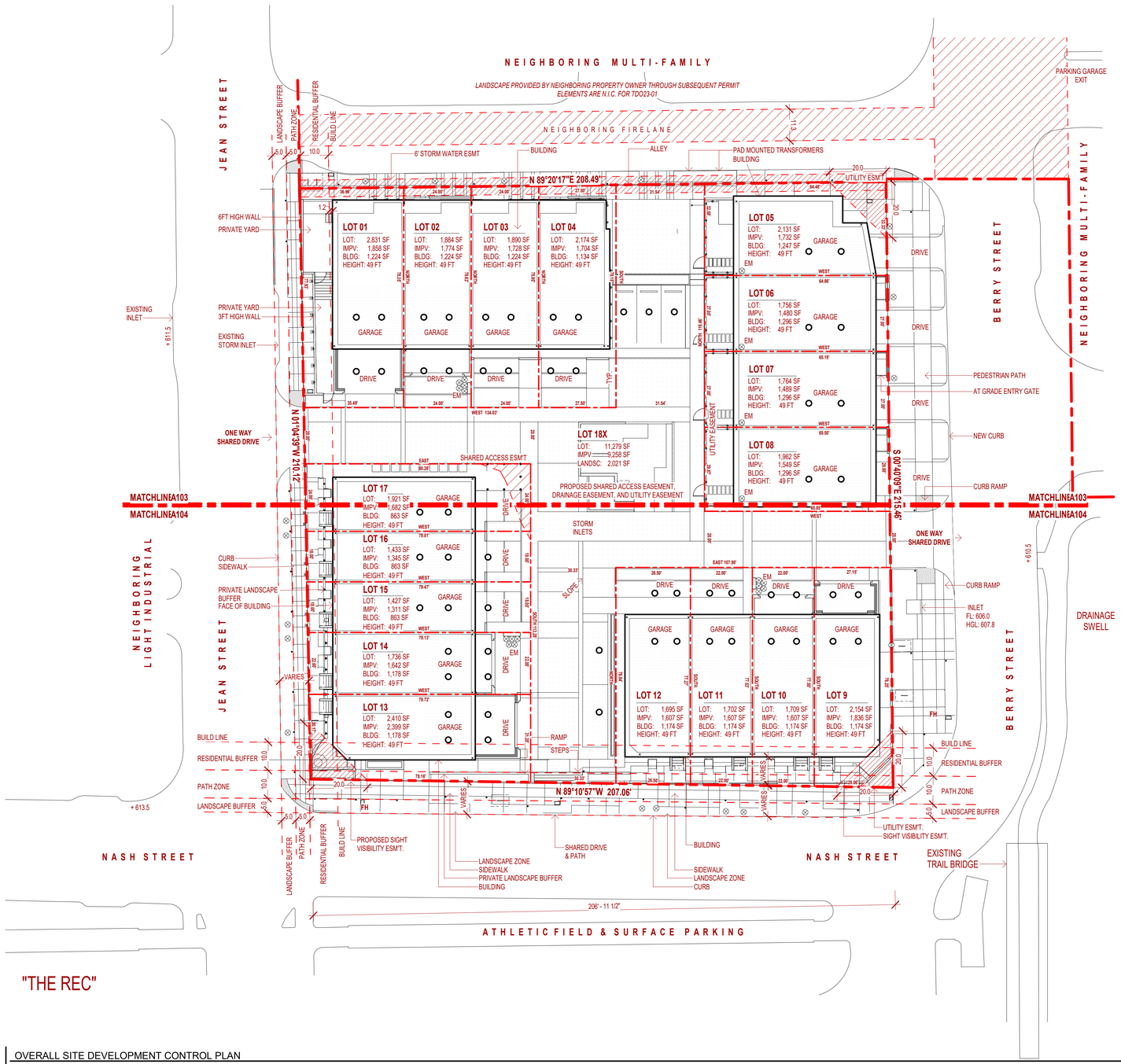
DEVELOPMENT	53,438 SF	1.25 ACRES	PUBLIC SPACE	9,541 SF	
PROPERTY	44,204 SF	1.02 ACRES	SEMI-PUBLIC SPACE	3,928 SF	
STREETSCAPE	9,234 SF	0.23 ACRES	VEGETATIVE SPACE	7,163 SF	
			LOT COVERAGE	20,482 SF	
BUILDING NET	51,190 SF	0.68 NET	VEHICULAR DRIVES	12,160 SF	
BUILDING GROSS	73,811 SF	1.79 F.A.R.			

SITE PLAN LEGEND

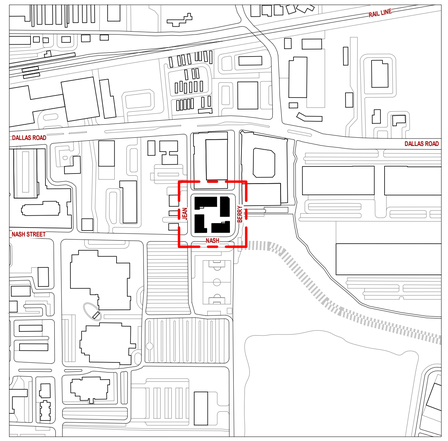
- BENCH
- TRASH RECEP.
- BIKE RACK
- MAILBOX
- HOSE BIB
- GFI
- EASEMENT / SETBACK LINE
- PROPERTY LINE
- EASEMENT BOUNDARY
- UTILITY METER
- DOWNSPOUT
- PARKING SPACE

SITE PLAN NOTES

- FINISH FLOOR ELEVATION WITHIN GROUND LEVEL IS WITH SLAB (RELATIVE TO DATUM 612'-0").
- ALL DIMENSIONS ARE TO FACE OF CONCRETE (F.O.C.), FACE OF STUD (F.O.S.) OR FACE OF FINISH (F)
- ALL DIMENSIONS ARE TO CENTERLINE ℄ OF STRUCTURAL GRID OR PROPERTY LOT LINE
- TOP OF CONCRETE SLAB IS FINISH FLOOR FOR GROUND LEVEL AND TOP OF FLOOR MATERIAL IS FINISH FLOOR FOR UPPER LEVELS U.N.O.
- VEHICLE BOUNDARIES ARE DASHED LINES WITHIN GARAGE SPACE
- REFER TO GROUND FLOOR PLANS FOR UTILITY ROUGH-IN LOCATIONS.
- WINDOW SIGNS AND BLADE SIGNS SHALL BE LIMITED TO ONE PER UNIT LOCATED ON THE GROUND FLOOR WITHIN THE RESIDENTIAL BUFFER ZONE PER OWNER'S DEVELOPMENT REQUIREMENTS .



1 OVERALL SITE DEVELOPMENT CONTROL PLAN
1" = 20'-0"



NOTES - VICINITY PLAN
1" = 400'-0"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2024
02	DESIGN DEVELOPMENT SET	xx / xx / 2024
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2024
04	BID SET DOCUMENTS	xx / xx / 2024
05	PERMIT DOCUMENTS	xx / xx / 2024

CASE NAME: NASH & BERRY TOWN HOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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

Planning Services Department

OVERALL SITE PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zoned: "Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: March 04, 2024

REGISTERED ARCHITECT NICHOLAS DEAN 26003 STATE OF TEXAS

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tim@verdunity.com (214) 430-4450

STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
–

PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
OVERALL SITE PLAN
03/04/2024

SHEET NO. A102

As indicated

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PROPERTY

ADDRESS:
943 JEAN STREET, GRAPEVINE, TX 76054

PLAT:
WILLIAM DOOLEY SURVEY, ABSTRACT NO. 422, TARRANT COUNTY, TEXAS AND BEING LOTS 6, 7 AND 8, BLOCK 2, HILLTOP ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-F, PAGE 37

ZONING

GENERAL ZONING DISTRICT — LI (LIGHT INDUSTRIAL)
TRANSIT DISTRICT OVERLAY — R (SINGLE FAMILY ATTACHED) (TOWNHOUSE)

PARKING REQUIREMENT — 2 SPACES PER DWELLING
LANDSCAPE REQUIREMENTS — SECTION 53. LANDSCAPING

LOT COVERAGE / HEIGHT RESTRICTIONS

LOT COVERAGE	10% OPEN SPACE
SETBACKS*	BUILD-TO-LINE OR 0FT
HEIGHT RESTRICTIONS	75 FT
NUMBER OF STORIES ALLOWED	6 STORIES
FLOOR AREA RATIO	NO LIMIT

SETBACKS

	JEAN ST.	NASH ST.
BUILD-TO-LINE (FROM CURB)	20 FT.	25 FT.
PERMITTED ENCROACH	5 FT.	5 FT.
UNOBSTRUCTED PATH	10 FT.	15 FT.
LANDSCAPE ZONE	5 FT.	5 FT.
STREET PARKING	N/A	HEAD-IN (OPTION)
STREET SECTION (SECT. 41B)	#8	#3

DEVELOPMENT AREAS

DEVELOPMENT	53,438 SF	1.25 ACRES
PROPERTY	44,204 SF	1.02 ACRES
STREETSCAPE	9,234 SF	0.23 ACRES
BUILDING NET	51,190 SF	0.68 NET
BUILDING GROSS	73,811 SF	1.79 F.A.R.

PUBLIC SPACE	9,541 SF
SEMI-PUBLIC SPACE	3,928 SF
VEGETATIVE SPACE	7,163 SF
LOT COVERAGE	20,482 SF
VEHICULAR DRIVES	12,160 SF

SITE PLAN LEGEND

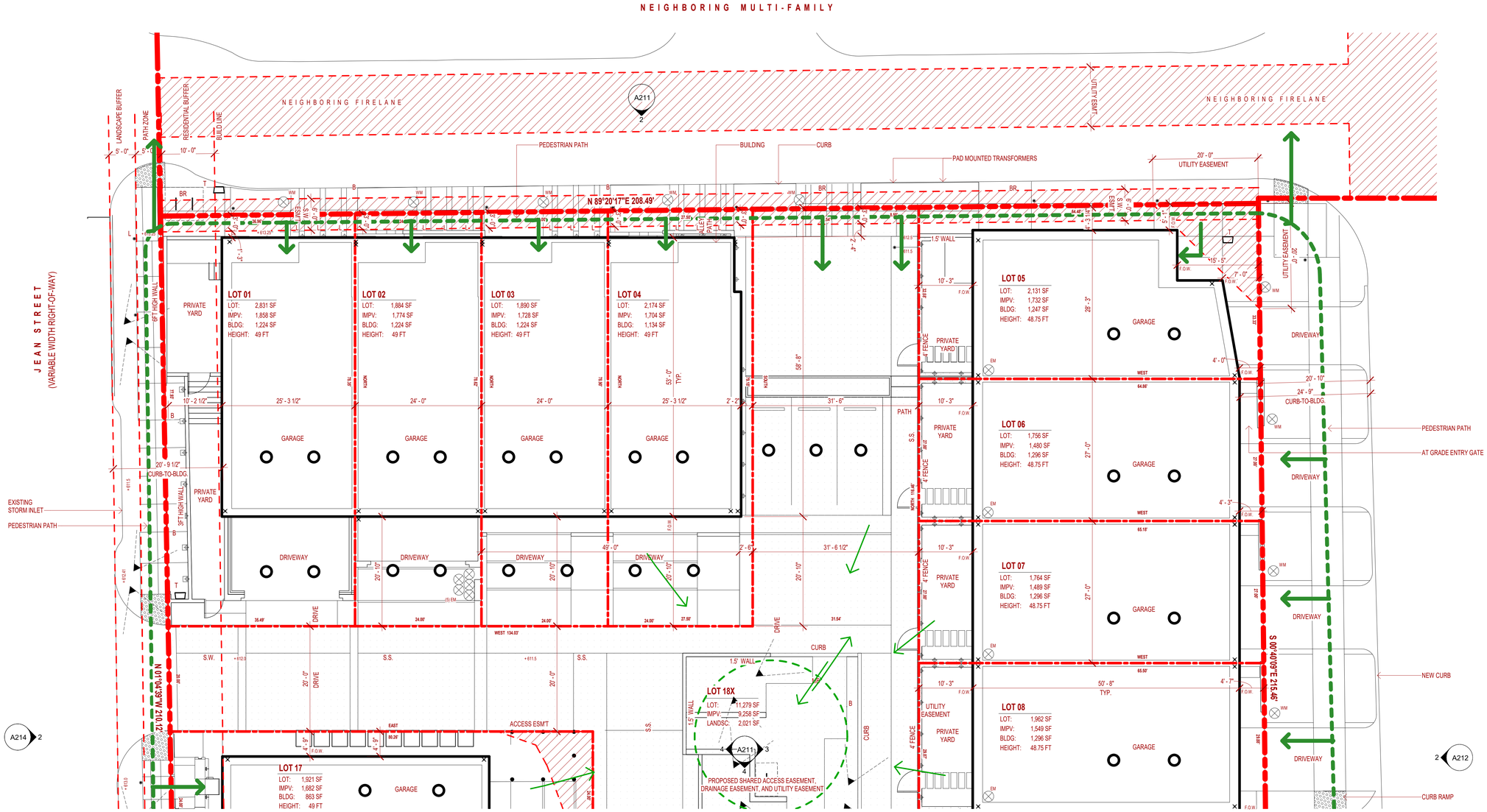
BENCH
TRASH RECEP.
BIKE RACK
MAILBOX
HOSE BIB
GFI
EASEMENT / SETBACK LINE
PROPERTY LINE
EASEMENT BOUNDARY
UTILITY METER
DOWNSPOUT
PARKING SPACE

SITE PLAN NOTES

- FINISH FLOOR ELEVATION WITHIN GROUND LEVEL IS WITH SLAB (RELATIVE TO DATUM 612'-0").
- ALL DIMENSIONS ARE TO FACE OF CONCRETE (F.O.C.), FACE OF STUD (F.O.S.) OR FACE OF FINISH (F)
- ALL DIMENSIONS ARE TO CENTERLINE ℄ OF STRUCTURAL GRID OR PROPERTY LOT LINE
- TOP OF CONCRETE SLAB IS FINISH FLOOR FOR GROUND LEVEL AND TOP OF FLOOR MATERIAL IS FINISH FLOOR FOR UPPER LEVELS U.N.O.
- VEHICLE BOUNDARIES ARE DASHED LINES WITHIN GARAGE SPACE
- REFER TO GROUND FLOOR PLANS FOR UTILITY ROUGH-IN LOCATIONS
- WINDOW SIGNS AND BLADE SIGNS SHALL BE LIMITED TO ONE PER UNIT LOCATED ON THE GROUND FLOOR WITHIN THE RESIDENTIAL BUFFER ZONE PER OWNER'S DEVELOPMENT REQUIREMENTS .

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024
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03	OWNER APPROVAL DOCUMENTS	xx / xx / 2024
04	BID SET DOCUMENTS	xx / xx / 2024
05	PERMIT DOCUMENTS	xx / xx / 2024



1 PROPOSED SITE PLAN - NORTH SIDE
1" = 10'-0"

NORTH

CASE NAME: NASH & BERRY TOWN HOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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

Planning Services Department

DIMENSIONAL CONTROL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zoned: "Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: March 04, 2024

REGISTERED ARCHITECT NICK DEAN 26003 STATE OF TEXAS

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tim@verdunity.com (214) 430-4450

STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
–

PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
DIMENSIONAL CONTROL PLAN
03/04/2024

SHEET NO. As indicated
A103

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PROPERTY

ADDRESS:
943 JEAN STREET, GRAPEVINE, TX 76054

PLAT:
WILLIAM DOOLEY SURVEY, ABSTRACT NO. 422, TARRANT COUNTY, TEXAS AND BEING LOTS 6, 7 AND 8, BLOCK 2, HILLTOP ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-F, PAGE 37

ZONING

GENERAL ZONING DISTRICT — LI (LIGHT INDUSTRIAL)
TRANSIT DISTRICT OVERLAY — R (SINGLE FAMILY ATTACHED) (TOWNHOUSE)

PARKING REQUIREMENT — 2 SPACES PER DWELLING
LANDSCAPE REQUIREMENTS — SECTION 53. LANDSCAPING

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LOT COVERAGE	10% OPEN SPACE
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STREET SECTION (SECT. 41B)	#8	#3

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STREETSCAPE	9,234 SF	0.23 ACRES	VEGETATIVE SPACE	7,163 SF	
BUILDING NET	51,190 SF	0.68 NET	LOT COVERAGE	20,482 SF	
BUILDING GROSS	73,811 SF	1.79 F.A.R.	VEHICULAR DRIVES	12,160 SF	

SITE PLAN LEGEND

BENCH
TRASH RECEP.
BIKE RACK
MAILBOX
HOSE BIB
GFI

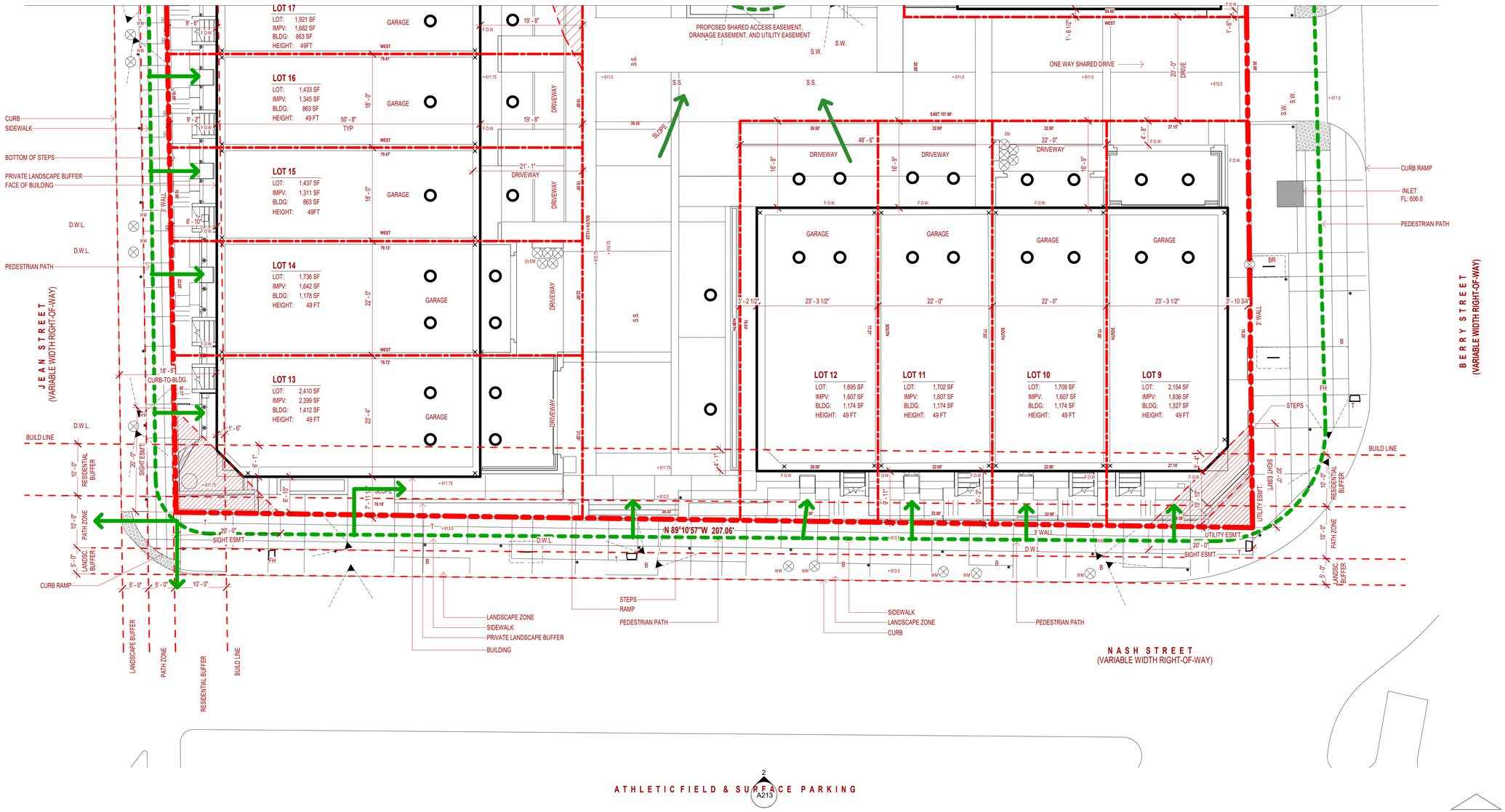
EASEMENT / SETBACK LINE
PROPERTY LINE
EASEMENT BOUNDARY
UTILITY METER
DOWNSPOUT
PARKING SPACE

SITE PLAN NOTES

- FINISH FLOOR ELEVATION WITHIN GROUND LEVEL IS WITH SLAB (RELATIVE TO DATUM 612'-0").
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ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2024
02	DESIGN DEVELOPMENT SET	xx / xx / 2024
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2024
04	BID SET DOCUMENTS	xx / xx / 2024
05	PERMIT DOCUMENTS	xx / xx / 2024



1 PROPOSED SITE PLAN - SOUTH SIDE
1" = 10'-0"

CASE NAME:	NASH & BERRY TOWN HOMES
CASE CASE NUMBER:	TDO24-01
LOCATION:	931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: _____ OF _____

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

Planning Services Department

DIMENSIONAL CONTROL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zoned: "Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: March 04, 2024

REGISTERED ARCHITECT — NICHOLAS DEAN — 26005 — STATE OF TEXAS

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STRUCTURAL ENG.
NAME
ADDRESS

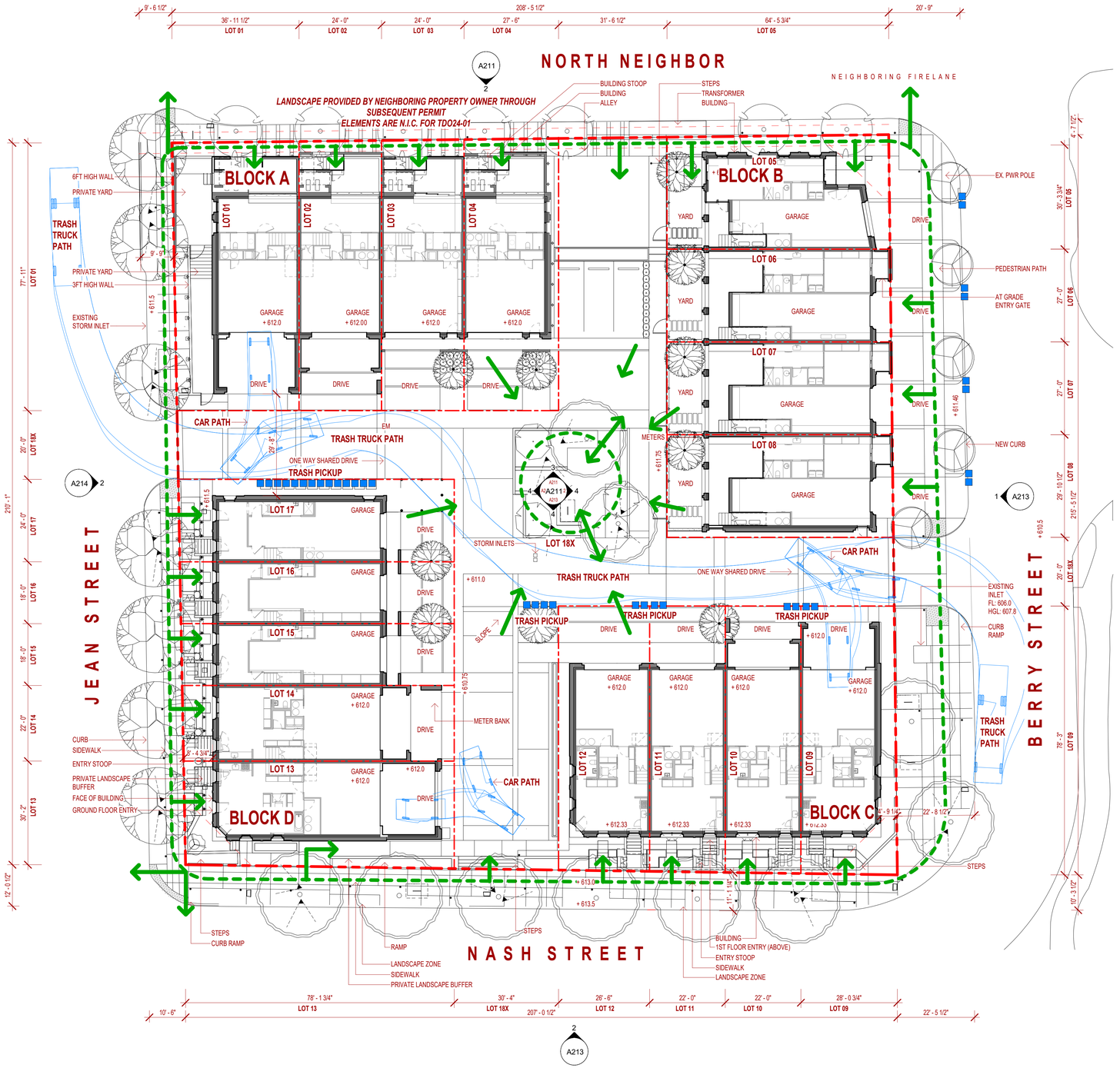
OWNER
BERRY, JEAN AND NASH LLC
–

PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
DIMENSIONAL CONTROL PLAN
04/12/2024

SHEET NO. A104 — As indicated

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1 01 OVERALL SITE - GROUND FLOOR PLAN
1/16" = 1'-0"

NORTH

ISSUANCES		
NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2024
02	DESIGN DEVELOPMENT SET	xx / xx / 2024
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2024
04	BID SET DOCUMENTS	xx / xx / 2024
05	PERMIT DOCUMENTS	xx / xx / 2024

CASE NAME: NASH & BERRY TOWN HOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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

Planning Services Department

GROUND FLOOR OVERALL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zoned: "Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: March 04, 2024

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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
–

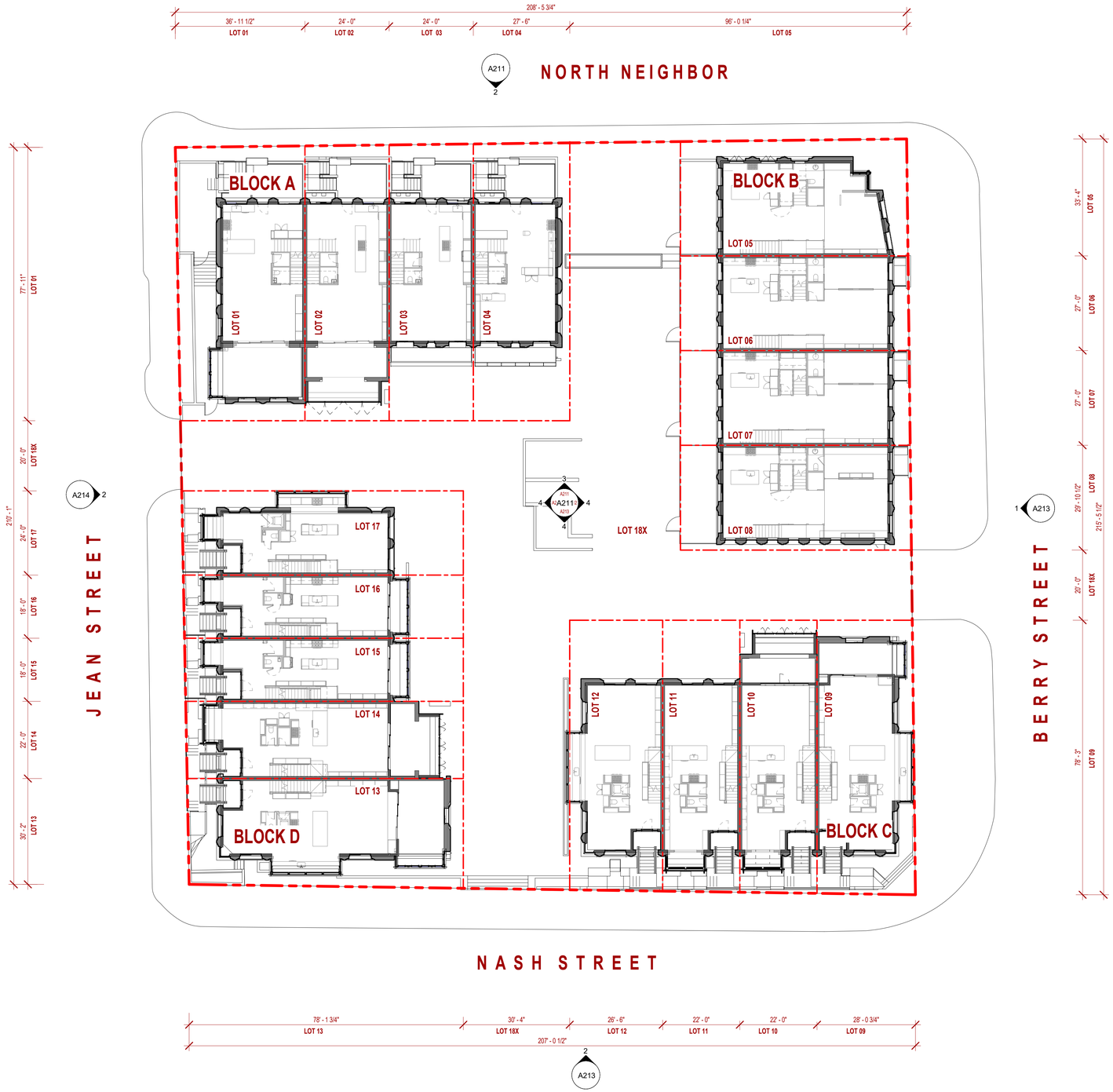
PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
GROUND FLOOR OVERALL PLAN
03/04/2024

SHEET NO. A110

1/16" = 1'-0"

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1 OVERALL SITE - 1ST FLOOR PLANS
1/16" = 1'-0"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2024
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03	OWNER APPROVAL DOCUMENTS	xx / xx / 2024
04	BID SET DOCUMENTS	xx / xx / 2024
05	PERMIT DOCUMENTS	xx / xx / 2024

CASE NAME: NASH & BERRY TOWN HOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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

Planning Services Department

FIRST FLOOR OVERALL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zoned: "Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: March 04, 2024

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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
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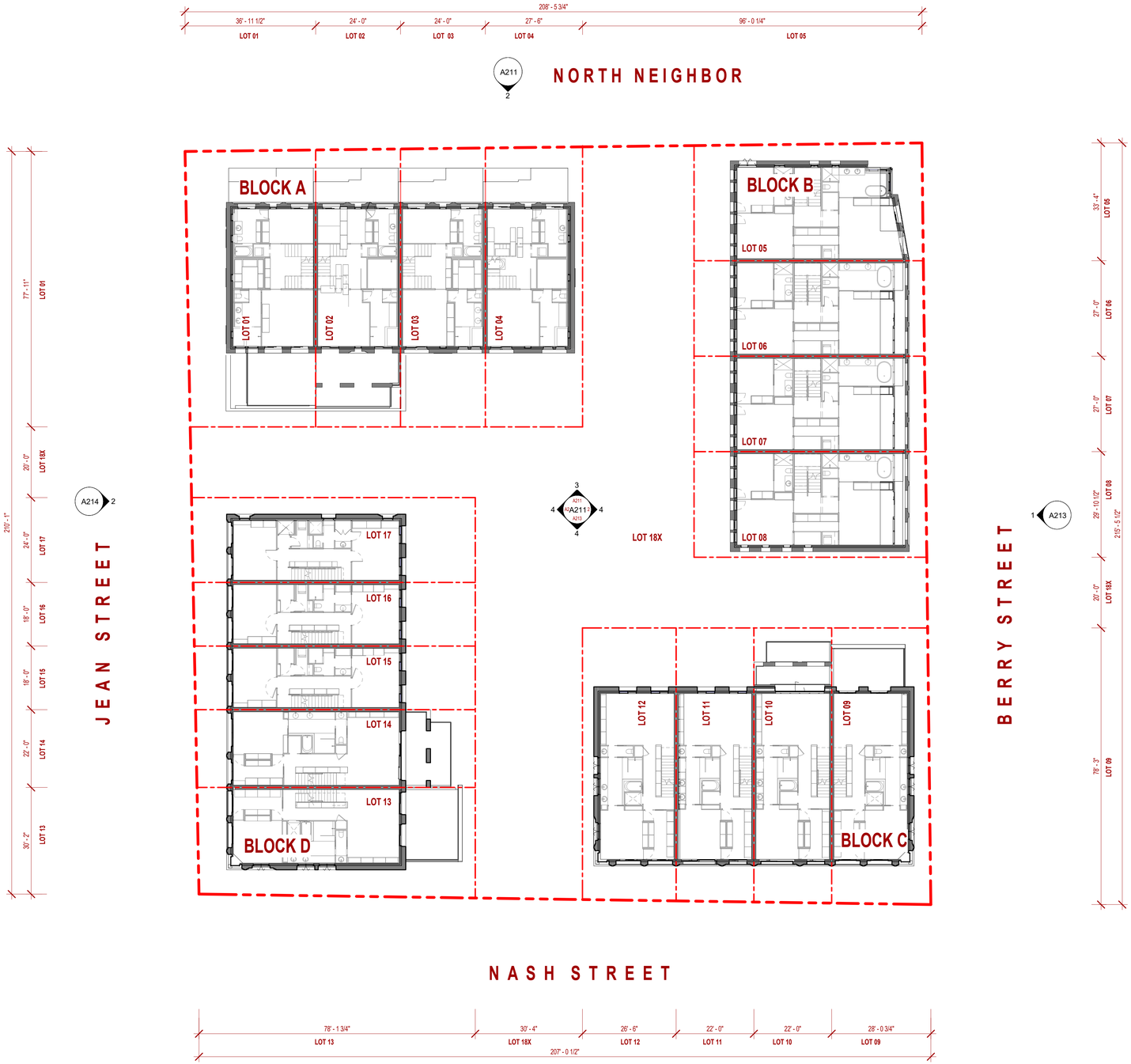
PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
FIRST FLOOR OVERALL PLAN
03/04/2024

SHEET NO. A120

1/16" = 1'-0"

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1 OVERALL SITE - 2ND FLOOR PLANS
1/16" = 1'-0"

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2024
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04	BID SET DOCUMENTS	xx / xx / 2024
05	PERMIT DOCUMENTS	xx / xx / 2024

CASE NAME: NASH & BERRY TOWN HOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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

Planning Services Department

SECOND FLOOR OVERALL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION
ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zoned: "Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: March 04, 2024

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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
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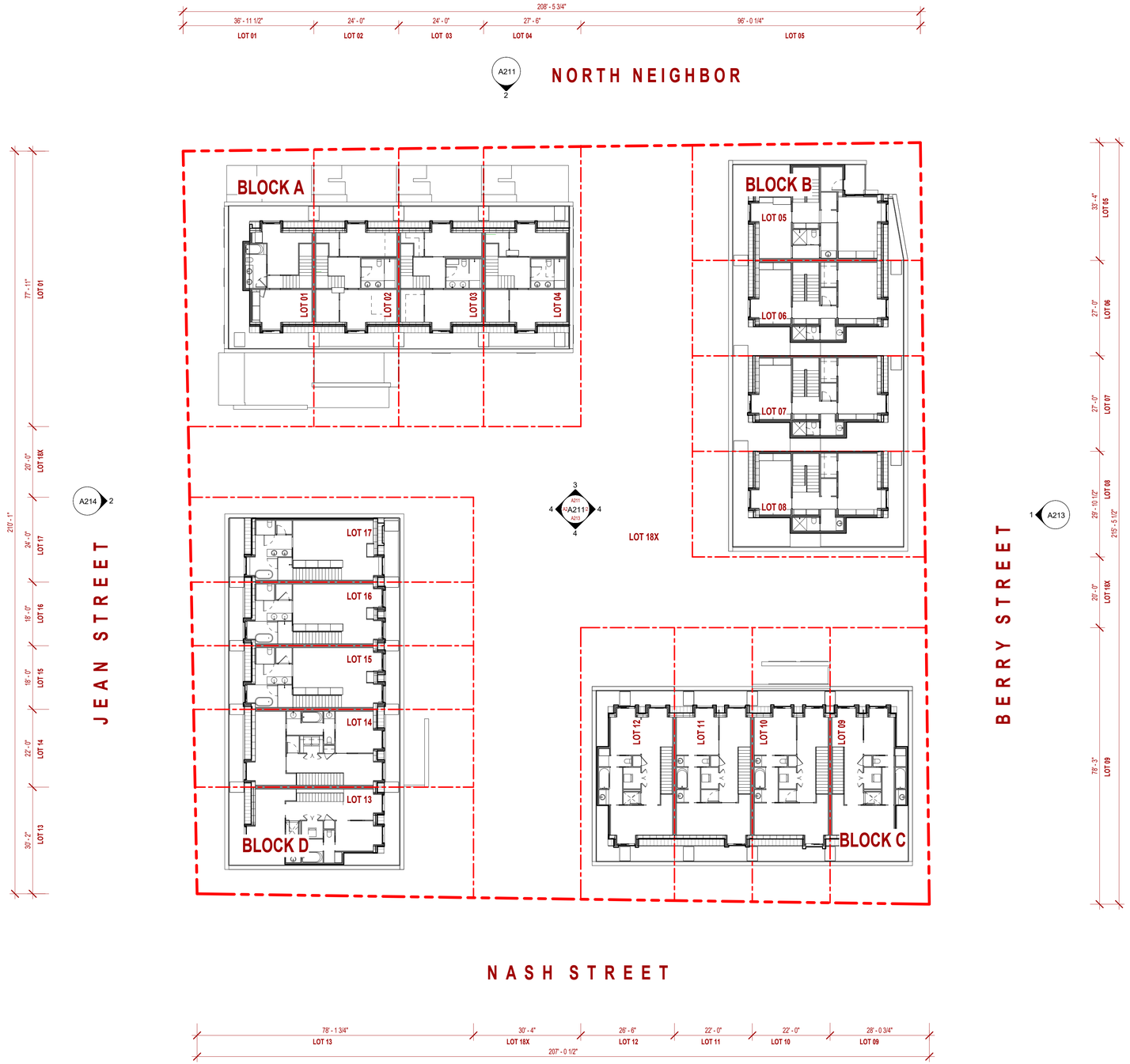
PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
SECOND FLOOR OVERALL PLAN
03/04/2024

SHEET NO. A130

1/16" = 1'-0"

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1 OVERALL SITE - ATTIC PLANS

1/16" = 1'-0"

NORTH

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024
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CASE NAME: NASH & BERRY TOWN HOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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Planning Services Department

ATTIC FLOOR OVERALL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

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1.015 acres or 44,204 sq. ft.

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PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

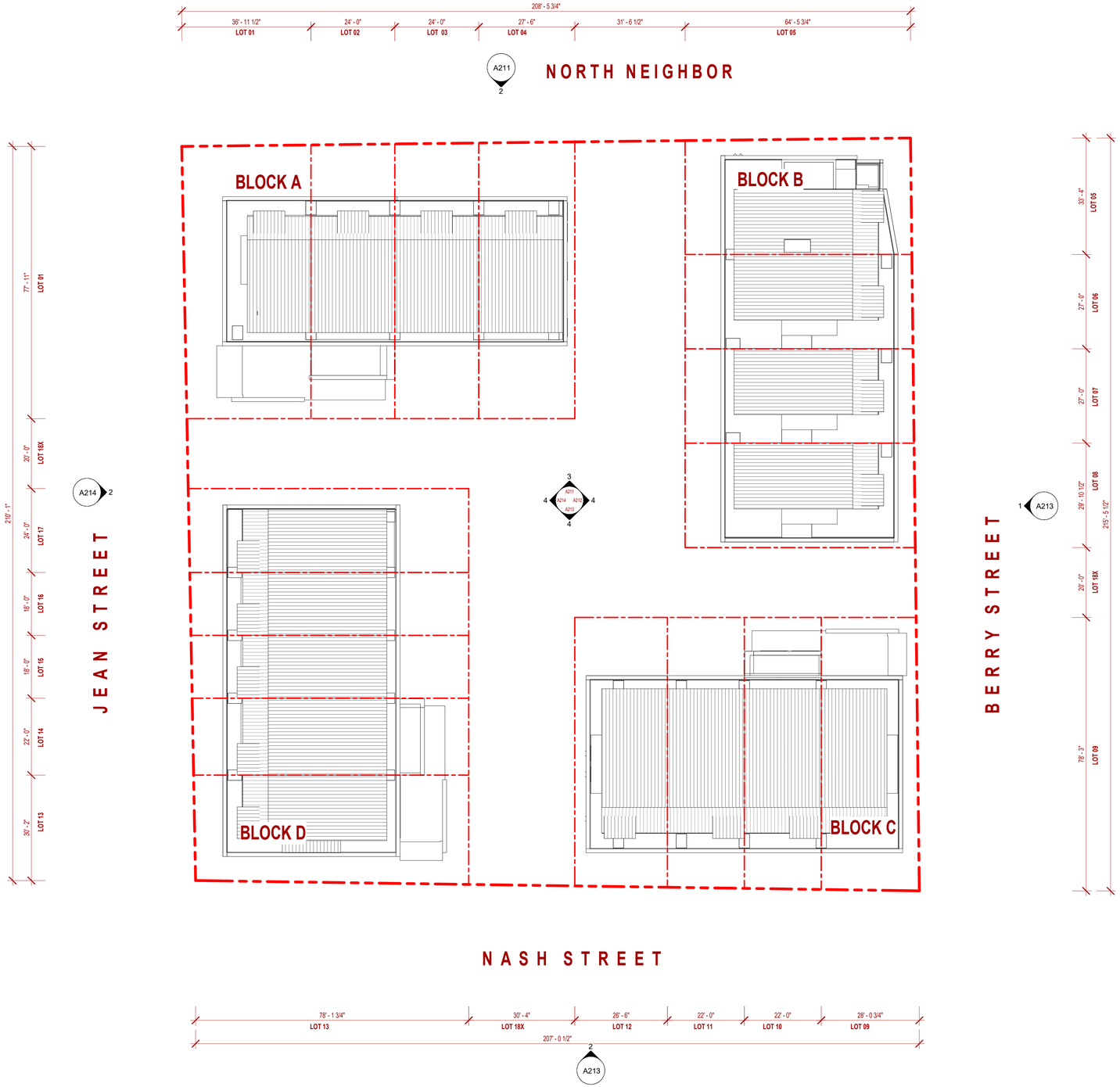
SHEET NAME
ATTIC FLOOR OVERALL PLAN
03/04/2024

SHEET NO. A140

1/16" = 1'-0"

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ISSUANCES		
NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024
01	SCHEMATIC DESIGN DOCUMENTS	xx / xx / 2024
02	DESIGN DEVELOPMENT SET	xx / xx / 2024
03	OWNER APPROVAL DOCUMENTS	xx / xx / 2024
04	BID SET DOCUMENTS	xx / xx / 2024
05	PERMIT DOCUMENTS	xx / xx / 2024



1 OVERALL SITE - ROOF PLANS
1/16" = 1'-0"

NORTH

CASE NAME: NASH & BERRY TOWN HOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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

Planning Services Department

ROOF OVERALL PLAN

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION

ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zoned: "Light Industrial District
Proposed: Transit District Overlay
Date of Preparation: March 04, 2024

ARCHITECT
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nd@nickdeanarchitect.com (469) 718-9003

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VERDUNITY
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tim@verdunity.com (214) 430-4450

STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC
–

PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
ROOF OVERALL PLAN
03/04/2024

SHEET NO. A150

1/16" = 1'-0"

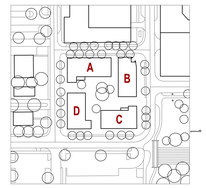
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CLADDING CALCULATIONS

BLOCK	A				B				C				D			
LOCATION	FRONT	BACK	SIDE E	SIDE W	FRONT	BACK	SIDE N	SIDE S	FRONT	BACK	SIDE E	SIDE W	FRONT	BACK	SIDE N	SIDE S
WALL AREA	2870 SF	2464 SF	1349 SF	1345 SF	2351 SF	2432 SF	1156 SF	1464 SF	2044 SF	1856 SF	1156 SF	1310 SF	2044 SF	1856 SF	1395 SF	1359 SF
SECONDARY FEATURES	255 SF	386 SF	356 SF	352 SF	107 SF	399 SF	317 SF	71 SF	96 SF	177 SF	335 SF	431 SF	90 SF	201 SF	191 SF	599 SF
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MASONRY COVERAGE RATIO	100%				100%				100%				100%			
SOLID - TO - VOID RATIO	24.4%				32.6%				31.4%				31.4%			

ELEVATION NOTES

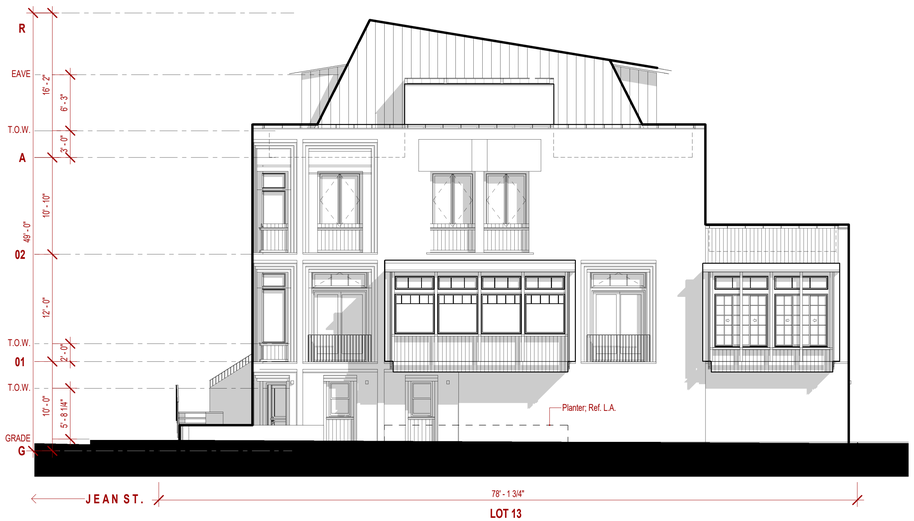
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- ALL DIMENSIONS ARE TO CENTERLINE OF STRUCTURAL GRID OR PROPERTY LOT LINE
- TOP OF CONCRETE SLAB IS FINISH FLOOR FOR GROUND LEVEL AND TOP OF FLOOR MATERIAL IS FINISH FLOOR FOR UPPER LEVELS U.N.O.
- SIDE YARD BUFFER AREA



KEY PLAN 1" = 200'-0"

ISSUANCES

NO.	ISSUANCE	DATE
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1 BLOCK D - SOUTH ELEVATION
1/8" = 1'-0"



2 BLOCK D - WEST ELEVATION
1/8" = 1'-0"



3 BLOCK D - EAST ELEVATION
1/8" = 1'-0"



4 BLOCK D - NORTH ELEVATION
1/8" = 1'-0"

CASE NAME: NASH & BERRY TOWN HOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

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BLOCK D ELEVATIONS

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION
ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zoned: "Light Industrial District
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PROJECT 2102
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Grapevine, TX 76051

SHEET NAME
BLOCK D ELEVATIONS
03/04/2024

SHEET NO. A214

As indicated

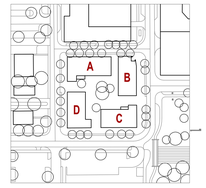
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ELEVATION NOTES

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KEY PLAN 1" = 200'-0"

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1 BLOCK A - WEST ELEVATION
1/8" = 1'-0"



2 BLOCK A - NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK A - SOUTH ELEVATION
1/8" = 1'-0"



4 BLOCK A - EAST ELEVATION
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CASE NAME: NASH & BERRY TOWN HOMES

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BLOCK A ELEVATIONS

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION
ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

1.015 acres or 44,204 sq. ft.

Zoned: "Light Industrial District
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PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
BLOCK A ELEVATIONS
03/04/2024

SHEET NO. A211 As indicated

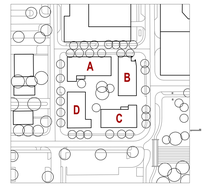
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KEY PLAN 1" = 200'-0"

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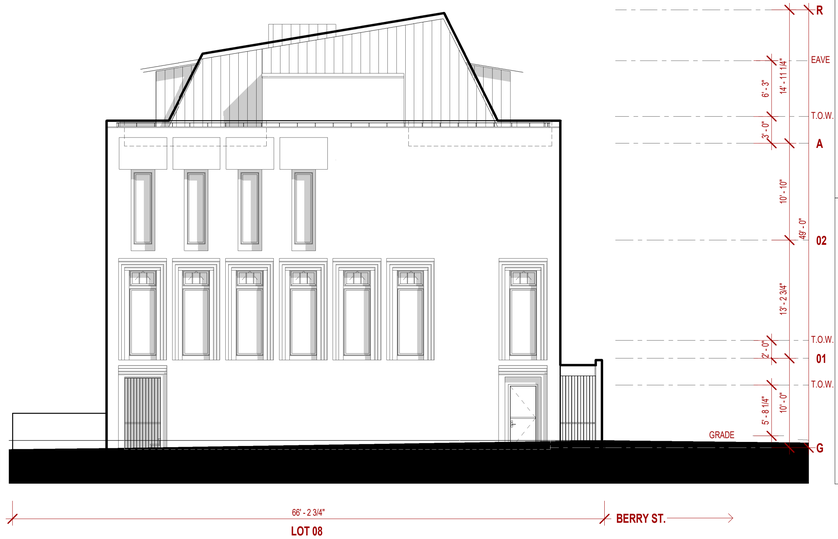
1 BLOCK B - NORTH ELEVATION
1/8" = 1'-0"



2 BLOCK B - EAST ELEVATION
1/8" = 1'-0"



3 BLOCK B - WEST ELEVATION
1/8" = 1'-0"



4 BLOCK B - SOUTH ELEVATION
1/8" = 1'-0"

CASE NAME: NASH & BERRY TOWN HOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 Jean Street and 930/ 936 Berry Street

MAYOR SECRETARY

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CHAIRMAN

DATE:

SHEET: OF

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Planning Services Department

BLOCK B ELEVATIONS

for

NASH & BERRY TOWNHOMES
Lots 6, 7 and 8, Block 2, HILLTOP ADDITION
ABSTRACT NO. 422

City of Grapevine, Tarrant County, Texas

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Zoned: "Light Industrial District
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PROJECT 2102
NASH & BERRY TOWN HOMES
931/ 937/ 943 Jean Street and 930/ 936 Berry Street
Grapevine, TX 76051

SHEET NAME
BLOCK B ELEVATIONS
03/04/2024

SHEET NO. A212 As indicated

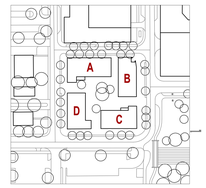
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KEY PLAN 1" = 200'-0"

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1 BLOCK C - EAST ELEVATION
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2 BLOCK C - SOUTH ELEVATION
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3 BLOCK C - NORTH ELEVATION
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BLOCK C ELEVATIONS

for

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Lots 6, 7 and 8, Block 2, HILLTOP ADDITION
ABSTRACT NO. 422

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Zoned: "Light Industrial District
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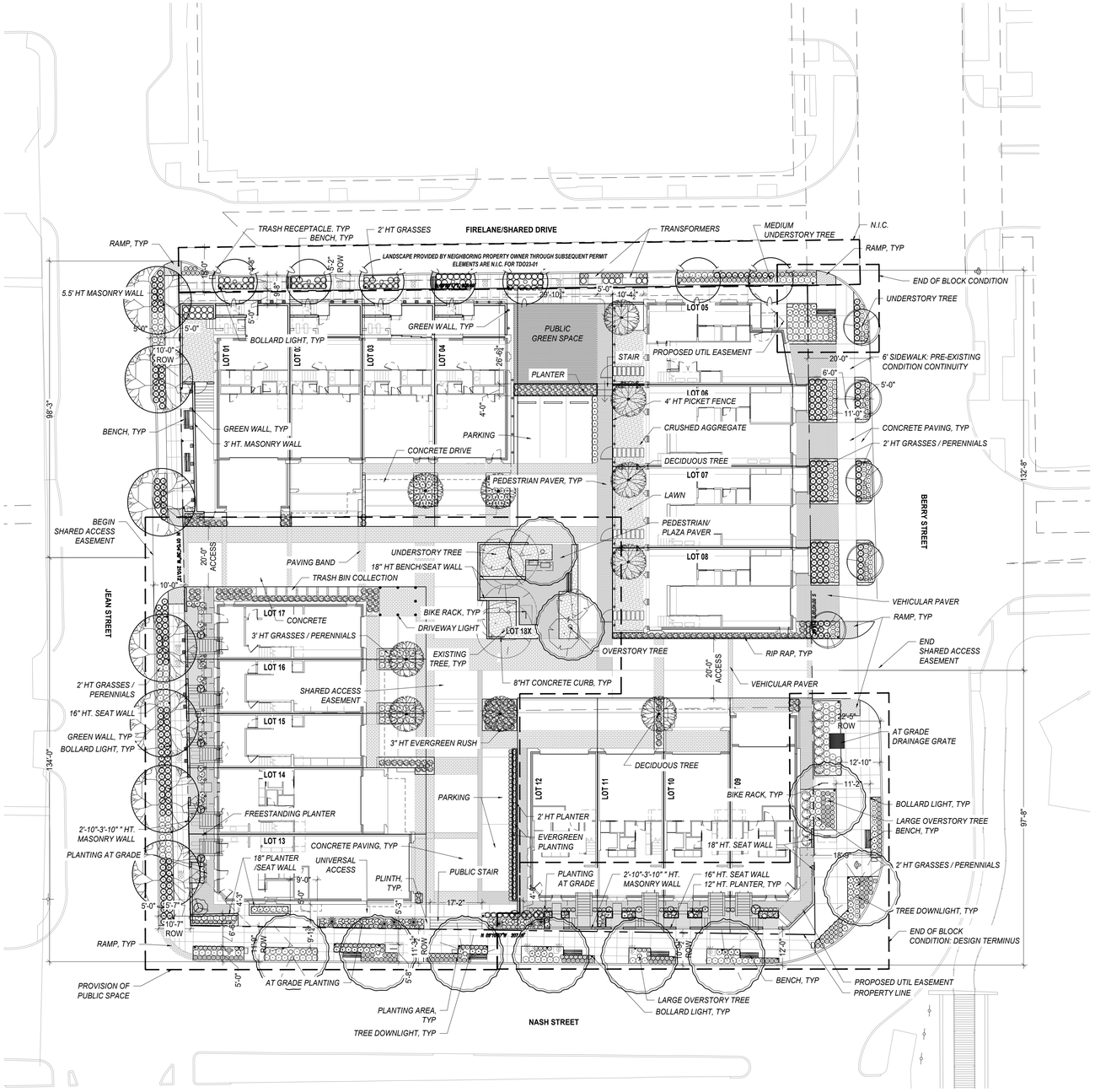
PROJECT 2102
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SHEET NAME
BLOCK C ELEVATIONS
03/04/2024

SHEET NO. A213

As indicated

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1 SITE PLAN 1"=20'-0"

NORTH

0 10' 20' 40'

GRAPHIC SCALE: 1"=20'-0"

SYMBOLS LEGEND

PROPERTY LINE	
CENTER LINE	
SCORING	

ABBREVIATIONS

CL	CENTER LINE
CONC.	CONCRETE
DIM.	DIMENSION
DN.	DOWN
EQ.	EQUAL
F.G.	FINISH GRADE
GALV.	GALVANIZED
MIN.	MINIMUM
MAX.	MAXIMUM
MFR.	MANUFACTURER
MH	MANHOLE
MISC.	MISCELLANEOUS
MTL.	METAL
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
QTY.	QUANTITY
ROW	RIGHT OF WAY
STL.	STEEL
S.S.	STAINLESS STEEL
T.B.A.	TO BE DETERMINED
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

ISSUANCES

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NOTE:

- LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.
- ADJACENT PROPERTIES ARE SHOWN FOR EXISTING CONDITIONS AND CONTEXT ONLY. WORK ON ADJACENT PROPERTY IS EXCLUDED FROM THIS PROJECT SCOPE.

ATTENTION:

NOTHING ERECTED 3'-6 IN HEIGHT PERMITTED TO BLOCK THE LINE OF SITE WITHIN THE SITE VISIBILITY EASEMENT AT THE INTERSECTIONS OF BERRY STREET AND NASH STREET AND ALSO ASH STREET AND JEAN STREET.

LANDSCAPE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED	PROPOSED
LANDSCAPE AREA		
LANDSCAPE PERIMETER AREA (SQUARE FEET)		3,278 S.F.
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SQUARE FEET)		3,885 S.F.
ADDITIONAL INTERIOR LANDSCAPE AREA		
OTHER LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET)		
TOTAL LANDSCAPE AREA		7,163 S.F.
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)		20,482 S.F.=46%
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)		16,559 S.F. = 37%
OTHER IMPERVIOUS AREA (WALLS)		
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	4,420 SF =10%	7,163 SF = 16%
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)		37,041 S.F. = 84%

*CALCULATIONS DO NOT INCLUDE AREAS LABELED N.I.C. - NEIGHBORING PROPERTY TO THE NORTH.

FURNISHING CALCULATIONS

TOTAL SITE AREA	44,204 S.F.
TOTAL LANDSCAPE AREA	7,163 S.F.
SEMI-PUBLIC HARDSCAPE (EXCLUDES SHARED DRIVE)	3,865 S.F.
BIKE RACKS PROVIDED	4
BENCHES REQ. =3,865/200 =19 X 6' = 114' L.F.	114' L.F.
BENCHES PROVIDED 10 BENCHES + 134' L.F. SEATWALL	194' L.F.
TRASH RECEPTACLES REQ. =19/3 = 6	6
TRASH RECEPTACLES PROVIDED	6

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CASE NAME: NASH & BERRY TOWNHOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 JEAN STREET AND 930/ 936 BERRY STREET

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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

Planning Services Department

Landscape Plan

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.01 acres or 44,204 sq. ft.

Zoned: Light Industrial District
Proposed: Transit District Overlay

Date of Preparation: March 04, 2024

REGISTERED LANDSCAPE ARCHITECT CHRISTA L. MCCLAIN 2839 STATE OF TEXAS

03/04/2024

ARCHITECT
NICK DEAN ARCHITECT PLLC
1111 Lagoon Drive, Dallas, TX, 75207
nd@nickdeanarchitect.com (469) 718-9003

LANDSCAPE ARCHITECT
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CIVIL ENG.
VERDUNITY
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tim@verdunity.com (214) 430-4450

STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC

PROJECT no. 2102
NASH & BERRY TOWNHOMES
943 Jean Street, Grapevine, TX 76051

SHEET NAME
LANDSCAPE PLAN
Date Drawn: 03/04/2024

SHEET NO.
L0.01

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INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SQUARE FEET)		3,885 S.F.
ADDITIONAL INTERIOR LANDSCAPE AREA		
OTHER LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET)		
TOTAL LANDSCAPE AREA		7,163 S.F.
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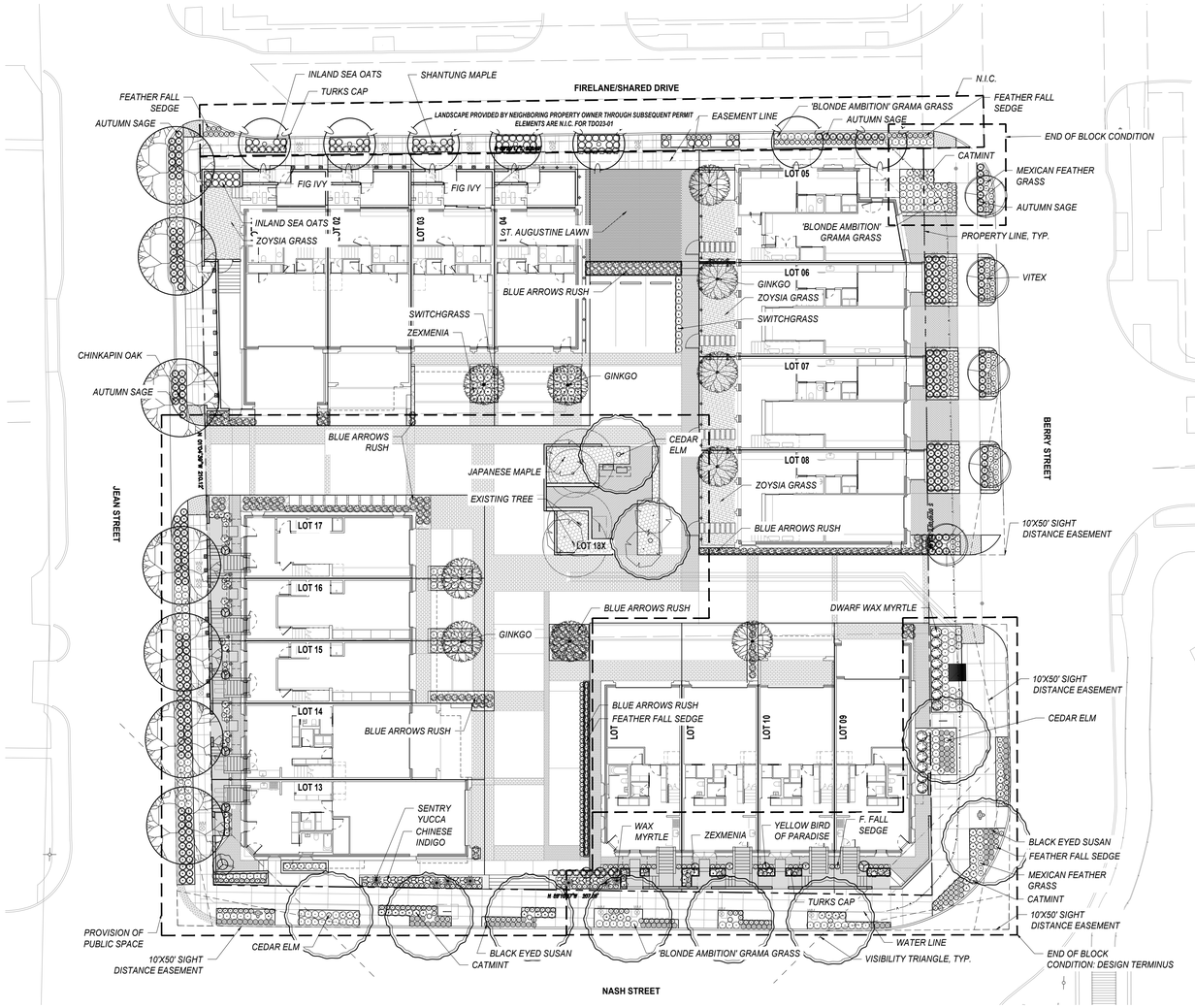
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ATTENTION:

LANDSCAPING WITHIN THE SIGHT DISTANCE EASEMENTS SHALL BE DESIGNED TO PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 3' AND 6' PER CITY CODE.

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1 PLANTING PLAN 1"=20'-0"

NORTH

0 10' 20' 40'

GRAPHIC SCALE: 1"=20'-0"

PLANTING LEGEND

TREES

PLANT KEY	PLANT QUANTITY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
AT	7		SHANTUNG MAPLE Acer truncatum	3" CAL.	10'-12' HT.	4'-5' MIN.	SINGLE TRUNK, STRONG CENTRAL LEADER, B&B, FULL AND WELL ROOTED, WELL BRANCHED.
GB	10		GINKGO TREE Ginkgo biloba 'Saratoga'	3" CAL.	12'-14' MIN.	3'-4' MIN.	SINGLE-TRUNK, CONTAINER GROWN, CENTRAL LEADER, FULL AND WELL ROOTED. WELL BRANCHED. CENTER WITHIN PLANTER. MUST BE MALE.
QM	7		CHINKAPIN OAK Quercus muehlenbergii	3" CAL.	10'-12' HT.	4'-5' MIN.	SINGLE TRUNK, STRONG CENTRAL LEADER, B&B, FULL AND WELL ROOTED, WELL BRANCHED.
UC	10		CEDAR ELM Ulmus crassifolia	3" CAL.	10'-12' HT.	4'-5' MIN.	SINGLE TRUNK, STRONG CENTRAL LEADER, B&B, FULL AND WELL ROOTED, WELL BRANCHED. PROTECTED TREE REPLACEMENTS.

UNDERSTORY TREES

PLANT KEY	PLANT QUANTITY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
APS	4		CORAL BARK JAPANESE MAPLE Acer palmatum 'Sango-kaku	6'-8" HT.	6'-8" MIN.	3'-4" MIN.	CONTAINER GROWN, FULL & WELL ROOTED, CENTER ON WINDOW ABOVE
CG	4		YELLOW BIRDS OF PARADISE Caesalpinia gilliesii	3 GAL.	18"-24" MIN.	18"-24" MIN.	FULL & WELL ROOTED.
MC	9		WAX MYRTLE Myrica cerifera	3 GAL.	24" HT.	12" MIN.	SINGLE-TRUNK, CONTAINER GROWN, MATCHED, FULL AND WELL ROOTED, WELL BRANCHED. TREE FORM
VA	5		VITEX Vitex agnus-castus	6'-8" HT.	6'-8" HT.	3'-4" MIN.	MULTI-TRUNK, 3-5 TRUNKS, B & B, MATCHED SPECIMENS, FULL AND WELL ROOTED, WELL BRANCHED.

SHRUBS

PLANT KEY	PLANT QUANTITY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
IK	16		CHINESE INDIGO Indigofera kirilowii	1 GAL.	12"	18"	MATCHED, FULL & WELL ROOTED, 24" O.C.
MP	14		DWARF WAX MYRTLE Myrica pusilla 'Don's Dwarf'	3/5 GAL.	24"	18"	MATCHED, FULL & WELL ROOTED. 36" O.C.
YP	7		SENTRY YUCCA Yucca 'Blue Sentry'	3/5 GAL.	12"	12"	MATCHED, FULL & WELL ROOTED, 30" O.C.

ORNAMENTAL GRASSES/PERENNIALS

PLANT KEY	PLANT QUANTITY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
BG	197		'BLONDE AMBITION' GRAMA GRASS Bouteloua gracilis 'Blonde Ambition'	1 GAL.	12"	12"	MATCHED, FULL & WELL ROOTED. 24" O.C.
C	18		BERKELEY SEDGE Carex	1 GAL.	12"	12"	MATCHED, FULL & WELL ROOTED, 15" O.C.
C	263		FEATHER FALL SEDGE Carex PP 26199	1 GAL.	12"	12"	MATCHED, FULL & WELL ROOTED, 15" O.C.
CL	48		INLAND SEA OATS Chasmanthium latifolium	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED, 24" O.C.
JI	206		BLUE ARROWS RUSH Juncus inflexus 'Blue Arrows'	1 GAL.	24"	12"	NURSERY GROWN, MATCHED, FULL & WELL ROOTED, 24" O.C.E.W., NO FILTER FABRIC THIS AREA.
MAD	43		TURKS CAP Malvaviscus arboreus var. drummondii	1 GAL.	18" MIN.	12" MIN.	MATCHED, FULL & WELL ROOTED, 24" O.C.
NF	70		CATMINT Nepeta x faassenii 'Walker's Low'	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED. 24" O.C.
NT	142		MEX FEATHER GRASS Nassella tenuissima	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED. 24" O.C.
PV	32		SWITCHGRASS Panicum virgatum	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED, 30" O.C.
RH	88		BLACK EYED SUSAN Rudbeckia hirta	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED, 18" O.C.
SG	228		AUTUMN SAGE Salvia greggii	1 GAL.	12" MIN.	18" MIN.	MATCHED, FULL AND WELL ROOTED. 24" O.C.
WA	24		Zexmenia Wedelia acapulcensis var. hispida	1 GAL.	12" MIN.	12" MIN.	MATCHED, FULL AND WELL ROOTED. 24" O.C.

GROUNDCOVER/TURF/VINES

PLANT KEY	PLANT QUANTITY	PLANT SYMBOL	COMMON NAME Botanical Name	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
DL	467		SNAKE HERB Dyschoriste linearis	1 QT.	12"	12"	MATCHED, FULL AND WELL ROOTED. 18" O.C.
FP	71		FIG IVY Ficus pumila	3/5 GAL.	24"	12"	MATCHED, FULL & WELL ROOTED, STAKED, ESPALIER TO TRELLIS POST OR FENCE, RE:L4.01. 6' O.C.
SS	733 SF		ST. AUGUSTINE Stenotaphirum secundatum	SOD			FULL AND WELL ROOTED SOD, FREE OF WEEDS. ALIGN EDGES TIGHTLY WITHOUT OVERLAP. ROLL SMOOTH.
ZZ	848 SF		ZOYSIA GRASS Zoysia palisades	SOD			FULL AND WELL ROOTED SOD, FREE OF WEEDS. ALIGN EDGES TIGHTLY WITHOUT OVERLAP. ROLL SMOOTH.

SOILS NOTE: ALL PLANTING SHALL BE POCKET PLANTED. ADD ¼ 'CLAY KILLER' MFG BY LIVING EARTH INTO NATIVE SOIL. TOP DRESS 1" (TYP.) COMPOST, ADD 2" MULCH S. HARDWOOD (TYP.) RE: L4.01

ISSUANCES

NO.	ISSUANCE	DATE
0	PLANNING & ZONING INITIAL SUBMISSION	03 / 04 / 2024
00	PLANNING & ZONING FINAL SUBMISSION	03 / 22 / 2024

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CASE NAME: NASH & BERRY TOWNHOMES

CASE CASE NUMBER: TDO24-01

LOCATION: 931/ 937/ 943 JEAN STREET AND 930/ 936 BERRY STREET

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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Planning Services Department

Planting Plan

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.01 acres or 44,204 sq. ft.

Zoned: Light Industrial District
Proposed: Transit District Overlay

Date of Preparation: March 04, 2024

REGISTERED LANDSCAPE ARCHITECT CHRISTA L MCKINNEY 2838 STATE OF TEXAS

03/04/2024

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nd@nickdeanarchitect.com (469) 718-9003

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STRUCTURAL ENG.
NAME
ADDRESS

OWNER
BERRY, JEAN AND NASH LLC

PROJECT no. 2102
NASH & BERRY TOWNHOMES
943 Jean Street, Grapevine, TX 76051

SHEET NAME
PLANTING PLAN
Date Drawn: 03/04/2024

SHEET NO.
L3.00

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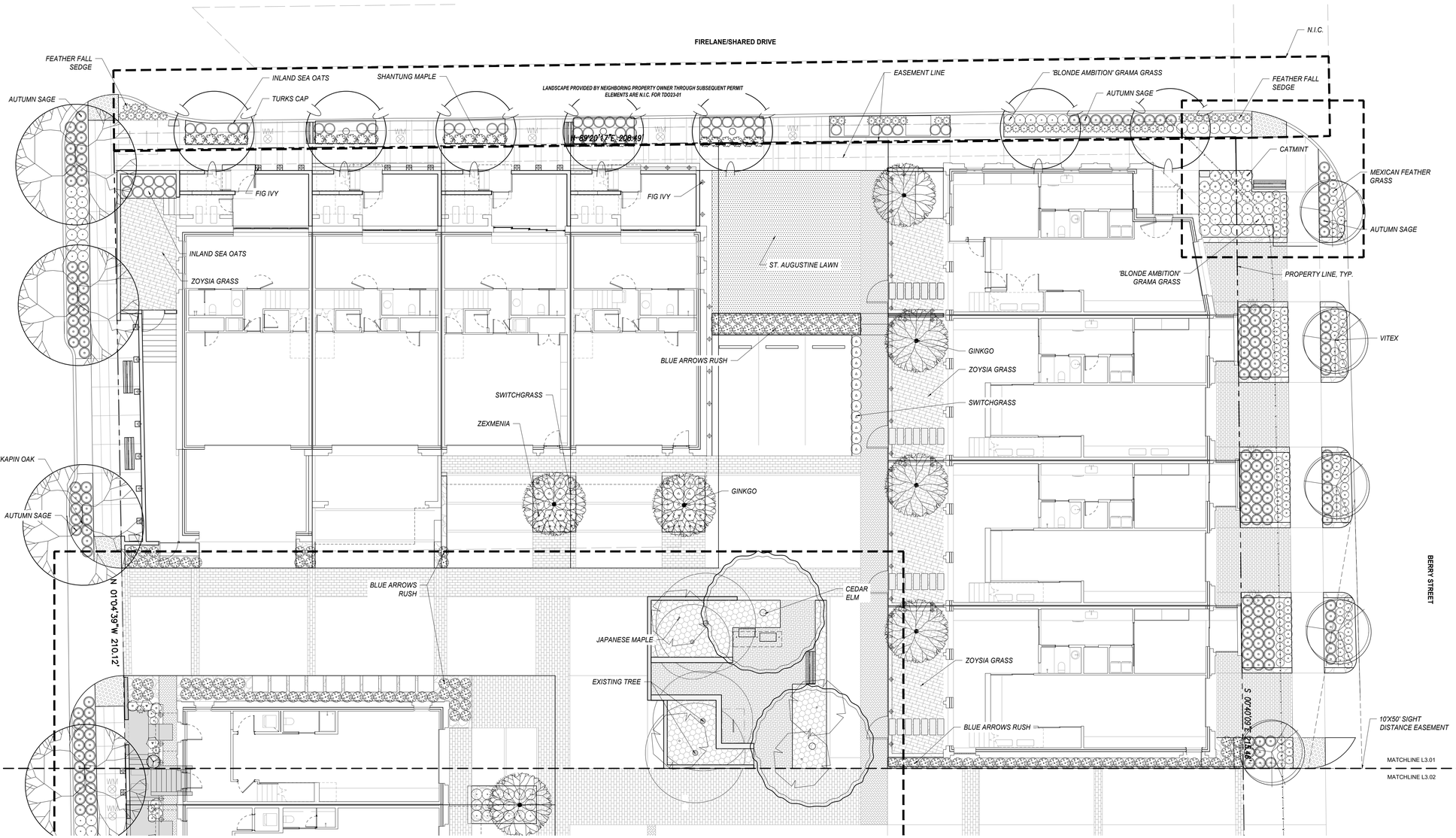
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Planning Services Department

Planting Plan Enlargement

for

NASH & BERRY TOWNHOMES
931/ 937 / 943 JEAN STREET
AND 930 / 936 BERRY STREET

City of Grapevine, Tarrant County, Texas

1.01 acres or 44,204 sq. ft.

Zoned: Light Industrial District
Proposed: Transit District Overlay

Date of Preparation: March 04, 2024

REGISTERED LANDSCAPE ARCHITECT CHRISTA L MCATEE 2839 STATE OF TEXAS

03/04/2024

ARCHITECT	LANDSCAPE ARCHITECT	MEP ENG.	CIVIL ENG.	STRUCTURAL ENG.	OWNER	PROJECT no. 2102	SHEET NAME	SHEET NO.
NICK DEAN ARCHITECT PLLC 1111 Lagoon Drive, Dallas, TX, 75207 nd@nickdeanarchitect.com (469) 718-9003	**PAPER KITES STUDIO** 105 South Corinth St. Dallas, TX 75203 christa@paperkites-studio.com (214) 484-2267	**C3 ENGINEERING** 11700 Preston Suite 660 Dallas, TX, 75230 csims@simseng.com (214) 295-9571	**VERDUNITY** 1001 N. Goliad, Rockwall, TX, 75087 tim@verdunity.com (214) 430-4450	**NAME** ADDRESS	BERRY, JEAN AND NASH LLC	NASH & BERRY TOWNHOMES 943 Jean Street, Grapevine, TX 76051	PLANTING PLAN ENLARGEMENT Date Drawn: 03/04/2024	L3.01

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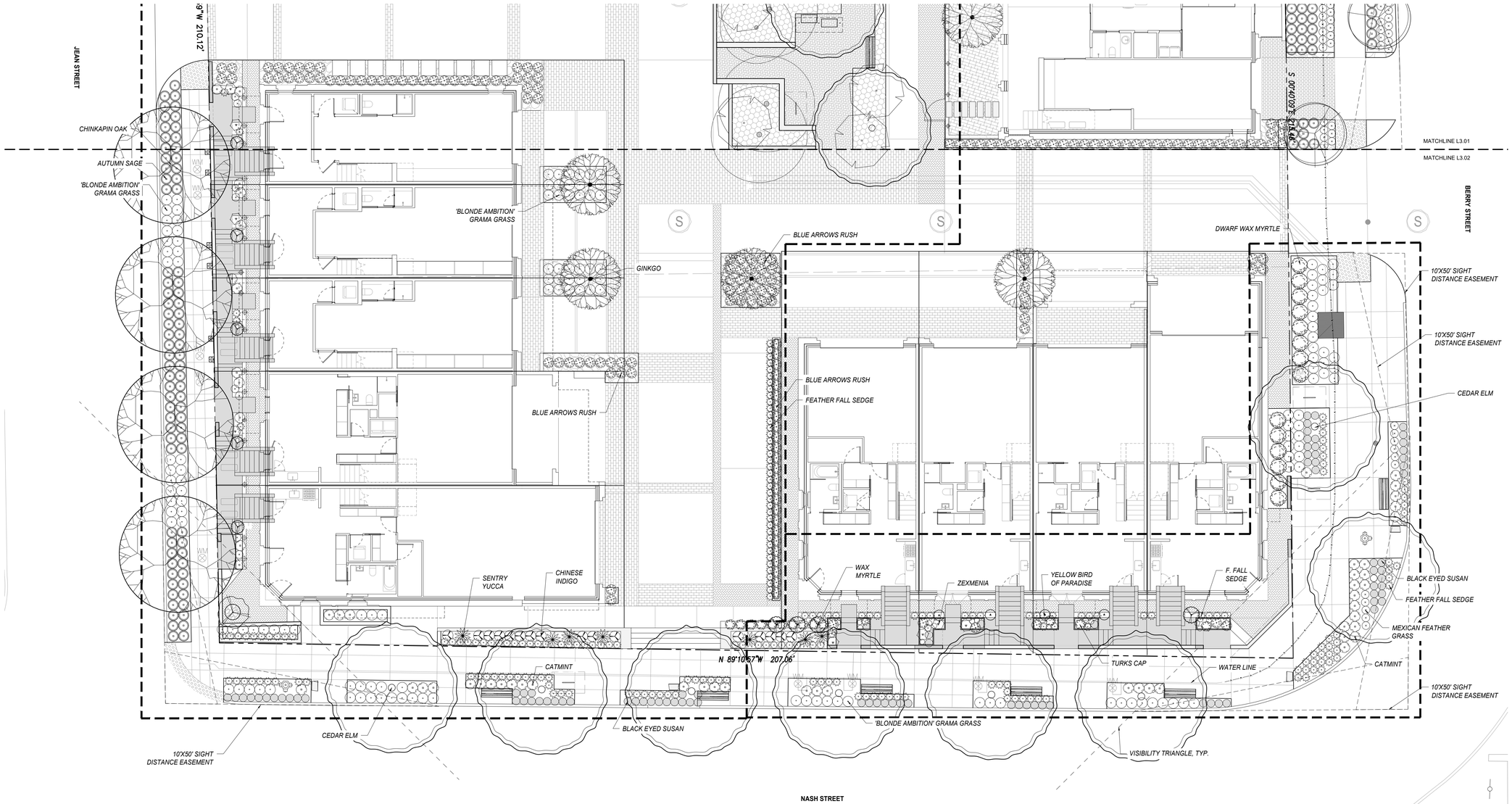
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for

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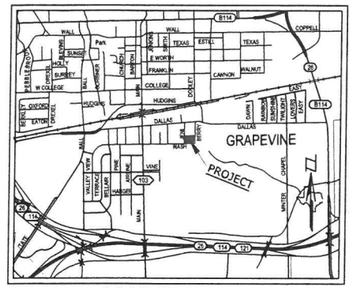
OWNER
BERRY, JEAN AND NASH LLC

PROJECT no. 2102
NASH & BERRY TOWNHOMES
943 Jean Street, Grapevine, TX 76051

SHEET NAME
PLANTING PLAN ENLARGEMENT
Date Drawn: 03/04/2024

SHEET NO.
L3.02

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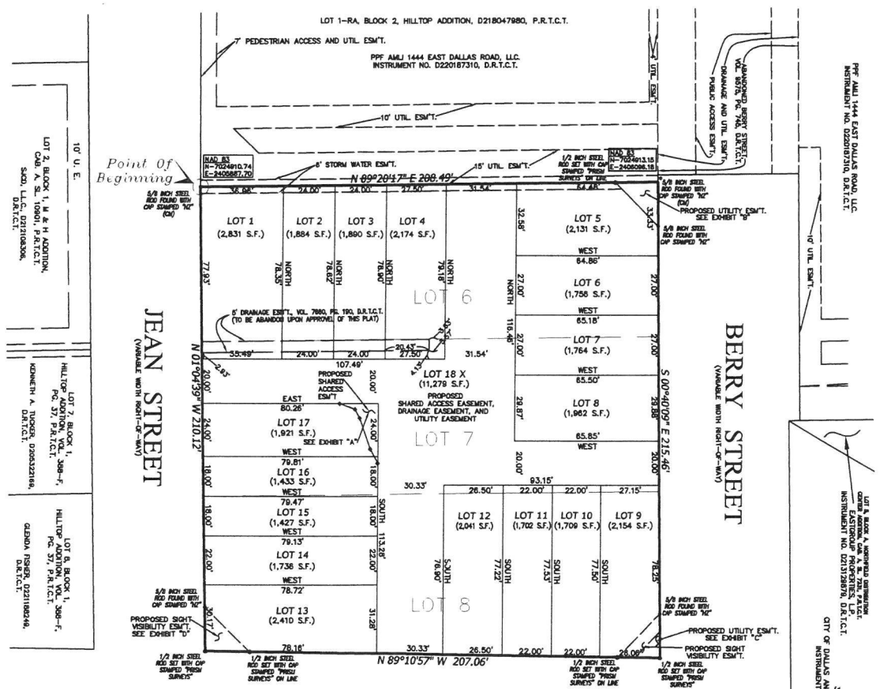
VICINITY MAP
NOT TO SCALE

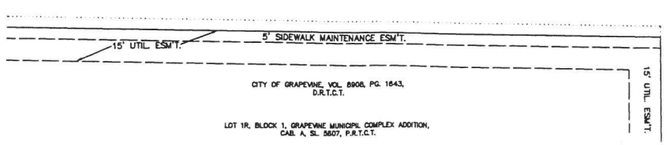
NOTES

1) The purpose of this final plat is to create eighteen lots out of three.
2) The coordinate data provided is based on the Texas Coordinate System (NAD83), all coordinates are grid.
3) Bearing Source is relitive to the Texas Coordinate System (NAD83), all coordinates are grid and the northwest and northeast corners are control monuments (CM).
4) This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
5) Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.
6) TDO Build to Line is on the approved Transit District Overlay Site Plan TDO 24-01.
7) Access easement shall be owned and maintained by mandatory Home Owners (HOA).
8) Within the Sight Visibility Easements, no obstructed visibility at a level between three (3) and six (6) feet per City Code.

STATEMENT OF AREAS

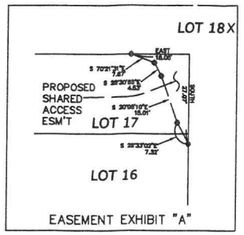
ITEM	SQUARE FEET	ACREAGE
TOTAL PLATTED AREA:	44,204	1.015
NET PLATTED AREA:	44,204	1.015
RIGHT-OF-WAY DEDICATION:	0	0
EASEMENT DEDICATION:	10,756	0.247



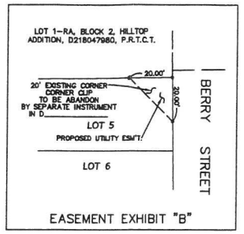


CITY OF GRAPEVINE - GPS, NAD 83 DATA TEXAS COORDINATE SYSTEM

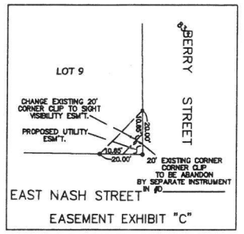
COORDINATE DATA AND BEARING SOURCE SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE, COMBINED SCALE FACTOR OF 0.99984971 AND A CONVERGENCE ANGLE OF 00°46'38.75". ALL DISTANCES AND COORDINATES SHOWN ARE BASED ON FEET - US DEFINITION, BASED ON 2023 DATUM.



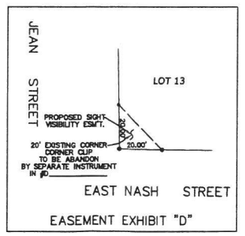
EASEMENT EXHIBIT "A"



EASEMENT EXHIBIT "B"



EASEMENT EXHIBIT "C"



EASEMENT EXHIBIT "D"

PLANNING & ZONING COMMISSION

Date Approved:_____

Chairman:_____

Secretary:_____

GRAPEVINE CITY COUNCIL

Date Approved:_____

Mayor:_____

City Secretary:_____

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

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

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

THENCE North 01 degrees 04 minutes 39 seconds West with said right-of-way line, at 20.00 feet passing a 5/8 inch capped steel rod found stamped "HZ", in all 210.12 feet to the PLACE OF BEGINNING and containing 1.015 acres or (44,204 sq. ft.) of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT Ward O. Hayworth does hereby adopt this plat of Nash & Berry Addition, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the piblic use forever the right-of-way and easements shown hereon. The easements

shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency or its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

Witness by hand this the _____day or _____, 2024.

_____
Ward O. Hayworth (owner)

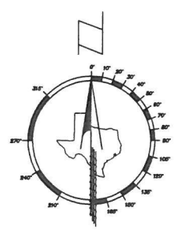
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and to said County and State on this day personally appeared Ward O. Hayworth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

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

RECEIVED
APR 10 2024
BY_____



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

FINAL PLAT SHOWING

LOTS 1 THRU 17 & 18X, BLOCK 2-R,

NASH & BERRY ADDITION

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

CONTAINING - 1.015 ACRES - 44,204 SQ. FT. +/-
PROPOSED ZONING/LIGHT INDUSTRIAL W TDO OVERLAY
18 LOTS

CLIENT - WARD O. HAYWORTH

LEGEND

●	FOUND STEEL ROD
○	SET CAPPED STEEL ROD STAMPED "PRISM SURVEYS"
+	CROSS CUT IN CONCRETE
◇	FOUND STEEL PIPE
□	FOUND BOIS D'ARC STAKE
(CM)	REPRESENTS CONTROL MONUMENT

FLOOD NOTE

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

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

© 2024 Prism Surveys, Inc.

SURVEYOR
PRISM SURVEYS, INC.
3533 BELL DRIVE
HURST, TEXAS 76053
817-540-8048 OR 817-268-2211
FAX - 817-283-1148
CONTACT: MICHAEL D. LINKE
E-MAIL: mike@prism-surveys.com

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

OWNER / APPLICANT
WARD O. HAYWORTH
2757 MESQUITE LANE
GRAPEVINE, TEXAS, 76051
CONTACT: RICHARD O. GIBERSON
214-796-4194

THIS PLAT FILED ON _____, _____ INSTRUMENT # D_____

PRISM SURVEYS, INC.
COMMERCIAL, RESIDENTIAL, BOUNDARY, INVESTIGATIVE, TOPOGRAPHIC, TITLE SURVEYS, PLATTING AND CONSTRUCTION STAKING
Firm No. 101325-00
3533 BELL DRIVE
HURST, TEXAS, 76053
(817) 540-8048 OR (817) 268-2211

SCALE: 1"= 30' / REVISED 3-4-2024 / DRAWN BY: JWM & MDL / COOR. FILE: 21-1178 / PROJECT NO. 21-1178

S-4107

\\Prismserver\Jobs\SURVEYS\NASH BERRY

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Ward O. Hayworth, Hereinafter called "owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas being more particularly described as shown on this plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 ($ 1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereiafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and libricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Forth Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as state herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property, and it is further agrees that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at _____, Texas, this ___ day of _____, 2024.

_____
Ward O. Hayworth (owner)

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and to said County and State on this day personally appeared Ward O. Hayworth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

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

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

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

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

STATE OF TEXAL REGISTERED MICHAEL DALE LINKE 4508 PROFESSIONAL LAND SURVEYOR

Michael Dale Linke
Registered Professional Land Surveyor No. 4508

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and to said County and State on this day personally appeared John W. Morgan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

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

FINAL PLAT SHOWING

LOTS 1 THRU 17 & 18X, BLOCK 2-R, NASH & BERRY ADDITION

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

CONTAINING - 1.015 ACRES - 44,204 SQ. FT. +/-
PROPOSED ZONING/LIGHT INDUSTRIAL W TDO OVERLAY
18 LOTS

CLIENT - LIVED O. HAYWORTH

SURVEYOR
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817-540-8048 OR 817-268-2211
FAX - 817-283-1148
CONTACT: MICHAEL D. LINKE
E-MAIL: mike@prism-surveys.com

ENGINEER / DEVELOPER
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214-430-4450 - EXT. 202
E-MAIL: tim@verdunity.com

OWNER / APPLICANT
WARD O. HAYWORTH
2757 MESQUITE LANE
GRAPEVINE, TEXAS, 76051
CONTACT: RICHARD O. GIBERSON
214-796-4194

PRISM SURVEYS, INC.

COMMERCIAL, RESIDENTIAL, BOUNDARY, INVESTIGATIVE, TOPOGRAPHIC, TITLE SURVEYS, PLATTING AND CONSTRUCTION STAKING
Firm No. 101325-00
3533 BELL DRIVE
HURST, TEXAS, 76053
(817) 540-8048 OR (817) 268-2211

SCALE: 1"= 30' / REVISED 7-6-2023 / DRAWN BY: JWM / COOR. FILE: 21-1178 / PROJECT NO. 21-1178

5-4107

ITEM #9

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: CONSIDER A RESOLUTION PROVIDING NOTICE OF INTENT TO ISSUE CERTIFICATES OF OBLIGATION

RECOMMENDATION: City Council to consider a resolution authorizing publication of notice of intention to issue certificates of obligation in a principal amount not to exceed $36,700,000; approving the preparation of a preliminary official statement and a notice of sale; and providing for the effective date.

FUNDING SOURCE: None required

BACKGROUND: Approval of this action will provide formal notice of intent to issue bonds for the costs associated with the Municipal Service Center building renovation, expansion and improvement of the Water and Wastewater Treatment buildings, and Storm Drainage maintenance and improvement projects. The not to exceed amount of $36,700,000 for Certificates of Obligation are estimated as follows:

- Municipal Service Center $15,000,000
($10m ad valorem pledge, $5m self-supported)
- Water and Wastewater Treatment $20,000,000 (self-supported)
- Storm Drainage $1,700,000 (self-supported)

On November 21, 2023, Council approved the reimbursement resolution up to $10,000,000 prior to the project's incurring costs. Staff anticipates returning to Council on June 18, 2024 for approval of the ordinance and issuance of the obligation.

Staff recommends approval.

RESOLUTION NO. 2024-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; APPROVING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF

WHEREAS, the City Council (the "City Council") of the City of Grapevine, Texas (the "City"), deems it advisable to issue certificates of obligation (the "Certificates") of the City in accordance with the notice hereinafter set forth; and

WHEREAS, the City desires to approve the preparation of a preliminary official statement (the "Preliminary Official Statement") and the preparation of a notice of sale ("Notice of Sale"), if any, in anticipation of its issuance of the Certificates; and

WHEREAS, the City Council has found and determined that a notice of intention to issue certificates of obligation should be published in accordance with the requirements of applicable law; and

WHEREAS, it is hereby found and determined that the meeting at which this resolution is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code; and

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

Section 1. The findings, definitions and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by City Council and made a part hereof for all purposes.

Section 2. The City Secretary is hereby authorized and directed to cause to be published in the manner required by law and in substantially the form attached hereto as **Exhibit A**, a notice of the City's intention to issue the Certificates (the "Notice").

Section 3. The Notice shall be published once a week for two (2) consecutive weeks in a newspaper which is of general circulation in the City, the date of the first publication to be at least forty-six (46) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the City's website for at least forty-five (45)

days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

Section 4. The Mayor, City Manager, Chief Financial Officer, City Secretary and other appropriate officials of the City, the City's financial advisor, Hilltop Securities Inc., and bond counsel, Bracewell LLP, are authorized and directed to proceed with the preparation of the Preliminary Official Statement and the Notice of Sale, if any, and to make other necessary arrangements for the sale of the Certificates at a future meeting of the City Council of the City.

Section 5. The City hereby authorizes the preparation and distribution of a Notice of Sale and Preliminary Official Statement relating to the Certificates and authorizes the Chief Financial Officer or City Manager to approve the final form of and deem final such Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 of the United States Securities and Exchange Commission.

Section 6. The Mayor, City Manager, the Chief Financial Officer, City Secretary, and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

Section 7. This resolution shall take effect immediately from and after its passage by the City Council of the City.

INTRODUCED, READ AND PASSED by the affirmative vote of the City Council of the City of Grapevine, Texas this 16th day of April, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Grapevine, Texas (the "City"), will meet in the Council Chambers at the City Hall, 200 S. Main St., Grapevine, Texas, the regular meeting place of the City Council, at 7:30 p.m. on the 18th day of June, 2024, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City's certificates of obligation (the "Certificates"), in the maximum aggregate principal amount not to exceed $36,700,000, payable from the levy of a direct and continuing ad valorem tax against all taxable property within the City sufficient to pay the interest on this series of Certificates as due and to provide for the payment of the principal thereof as the same matures, as authorized by Chapter 271, Subchapter C, Texas Local Government Code, as amended, and from all or a part of the surplus revenues of the City's waterworks and sewer system, such pledge of surplus revenues being limited to $1,000, bearing interest at any rate or rates not to exceed the maximum interest rate authorized by law, as shall be determined within the discretion of the City Council of the City at the time of issuance of the Certificates, and maturing over a period not to exceed twenty-five (25) years from the date of issuance, for the purposes of evidencing the indebtedness of the City for all or any part of the costs associated with the (i) designing, developing, constructing, renovating, improving and equipping the City's water and wastewater system and facilities; (ii) designing, developing, constructing, renovating, improving and equipping the City's existing Municipal Services Center; (iii) designing, developing, constructing and improving drainage and flood control projects; and (iv) professional services incurred in connection with items (i) through (iii), and to pay the costs incurred in connection with the issuance of the Certificates. The estimated combined principal and interest required to pay the Certificates on time and in full is $54,615,569. Such estimate is provided for illustrative purposes only, and is based on an assumed interest rate of 4.25%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the City, and the City cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City is $130,425,000, and based on the City's expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City on time and in full is $156,122,877.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 16th day of April, 2024.

/s/Tara Brooks, City Secretary
City of Grapevine, Texas

ITEM #10

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: LIBRARY SOLAR PANELS AND ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) PROGRAM

RECOMMENDATION: City Council to consider the approval of a contract for the installation of solar panels at the Grapevine Public Library with Axium Solar, approve the submittal of an Equipment Voucher as part of the Energy Efficiency and Conservation Block Grant Program through the U.S. Department of Energy, and an ordinance to increase the estimated receipts in the Grant Fund, and take any other necessary action.

FUNDING SOURCE: Upon approval of the attached appropriation ordinance, funds will be available in the Grants Fund.

BACKGROUND: The City of Grapevine has been awarded $122,650 in funding as part of the Infrastructure Investment and Jobs Act of 2021. This funding can be used for the purchase and installation of energy-related equipment which can span a wide array of technologies deployed for the purpose of lowering fossil fuel use and increasing energy efficiency. The renewable energy technology of the installation solar panels was selected. Solar panels will be installed on the northeast section of the Library's roof. The solar panels will power 25% of the Library's energy needs to reduce the need for purchased power and realize a cost savings on energy. Library staff is excited to participate in this project. In addition to the EECBG, the City is investigating the additional funding incentives which would reduce the City required funding.

Axium Solar has submitted a proposal for the installation of the panels for $186,500. The cost for the solar panels, inverter, electrical balance, engineering and design, and labor is estimated at $200,000. With the EECBG funding of $122,650, that would leave $77,350 to fund through the City or additional incentives. The City has decided to apply for an equipment rebate voucher to streamline the application and reporting requirements.

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

Bids were taken by the cooperative and a contract was awarded to Axium Solar. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

ORDINANCE NO. 2024-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, INCREASING ESTIMATED RECEIPTS IN THE AMOUNT OF $122,650 IN THE GRANTS FUND TO BE RECEIVED FROM THE US DEPARTMENT OF ENERGY; TRANSFERRING $77,350 FROM THE CAPITAL PROJECTS – GENERAL FACILITIES FUND TO THE GRANTS FUND; AND AUTHORIZING THE APPROPRIATION OF $200,000 IN THE GRANT FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine anticipates receipt of $122,650 from the US Department of Energy as part of an approved grant, and

WHEREAS, the City has $77,350 available in the Capital Projects – General Facilities Fund, and

WHEREAS, the City wishes to utilize those funds to apply for an Energy Efficiency and Conservation Block Grant (EECBG) Program equipment voucher, 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 increase in estimated receipts in the amount of $122,650 in the Grant Fund resulting from the approval of Energy Efficiency and Conservation Block Grant (EECBG) Program equipment voucher application.

Section 3. That the City Council hereby authorizes a transfer of $77,350 from the Capital Projects – Facilities Fund to the Grants Fund.

Section 4. That the City Council hereby authorizes an amount of $200,000 be appropriated in the Grants Fund for the purpose of submitting an Energy Efficiency and Conservation Block Grant (EECBG) Program equipment voucher.

Section 5. 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 6. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ITEM #11

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: APPROVAL OF ELECTION SERVICES CONTRACT

RECOMMENDATION: City Council to consider approval of a Joint Election Agreement to provide election services and equipment for the May 4, 2024 General Election with the Tarrant County Elections Administrator.

FUNDING SOURCE: Funding for election expenditures is currently available in the General Fund (City Secretary) in an estimated amount of $5,124.07.

BACKGROUND: On February 6, 2024, City Council called for a General Election to be held on May 4, 2024 for the purpose of electing a Mayor and Council Members to Places 1 and 2.

As allowed, by the Texas Election Code, Section 271.002, the City may contract with Tarrant County to provide election services and equipment for the election.

The attached contract stipulates the following:
• Tarrant County will supply all required voting equipment and personnel for the early voting polling sites and election day sites.
• The Tarrant County Elections Administrator is designated as the Early Voting Clerk and will manage the early voting sites and accept and process ballots by mail.
• Tarrant County will appoint the Early Voting Ballot Board and Signature Verification Committee.
• Tarrant County will be responsible for establishing and operating the central and remote counting stations and will prepare and deliver timely election results.
• The Tarrant County Elections Administrator is appointed as the custodian of the voted ballots and records of the joint election.

The cost to hold the election will be divided among all the participating entities.

By contracting with Tarrant County, Grapevine voters will be able to vote at any polling location in the County during early voting and on election day.

THE STATE OF TEXAS

COUNTY OF TARRANT

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

THIS CONTRACT for election services is made by and between the Tarrant County Elections Administrator and the following political subdivisions located entirely or partially inside the boundaries of Tarrant County:

ARLINGTON ISD
AZLE ISD
CASTLEBERRY ISD
CITY OF ARLINGTON
CITY OF AZLE
CITY OF BEDFORD
CITY OF BLUE MOUND
CITY OF COLLEYVILLE
CITY OF EULESS
CITY OF FORT WORTH
CITY OF GRAND PRAIRIE
CITY OF GRAPEVINE
CITY OF HALTOM CITY
CITY OF HASLET
CITY OF KELLER
CITY OF KENNEDALE
CITY OF NORTH RICHLAND HILLS
CITY OF PELICAN BAY
CITY OF RICHLAND HILLS
CITY OF RIVER OAKS
CITY OF ROANOKE
CITY OF SAGINAW
CITY OF SANSOM PARK
CITY OF WATAUGA
CITY OF WESTWORTH VILLAGE
CROWLEY ISD
EVERMAN ISD
GRAPEVINE-COLLEYVILLE ISD
KELLER ISD
LEWISVILLE ISD
MANSFIELD ISD
NORTHWEST ISD
TARRANT APPRAISAL DISTRICT
TOWN OF EDGECLIFF VILLAGE
TOWN OF FLOWER MOUND
TOWN OF TROPHY CLUB
TOWN OF WESTLAKE
VIRIDIAN MUNICIPAL MANAGEMENT
WHITE SETTLEMENT ISD

The Tarrant County Elections Administrator and the political subdivisions mentioned above may be collectively referred to as "Parties" or individually as a "Party".

This Contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 – 271.004, if applicable, and Texas Education Code Section 11.0581 for a joint May 4, 2024 election to be administered by the undersigned Tarrant County Elections Administrator, hereinafter referred to as "Elections Administrator." This term includes the Assistant Elections Administrator in the Elections Administrator's absence or disability.

RECITALS

Each Participating Authority listed above plans to hold a general and/or special election on May 4, 2024. If a run-off election or a repeat election is necessary because of legal action, the date of that election will be June 15, 2024.

The County owns an electronic voting system, the Hart InterCivic Verity Voting System (Version 2.4), which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122, as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The contracting political subdivisions, also known interchangeably as "Entities" or "Participating Authority(ies)", desire to use the County's electronic voting system and to compensate the County for such use and to share in certain other expenses connected with joint elections in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended. The entity desires to contract for the voting system as described, in tandem with the County's elections

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services through the Elections Administrator's office, and to compensate the County for such use and to share in other expenses connected with join elections in accordance with the applicable provisions of law and of this contract.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the Parties, IT IS AGREED as follows:

I. ADMINISTRATION

The Parties agree to hold a joint election with each other ("Joint Election") in accordance with Chapter 271 of the Texas Election Code and this Agreement. The Tarrant County Elections Administrator shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this Agreement. Each Participating Authority agrees to pay the Tarrant County Elections Administrator for equipment, supplies, services, and administrative costs as provided in this Agreement. The Tarrant County Elections Administrator shall serve as the administrator for the Joint Election; however, each Participating Authority shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of each Participating Authority as necessary. Legal advice to or legal representation of the Entities/Political Subdivisions/Participating Authorities by the Election Administrator's office or lawyers who advise or represent the Election Administrator is not included herewith; each Entity should consult with its own counsel for any legal issues that arise, or with the Texas Secretary of State, as appropriate.

It is understood that other political subdivisions may wish to participate in the use of the County's electronic voting system and polling places, and it is agreed that the Elections Administrator may enter into other contracts for election services for those purposes on terms and conditions generally similar to those set forth in this Contract. In such cases, costs shall be pro-rated among the participants according to Section XI of this Contract.

Each Participating Authority agrees to adopt the Verity Voting System v. 2.7, from HART InterCivic, as the Voting System for this election, so that it may be used, in accordance with the terms and conditions specified in the certification order issued by the Texas Secretary of State, for all forms of voting, including election day voting at polling locations, early voting in person, early voting by mail, and provisional voting.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The Participating Authorities shall share a mutual ballot in those polling places where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap.

II. LEGAL DOCUMENTS

Each Participating Authority shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or the Participating Authority's governing body, charter, or ordinances, except that the Elections Administrator shall be responsible for the preparation and publication of all voting system testing notices that are required by the Texas Election Code.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each Participating Authority, including translation to languages other than English, including (but not necessarily limited to), as required by law, Spanish and Vietnamese. Each Participating Authority shall provide a copy of their respective election orders and notices to the Tarrant County Elections Administrator.

III. VOTING LOCATIONS

The Elections Administrator shall select and arrange for the use of and payment for all Election Day voting locations. Voting locations will be, whenever possible, the usual voting location for each election precinct in elections conducted by each participating city, and shall be compliant with the accessibility requirements established by Election Code Section 43.034 and the Americans with Disabilities Act (ADA). The proposed voting locations are listed in Attachment A of this Agreement. In the event that a voting location is not available or appropriate, the Elections Administrator will arrange for use of an alternate location with the approval of the affected Participating Authorities. The Elections Administrator shall notify the Participating Authorities of any changes from the locations listed in Attachment A.

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If polling places for the May 4, 2024 joint election are different from the polling place(s) used by a Participating Authority in its most recent election, the authority agrees to post a notice no later than May 4, 2024 at the entrance to any previous polling places in the jurisdiction stating that the polling location has changed and stating the political subdivision's polling place names and addresses in effect for the May 4, 2024 election. This notice shall be written in both the English, Spanish, and Vietnamese languages.

IV. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

Tarrant County shall be responsible for the appointment of the presiding judge and alternate judge for each polling location. The Elections Administrator shall make emergency appointments of election officials if necessary.

Upon request by the Elections Administrator, each Participating Authority agrees to assist in recruiting polling place officials who are bilingual [(fluent in both English and Spanish) and (fluent in both English and Vietnamese)]. In compliance with the Federal Voting Rights Act of 1965, as amended, each polling place containing more than 5% Hispanic or Vietnamese population as determined by the most recent Census used for such determinations shall have one or more election officials who are fluent in both English and Spanish, or both English and Vietnamese, as applicable. If a presiding judge is not bilingual, and is unable to appoint a bilingual clerk, the Elections Administrator may recommend a bilingual worker for the polling place. If the Elections Administrator is unable to recommend or recruit a bilingual worker, the Participating Authority or authorities served by that polling place shall be responsible for recruiting a bilingual worker for interpretation and translation services as needed at that polling place.

The Elections Administrator shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code and will take the necessary steps to ensure that all election judges appointed for the Joint Election are eligible to serve.

The Elections Administrator shall arrange for the training and compensation of all election judges and clerks. The Elections Administrator shall arrange for the date, time, and place for presiding election judges to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Administrator notifying the judge of the appointment, the time and location of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge and clerk will receive compensation at the hourly rate established by Tarrant County pursuant to Texas Election Code Section 32.091 or other law applicable to compensation for the election-related work. The election judge will receive an additional sum of $25.00 for picking up the election supplies prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close.

Election judges and clerks who attend voting equipment training and/or procedures training shall be compensated at the same hourly rate that they are to be paid on Election Day.

The Elections Administrator may employ other personnel necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of supplies during early voting and on Election Day, and for the efficient tabulation of ballots at the central counting station. Part-time personnel working as members of the Early Voting Ballot Board and/or central counting station on election night will be compensated at the hourly rate set by Tarrant County in accordance with Election Code Sections 87.005, 127.004, and 127.006.

V. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The Elections Administrator shall arrange for all election supplies and voting equipment including, but not limited to, official ballots, sample ballots, voter registration lists, and all forms, signs, maps and other materials used by the election judges at the voting locations. The Elections Administrator shall ensure availability of tables and chairs at each polling place and shall procure rented tables and chairs for those polling places that do not have tables and/or chairs.

The Elections Administrator shall provide the necessary voter registration information, maps, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Each Participating Authority shall furnish the Elections Administrator a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). Each Participating Authority shall be responsible for proofreading and approving the ballot insofar as it pertains to that authority's candidates and/or propositions.

The joint election ballots that contain ballot content for more than one joint participant because of overlapping territory shall be arranged in the following order: Independent School District, City, Water District(s), College District, and other political subdivisions.

The Elections Administrator shall be responsible for the preparation, testing, and delivery of the voting equipment for the election, as required by the Election Code.

The Elections Administrator shall conduct criminal background checks on relevant employees upon hiring as required by Election Code Section 129.051(g).

VI. EARLY VOTING

The Participating Authorities agree to conduct joint early voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Each Participating Authority agrees to appoint the Elections Administrator's permanent county employees as deputy early voting clerks. The Participating Authorities further agree that the Elections Administrator may appoint other deputy early voting clerks to assist in the conduct of early voting as necessary, and that these additional deputy early voting clerks shall be compensated at an hourly rate set by Tarrant County pursuant to Section 83.052 of the Texas Election Code. Deputy early voting clerks who are permanent employees of the Tarrant County Elections Administrator or any Participating Authority shall serve in that capacity without additional compensation.

Early Voting by personal appearance will be held at the locations, dates, and times listed in Attachment "B" of this document. Any qualified voter of the Joint Election may vote early by personal appearance at any of the joint early voting locations.

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the Participating Authorities shall be forwarded immediately by fax or courier to the Elections Administrator for processing. The Elections Administrator will be responsible for managing the Annual Ballot by Mail voters for whom the Elections Administrator has received an Application for Ballot by Mail, including maintaining and making available the early voting roster information in conformance with Section 87.121 of the Texas Election Code. Upon request of a participating authority, the Early Voting Clerk will promptly make all information contained within the early voting roster available for inspection by the participating authority, including the information maintained under Section 87.121(f). The Participating Authorities understand that, as specified in section 87.121, information on the roster for a person to whom an early voting mail ballot has been sent is not available for public inspection, except to the voter seeking to verify that the information pertaining to the voter is accurate, until the first business day after election day.

In addition to making the information on the roster for a person who votes an early voting ballot by personal appearance available for public inspection not later than the beginning of the regular business hours on the day after the date the information is entered on the roster, the Elections Administrator shall post on the county website each Participating Authority's early voting report on a daily basis and a cumulative final early voting report following the close of early voting. In accordance with Section 87.121(g) of the Election Code, the daily reports showing the previous day's early voting activity will be posted to the county website no later than 10:00 AM each business day.

VII. EARLY VOTING BALLOT BOARD AND SIGNATURE VERIFICATION COMMITTEE

Tarrant County shall appoint an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge, with the assistance of the Elections Administrator, shall appoint two or more additional members to constitute the EVBB. The Elections Administrator shall determine the number of EVBB members required to efficiently process the early voting ballots.

The Elections Administrator shall determine whether a Signature Verification Committee is necessary, and if so, shall appoint the members.

VIII. CENTRAL COUNTING STATION AND ELECTION RETURNS

The Elections Administrator shall be responsible for establishing and operating the central and remote counting stations to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this Agreement.

The Participating Authorities hereby, in accordance with Section 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Counting Station Manager:	Clint Ludwig, Elections Administrator
Tabulation Supervisor:	Stacey Behymer, Technology Resources Coordinator
Presiding Judge:	David Lambertson

The Counting Station Manager or his/her representative shall deliver timely cumulative reports of the election results as precinct report to the central and remote counting stations and are tabulated. The Counting Station Manager shall be responsible for releasing unofficial cumulative totals and precinct returns from the election to the joint participants, candidates, press, and general public by distribution of hard copies at the central counting station or by electronic distribution and by posting to the Tarrant County web site. To ensure the accuracy of reported election returns, results printed on the tapes produced by Tarrant County's voting equipment will not be released to the Participating Authorities at the remote collection sites or by phone from individual polling locations.

The Elections Administrator will prepare the unofficial canvass reports that are necessary for compliance with Election Code Section 67.004 after all precincts have been counted and will deliver a copy of these unofficial canvass reports to each Participating Authority as soon as possible after all returns have been tabulated. Each Participating Authority shall be responsible for the official canvass of its respective election(s).

The Elections Administrator will prepare the electronic precinct-by-precinct results reports for uploading to the Secretary of State as required by Section 67.017 of the Election Code. The Elections Administrator agrees to upload these reports for each Participating Authority unless requested otherwise.

The Elections Administrator shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each Participating Authority and the Secretary of State's Office.

IX. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE TARRANT COUNTY

Each Participating Authority with territory containing population outside Tarrant County agrees that the Elections Administrator shall administer only the Tarrant County portion of those elections.

X. RUNOFF ELECTIONS

Each Participating Authority shall have the option of extending the terms of this Agreement through its runoff election, if applicable. In the event of such runoff election, the terms of this Agreement shall automatically extend unless the Participating Authority notifies the Elections Administrator in writing within three (3) business days after the original election, not counting election day.

Each Participating Authority shall reserve the right to reduce the number of early voting locations and/or Election Day voting locations in a runoff election.

Each Participating Authority agrees to order any runoff election(s) at its meeting for canvassing the votes from the May 4, 2024 election.

Each Participating Authority eligible to hold runoff elections agrees that the date of the runoff election, if necessary, shall be June 15, 2024.

XI. ELECTION EXPENSES AND ALLOCATION OF COSTS

The Participating Authorities agree to share the costs of administering the Joint Election. Allocation of costs, unless specifically stated otherwise, is mutually agreed to be shared according to a formula which is based on the average cost per Election Day polling place (unit cost) as determined by adding together the overall expenses and dividing the expenses equally among the total number of polling places. Costs for polling places shared by more than one Participating Authority shall be pro-rated equally among the participants utilizing that polling place.

It is agreed that charges for Election Day judges and clerks and Election Day polling place rental fees shall be directly charged to the appropriate Participating Authority rather than averaging those costs among all participants.

Costs for Voting by Personal Appearance shall be allocated based upon the actual costs associated with each voting site. Each Participating Authority shall be responsible for a pro-rata portion of the actual costs associated with the voting sites located within their jurisdiction. Participating authorities that do not have a voting site within their jurisdiction shall pay a pro-rata portion of the nearest regular early voting site.

Costs for Early Voting by Mail shall be allocated according to the actual number of ballots mailed to each Participating Authority's voters.

Participating Authorities having the majority of their voters in another county, and fewer than 500 registered voters in Tarrant County, and that do not have an Election Day polling place or early voting site within their jurisdiction shall pay a flat fee of $400 for election expenses.

Each Participating Authority agrees to pay the Tarrant County Elections Administrator an administrative fee equal to ten percent (10%) of its total billable costs (but not less than $ 75.00) in accordance with Section 31.100(d) of the Texas Election Code.

The Tarrant County Elections Administrator shall deposit all funds payable under this Contract into the appropriate fund(s) within the county treasury in accordance with Election Code Section 31.100.

Cost schedule and invoicing.

A cost estimate for the services, equipment, and supplies provided by the Elections Administrator for the election and the runoff election is shown below and in section XII of this Agreement. This cost estimate shall serve as the cost schedule agreed upon by the contracting Parties, as referenced in Section 31.093(a), Texas Election Code.

As soon as reasonably possible after the election or the runoff election, the Elections Administrator will submit an itemized invoice to each Party: (i) for the actual expenses he/she incurred as described above and (ii) for the Elections Administrator's fee as described above. The invoice shall reflect any advance monies paid and any direct payments made. The Elections Administrator will use his/her best efforts to submit the invoice within thirty (30) days after the election or within ten (10) days after the runoff election.

The Elections Administrator's invoice shall be due and payable by each Party to the address set forth in the invoice within thirty (30) days after its receipt by the Party. If the Party disputes any portion of the invoice, the Party shall notify the Elections Administrator in writing within such thirty-day period, or the invoice will be presumed to be a true and accurate rendering of the amount that is due.

XII. COST ESTIMATES AND DEPOSIT OF FUNDS

The total estimated obligation for each Participating Authority under the terms of this Agreement is listed below. Each Participating Authority agrees to pay the Tarrant County Elections Administrator a deposit of approximately 75% of this estimated obligation within fifteen (15) days after execution of this Agreement. The exact amount of each Participating Authority's obligation under the terms of this Agreement shall be calculated after the May 4, 2024 election (or runoff election,

if applicable), and if the amount of an authority's total obligation exceeds the amount deposited, the authority shall pay to the Elections Administrator the balance due within thirty (30) days after the receipt of the final invoice from the Elections Administrator. However, if the amount of the authority's total obligation is less than the amount deposited, the Elections Administrator shall refund to the authority the excess amount paid within thirty (30) days after the final costs are calculated.

The total estimated obligation and required deposit for each Participating Authority under the terms of this Agreement shall be as follows:

Political Subdivision	Actual # Polls	Billed # Polls	Estimated Cost	Deposit Due
ARLINGTON ISD	32	10.28	$ 77,747.18	$ 58,320.00
AZLE ISD	5	1.75	$ 11,602.92	$ 8,710.00
CASTLEBERRY ISD	4	1.00	$ 16,211.53	$ 12,160.00
CITY OF ARLINGTON	38	12.03	$ 86,289.20	$ 64,720.00
CITY OF AZLE	2	0.58	$ 6,697.48	$ 5,030.00
CITY OF BEDFORD	1	0.50	$ 9,505.28	$ 7,130.00
CITY OF BLUE MOUND	1	0.33	$ 6,809.83	$ 5,110.00
CITY OF COLLEYVILLE	1	0.25	$ 6,030.42	$ 4,530.00
CITY OF EULESS	2	0.83	$ 11,036.74	$ 8,280.00
CITY OF FORT WORTH	114	48.38	$ 318,510.68	$ 238,890.00
CITY OF GRAND PRAIRIE	6	1.62	$ 19,200.47	$ 14,410.00
CITY OF GRAPEVINE	2	0.45	$ 5,121.72	$ 3,850.00
CITY OF HALTOM CITY	4	1.12	$ 20,119.36	$ 15,090.00
CITY OF HASLET	1	0.25	$ 5,213.51	$ 3,920.00
CITY OF KELLER	2	0.58	$ 7,509.81	$ 5,640.00
CITY OF KENNEDALE	2	0.45	$ 9,147.41	$ 6,870.00
CITY OF NORTH RICHLAND HILLS	3	1.58	$ 27,923.16	$ 20,950.00
CITY OF PELICAN BAY	1	0.25	$ 5,101.86	$ 3,830.00
CITY OF RICHLAND HILLS	1	0.50	$ 7,731.03	$ 5,800.00
CITY OF RIVER OAKS	3	0.75	$ 8,066.54	$ 6,050.00
CITY OF ROANOKE	0	0.00	$ 400.00	$ 300.00
CITY OF SAGINAW	2	0.83	$ 9,168.44	$ 6,880.00
CITY OF SANSOM PARK	1	0.25	$ 8,963.33	$ 6,730.00
CITY OF WATAUGA	2	0.45	$ 6,100.48	$ 4,580.00
CITY OF WESTWORTH VILLAGE	1	0.33	$ 6,511.73	$ 4,890.00
CROWLEY ISD	13	4.33	$ 33,112.49	$ 24,840.00
EVERMAN ISD	6	1.95	$ 14,160.77	$ 10,630.00
GRAPEVINE-COLLEYVILLE ISD	3	0.65	$ 10,778.93	$ 8,090.00
KELLER ISD	10	2.82	$ 26,428.87	$ 19,830.00
LEWISVILLE ISD	1	0.20	$ 3,898.88	$ 2,930.00
MANSFIELD ISD	20	7.42	$ 107,687.01	$ 80,770.00
NORTHWEST ISD	8	2.28	$ 400.00	$ 300.00
TARRANT APPRAISAL DISTRICT	180	73.58	$ 645,470.34	$ 484,110.00
TOWN OF EDGECLIFF VILLAGE	1	0.25	$ 6,354.00	$ 4,770.00
TOWN OF FLOWER MOUND	1	0.20	$ 3,898.88	$ 2,930.00
TOWN OF TROPHY CLUB	1	0.25	$ 6,335.94	$ 4,760.00
TOWN OF WESTLAKE	2	0.45	$ 7,188.82	$ 5,400.00
VIRIDIAN MUNICIPAL MANAGEMENT	1	0.25	$ 5,057.03	$ 3,800.00
WHITE SETTLEMENT ISD	5	2.33	$ 15,406.23	$ 11,560.00
TOTALS	**479**	**180**	**$ 1,567,492.06**	**$ 1,175,830.00**

EA Initials

Entity Rep Initials

XIII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Any Participating Authority may withdraw from this Agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code. The withdrawing authority is fully liable for any expenses incurred by the Tarrant County Elections Administrator on behalf of the authority plus an administrative fee of ten percent (10%) of such expenses (but not less than $ 75.00). Any monies deposited with the Elections Administrator by the withdrawing authority shall be refunded, minus the aforementioned expenses and administrative fee if applicable.

It is agreed that any of the joint election early voting sites that are not within the boundaries of one or more of the remaining Participating Authorities, with the exception of the early voting site located at the Tarrant County Elections Center, may be dropped from the joint election unless one or more of the remaining Participating Authorities agree to fully fund such site(s). In the event that any early voting site is eliminated under this section, an addendum to the Contract shall be provided to the remaining participants within five days after notification of all intents to withdraw have been received by the Elections Administrator.

XIV. RECORDS OF THE ELECTION

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each Participating Authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of county records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or public information request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each Participating Authority to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or public information request which may be filed with the Participating Authority.

XV. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. By signing this document, the presiding officer of the contracting Participating Authority agrees that any recount shall take place at the offices of the Elections Administrator, and that the Elections Administrator shall serve as Recount Supervisor and the Participating Authority's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The Elections Administrator agrees to provide advisory services to each Participating Authority as necessary to conduct a proper recount.

XVI. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, other districts and political subdivisions may wish to participate in the use of the County's election equipment and voting places, and it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to the County by the Participating Authorities.

2. The Elections Administrator shall file copies of this document with the Tarrant County Judge and the Tarrant County Auditor in accordance with Section 31.099 of the Texas Election Code.

3. Nothing in this Contract prevents any Party from taking appropriate legal action against any other Party and/or other election personnel for a breach of this Contract or a violation of the Texas Election Code.

EA Initials _____ Entity Rep Initials _____

4. This Agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Tarrant County, Texas.

5. In the event that one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

6. All Parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.

7. The waiver by any party of a breach of any provision of this Agreement shall not operate as or be construed as a waiver of any subsequent breach.

8. Any Amendments of this Agreement shall be of no effect unless in writing and signed by all Parties hereto.

9. In the event of an emergency or unforeseen event on Election Day that requires adjustment to these procedures to keep the election operating in a timely, fair, and accessible manner, Elections Administrator may make such adjustments to the procedures herein as the circumstances require.

[Signature Pages Follow]

EA Initials _____ Entity Rep Initials _____

XVII. JOINT CONTRACT ACCEPTANCE AND APPROVAL

By the signatures on the attached pages, the Elections Administrator and the representative of each entity warrant and represent that they are authorized to enter into this Contract.

WITNESS THE FOLLOWING SIGNATURES AND SEAL ON THE DATE SHOWN BELOW:

The Elections Administrator:

Clint Ludwig
Elections Administrator

Date 04/08/2024

The State of Texas §
County of Tarrant §

Before me, the undersigned authority, on this day personally appeared Clint Ludwig, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office on this the 8th day of April, 2024

(Seal)

Signature of Notary

TRACY NGUYEN
Notary Public, State of Texas
Notary ID 13143605-2
My Commission Exp. 02/08/2026

EA Initials _____ Entity Rep Initials _____

TARRANT COUNTY EARLY VOTING

(VOTACION ADELANTADA DEL CONDADO DE TARRANT)
(BẦU CỬ SỚM CỦA QUẬN TARRANT)

MAY 4, 2024

(4 DE MAYO DE 2024)
(NGÀY 4 THÁNG 5, NĂM 2024)

JOINT GENERAL AND SPECIAL ELECTIONS

(ELECCIONES GENERALES CONJUNTAS Y ESPECIALES)
(KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT)

This schedule of early voting locations, dates and times applies to voters in the following cities, towns, schools, library, and water districts: (Este horario de casetas de votación adelantada, sus fechas y tiempos aplican a los votantes en las siguientes ciudades, pueblos, escuelas, bibliotecas y distritos de la agua) (Đây là lịch trình của những địa điểm, ngày tháng và thời gian cho bầu cử sớm áp dụng cho các cử tri ở trong những điều sau đây: các thành phố, thị xã, trường học, thư viện và cơ quan thủy cục): Arlington, Azle, Bedford, Blue Mound, Colleyville, Edgecliff Village, Euless, Flower Mound, Fort Worth, Grand Prairie, Grapevine, Haltom City, Haslet, Keller, Kennedale, North Richland Hills, Pelican Bay, Richland Hills, River Oaks, Roanoke, Saginaw, Sansom Park, Trophy Club, Watauga, Westlake, Westworth Village, Arlington ISD, Azle ISD, Castleberry ISD, Crowley ISD, Everman ISD, Grapevine-Colleyville ISD, Keller ISD, Lewisville ISD, Mansfield ISD, Northwest ISD, White Settlement ISD, Tarrant Appraisal District, and Veridian Municipal Management District.

EARLY VOTING BY PERSONAL APPEARANCE DAYS AND HOURS

(DÍAS Y HORAS DE VOTACIÓN TEMPRANO POR APARICIÓN PERSONAL)
(Ngày và giờ đi bầu cử sớm)

April *(Abril) (Tháng Tư)* 22 - 26	Monday - Friday *(Lunes – Viernes) (Thứ Hai – Thứ Sáu)*	8:00 a.m. – 5:00 p.m.
April *(Abril) (Tháng Tư)* 27	Saturday *(Sábado) (Thứ Bảy)*	7:00 a.m. – 7:00 p.m.
April *(Abril) (Tháng Tư)* 28	Sunday *(Domingo) (Chủ Nhật)*	10:00 a.m. – 4:00 p.m.
April *(Abril) (Tháng Tư)* 29 - 30	Monday – Tuesday *(Lunes – Martes) (Thứ Hai – Thứ Ba)*	7:00 a.m. – 7:00 p.m.

	Location *(Ubicación)* *(Địa điểm)*	**Address** *(Dirección)* *(Địa chỉ)*	**City** *(Ciudad)* *(Thành phố)*	**Zip Code** *(Código postal)* *(Mã Bưu Điện)*
1	Bob Duncan Center	2800 S Center Street	Arlington	76014
2	Elzie Odom Athletic Center	1601 NE Green Oaks Boulevard	Arlington	76006
3	City of Arlington South Service Center	1100 SW Green Oaks Boulevard	Arlington	76017
4	Ron Wright Lake Arlington Branch Library	4000 W Green Oaks Boulevard	Arlington	76016
5	Summit High School Performing Arts Center	1071 Turner Warnell Road	Arlington	76001
6	Tarrant County Subcourthouse in Arlington	700 E Abram Street	Arlington	76010
7	Tarrant County College Southeast Campus ESCT – The HUB, 1st floor	2100 Southeast Parkway	Arlington	76018
8	Timberview High School	7700 S Watson Road	Arlington	76002
9	University of Texas at Arlington *Maverick Activities Center*	500 W Nedderman Drive	Arlington	76019
10	Azle ISD Instructional Support Center	483 Sandy Beach Road, Suite C	Azle	76020
11	Bedford Public Library	2424 Forest Ridge Drive	Bedford	76021
12	Benbrook Community Center	228 San Angelo Avenue	Benbrook	76126
13	Blue Mound Community Center	1824 Fagan Drive	Blue Mound	76131
14	Tarver-Rendon Elementary	6065 Retta Mansfield Road	Burleson	76028
15	Colleyville Recreation Center Annex A	5008 Roberts Road	Colleyville	76034
16	Crouch Event Center in Bicentennial Park	900 E Glendale Street	Crowley	76036
17	Euless Family Life Senior Center	300 W Midway Drive	Euless	76039
18	Forest Hill Civic and Convention Center	6901 Wichita Street	Forest Hill	76140
19	Charles F. Griffin Building	3212 Miller Avenue	Fort Worth	76119
20	Como Community Center	4660 Horne Street	Fort Worth	76107
21	Diamond Hill/Jarvis Branch Library	1300 NE 35th Street	Fort Worth	76106
22	Dionne Phillips Bagsby Southwest Subcourthouse	6551 Granbury Road	Fort Worth	76133
23	Golden Triangle Branch Library	4264 Golden Triangle Boulevard	Fort Worth	76244
24	Handley-Meadowbrook Community Center	6201 Beaty Street	Fort Worth	76112
25	James Avenue Service Center	5001 James Avenue	Fort Worth	76115
26	Northside Community Center	1100 NW 18th Street	Fort Worth	76164
27	Southside Community Center	959 E Rosedale Street	Fort Worth	76104
28	Southwest Community Center	6300 Welch Avenue	Fort Worth	76133
29	Summerglen Branch Library	4205 Basswood Boulevard	Fort Worth	76137
30	Tarrant County College Northwest Campus *WFSC 1403A*	4801 Marine Creek Parkway	Fort Worth	76179
31	Tarrant County Elections Center *Main Early Voting Site* *(Principal sitio de votación adelantada)* *(Trung Tâm Bầu Cử Sớm)*	2700 Premier Street	Fort Worth	76111
32	Tarrant County Plaza Building	201 Burnett Street	Fort Worth	76102
33	Worth Heights Community Center	3551 New York Avenue	Fort Worth	76110
34	Anna May Daulton Elementary School	2607 N Grand Peninsula Drive	Grand Prairie	75054
35	Asia Times Square	2625 W Pioneer Parkway	Grand Prairie	75051

TARRANT COUNTY EARLY VOTING
(VOTACION ADELANTADA DEL CONDADO DE TARRANT)
(BẦU CỬ SỚM CỦA QUẬN TARRANT)

MAY 4, 2024
(4 DE MAYO DE 2024)
(NGÀY 4 THÁNG 5, NĂM 2024)

JOINT GENERAL AND SPECIAL ELECTIONS
(ELECCIONES GENERALES CONJUNTAS Y ESPECIALES)
(KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT)

36	Grapevine Public Library	1201 Municipal Way	Grapevine	76051
37	Haltom City Library	4809 Haltom Road	Haltom City	76117
38	Haltom City Senior Center	3201 Friendly Lane	Haltom City	76117
39	Legacy Learning Center Northwest ISD	501 School House Road	Haslet	76052
40	Keller Town Hall	1100 Bear Creek Parkway	Keller	76248
41	Kennedale Community Center	316 W 3rd Street	Kennedale	76060
42	Sheriff's Office North Patrol Division	6651 Lake Worth Boulevard	Lake Worth	76135
43	Dr. Jim Vaszauskas Center for the Performing Arts	1110 W Debbie Lane	Mansfield	76063
44	J. L. Boren Elementary School	1401 Country Club Drive	Mansfield	76063
45	Tarrant County Subcourthouse at Mansfield	1100 E Broad Street	Mansfield	76063
46	Vernon Newsom Stadium	3700 E Broad Street	Mansfield	76063
47	City Point United Methodist Church Duncan Family Life Center	7301 Glenview Drive	N Richland Hills	76180
48	Former Bursey Road Senior Adult Center	7301 Bursey Road	N Richland Hills	76182
49	North Richland Hills Public Library	9015 Grand Avenue	N Richland Hills	76180
50	Castleberry High School	215 Churchill Road	River Oaks	76114
51	River Oaks Annex	4900 River Oaks Boulevard	River Oaks	76114
52	Southlake Town Hall	1400 Main Street	Southlake	76092
53	White Settlement Public Library	8215 White Settlement Road	White Settlement	76108

Application for a Ballot by Mail may be downloaded from our website: **www.tarrantcountytx.gov/elections**
(Solicitud para Boleta por Correo se puede descargar de nuestro sitio web): ***www.tarrantcountytx.gov/elections***
(Có thể tải Đơn xin lá Phiếu Bầu qua Thư trên trang mạng của chúng tôi): ***www.tarrantcountytx.gov/elections***

Information by phone: Tarrant County Elections Administration, 817-831-8683
(Información por teléfono): (Administración de Elecciones del Condado de Tarrant 817-831-8683)
(Thông tin qua điện thoại) (Điều Hành Bầu Cử Quận Tarrant, 817-831-8683)

Applications for a Ballot by Mail must be submitted between January 1, 2024 and April 23, 2024 by mail, fax or email to:
Note: effective December 1, 2017 - If an Application for Ballot by Mail is submitted by fax or e-mail the original application must also be mailed and received by the Early Voting Clerk no later than the 4th business day after receipt of the faxed or e-mailed copy.

(Solicitudes para una Boleta por Correo pueden ser sometidas entre el 1 de Enero de 2024 y 23 de Abril de 2024 por correo, fax o por correo electrónico a:
Nota: efectivo el 1 de Diciembre de 2017 *- Si una solicitud de boleta por correo se envía por fax o por correo electrónico la solicitud original también debe ser enviada por correo y recibida por el Secretario de Votación Anticipada no más tarde del cuarto día hábil después de recibir la copia enviada por fax o por correo electrónico.)*

(Đơn xin lá phiếu bầu qua thư phải được gửi vào giữa Ngày 1 Tháng 1, Năm 2024 và Ngày 23 Tháng 4, Năm 2024 bằng thư, fax hoặc email đến:
Lưu ý: có hiệu lực từ ngày 1 tháng 12 năm 2017 *- Nếu Đơn Xin Lá Phiếu bầu qua thư được gửi bằng fax hoặc e-mail, đơn xin bản gốc cũng phải được gửi bằng thư đến và nhận bởi Thư Ký Phụ Trách Bỏ Phiếu Sớm không muộn hơn ngày làm việc thứ tư kể từ ngày nhận được bản sao từ fax hoặc e-mail.)*

Early Voting Clerk ***(Secretario De Votación Adelantada) (Nhân Viên Phụ Trách Bỏ Phiếu Sớm)***
PO Box 961011
Fort Worth TX 76161-0011
Fax: 817-850-2344
Email: votebymail@tarrantcountytx.gov

ITEM #11

Joint General and Special Elections - May 4, 2024
7:00 am - 7:00 pm
Elecciones Generales Conjuntas y Especiales - 4 de mayo de 2024
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt 4 Tháng 5, 2024

Countywide Polling Place *Lugar de Votación del Condado* *Địa Điểm Bỏ Phiếu Toàn Quận*	**Voting Area** *Área de votación* *Khu Vực Bỏ Phiếu*	**Address** *Dirección* *Địa Chỉ*	**City and Zip** *Ciudad y Código* *Thành Phố và Mã Bưu Điện*
Myrtice and Curtis Larson Elementary School	Library	2620 Avenue K	Grand Prairie, TX 75050
Asia Times Square	Hallway	2625 West Pioneer Parkway	Grand Prairie, TX 75051
James Starrett Elementary School	Main Hallway	2675 Fairmont Drive	Grand Prairie, TX 75052
Louise Cabaniss Academy of Young Scholars	Room # 7	6080 Mirabella Boulevard	Grand Prairie, TX 75052
Anna May Daulton Elementary School	Library	2607 North Grand Peninsula Drive	Grand Prairie, TX 75054
Kenneth Davis Elementary School	Library	900 Eden Road	Arlington, TX 76001
R. F. Patterson Elementary School	Cafeteria	6621 Kelly Elliott Road	Arlington, TX 76001
Summit High School Performing Arts Center	Foyer	1071 Turner Warnell Road	Arlington, TX 76001
T. A. Howard Middle School	Library	7501 Calender Road	Arlington, TX 76001
Janet Brockett Elementary School	Cafeteria	810 Dove Meadows Drive	Arlington, TX 76002
Martha Reid Leadership Academy	FALS Room # 28	500 Country Club Drive	Arlington, TX 76002
MISD Student Nutrition Department	Auditorium	1151 Mansfield Webb Road	Arlington, TX 76002
Timberview High School	Timberview PAC	7700 South Watson Road	Arlington, TX 76002
Dora E. Nichols Junior High School	Fine Arts Hallway	2201 Ascension Boulevard	Arlington, TX 76006
Elzie Odom Athletic Center	Upstairs Hallway	1601 Northeast Green Oaks Boulevard	Arlington, TX 76006
Sherrod Elementary School	Gym	2626 Lincoln Drive	Arlington, TX 76006
Arlington ISD Dan Dipert Career & Technical Center	Seminar Rooms 1 & 2	2101 Browning Drive	Arlington, TX 76010
Meadowbrook Recreation Center	Meeting Room	1400 Dugan Street	Arlington, TX 76010
Tarrant County Subcourthouse in Arlington	First Floor Meeting Room	700 East Abram Street	Arlington, TX 76010
John Webb Elementary School	Gym	1300 North Cooper Street	Arlington, TX 76011
Berta May Pope Elementary School	Gym	901 Chestnut Drive	Arlington, TX 76012
Shackelford Junior High School	Library	2000 North Fielder Road	Arlington, TX 76012
Bailey Junior High School	Front Lobby	2411 Winewood Lane	Arlington, TX 76013
C. C. Duff Elementary School	Front Hallway	3100 Lynnwood Drive	Arlington, TX 76013
South Davis Elementary School	Library and Hallway	2001 South Davis Drive	Arlington, TX 76013

Joint General and Special Elections - May 4, 2024
7:00 am - 7:00 pm
Elecciones Generales Conjuntas y Especiales - 4 de mayo de 2024
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt 4 Tháng 5, 2024

Countywide Polling Place *Lugar de Votación del Condado* *Địa Điểm Bỏ Phiếu Toàn Quận*	**Voting Area** *Área de votación* *Khu Vực Bỏ Phiếu*	**Address** *Dirección* *Địa Chỉ*	**City and Zip** *Ciudad y Código* *Thành Phố và Mã Bưu Điện*
Town of Pantego Council Chambers	Town Council / Court Chambers in Town Hall	1614 South Bowen Road	Pantego, TX 76013
Atherton Elementary School	Stem Lab	2101 Overbrook Drive	Arlington, TX 76014
Bob Duncan Center	Art Room	2800 South Center Street	Arlington, TX 76014
Floyd Gunn Junior High School / Fine Arts and Dual Language Academy	Library	3000 South Fielder Road	Arlington, TX 76015
Charles W. Young Junior High School	Gym A - North Gym	3200 Woodside Drive	Arlington, TX 76016
Miller Elementary School	Gym	6401 West Pleasant Ridge Road	Arlington, TX 76016
Ron Wright Lake Arlington Branch Library	Community Room	4000 West Green Oaks Boulevard	Arlington, TX 76016
Dalworthington Gardens City Hall	City Hall - Council Room	2600 Roosevelt Drive	Dalworthington Gardens, TX 76016
City of Arlington South Service Center	Training Room	1100 Southwest Green Oaks Boulevard	Arlington, TX 76017
Dean P. Corey Academy of Fine Arts and Dual Language	Front Lobby Area - Cafeteria	5200 Kelly Elliott Road	Arlington, TX 76017
Glenn Harmon Elementary School	Library	5700 Petra Drive	Arlington, TX 76017
Truett Boles Junior High School	Cafeteria	3900 Southwest Green Oaks Boulevard	Arlington, TX 76017
Ferguson Education Center	Main Foyer	600 Southeast Green Oaks Boulevard	Arlington, TX 76018
Fitzgerald Elementary School	Lobby	5201 Creek Valley Drive	Arlington, TX 76018
L. R. Bebensee Elementary School	Cafeteria	5900 Inks Lake Drive	Arlington, TX 76018
Azle ISD Instructional Support Center	Classrooms in Portable	483 Sandy Beach Road, Suite C	Azle, TX 76020
Pelican Bay City Hall	Conference Room / Council Chambers	1300 Pelican Circle	Pelican Bay, TX 76020
Pat May Center	D2	1849-B Central Drive	Bedford, TX 76022
Precinct One Garage	Meeting Room at Front of Building	800 East Rendon Crowley Road	Burleson, TX 76028
Tarver Rendon Elementary School	Cafeteria, Hallways	6065 Retta Mansfield Road	Burleson, TX 76028
Colleyville Recreation Center Annex A	Within Annex A	5008 Roberts Road	Colleyville, TX 76034
Crouch Event Center in Bicentennial Park	Live Oak Room	900 East Glendale Street	Crowley, TX 76036
Crowley 9th Grade Campus	Library	1016 FM 1187	Crowley, TX 76036
Bill R. Johnson CTE Center	A117	4500 Longhorn Trail	Fort Worth, TX 76036
Euless Family Life Senior Center	Arts and Crafts Room	300 West Midway Drive	Euless, TX 76039

Joint General and Special Elections - May 4, 2024
7:00 am - 7:00 pm
Elecciones Generales Conjuntas y Especiales - 4 de mayo de 2024
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt 4 Tháng 5, 2024

Countywide Polling Place *Lugar de Votación del Condado* *Địa Điểm Bỏ Phiếu Toàn Quận*	**Voting Area** *Área de votación* *Khu Vực Bỏ Phiếu*	**Address** *Dirección* *Địa Chỉ*	**City and Zip** *Ciudad y Código* *Thành Phố và Mã Bưu Điện*
St. John Baptist Church	Family Activity Room	3324 House Anderson Road	Euless, TX 76040
Grapevine Public Library	Program Room	1201 Municipal Way	Grapevine, TX 76051
Legacy Learning Center Northwest ISD	PD L125 and PD L127	501 School House Road	Haslet, TX 76052
Sendera Ranch Elementary School	Gym	1216 Diamondback Lane	Haslet, TX 76052
Brookside Center	Main Room	1244 Brookside Drive	Hurst, TX 76053
Kennedale Community Center	Community Center Room	316 West 3rd Street	Kennedale, TX 76060
Brooks Wester Middle School	Main Gym / Concession Area	1520 North Walnut Creek Drive	Mansfield, TX 76063
Dr. Jim Vaszauskas Center for the Performing Arts	Lab B	1110 West Debbie Lane	Mansfield, TX 76063
J. L. Boren Elementary School	Cafeteria	1401 Country Club Drive	Mansfield, TX 76063
Linda Jobe Middle School	Lobby	2491 Gertie Barrett Road	Mansfield, TX 76063
Roberta Tipps Elementary School	Library	3001 North Walnut Creek Drive	Mansfield, TX 76063
Tarrant County Subcourthouse at Mansfield	First Floor Meeting Room	1100 East Broad Street	Mansfield, TX 76063
Vernon Newsom Stadium	Community Room	3700 East Broad Street	Mansfield, TX 76063
Southlake Town Hall	3rd Floor Training Rooms 3B-3D	1400 Main Street	Southlake, TX 76092
Greenway Church	Foyer / Hallway	1816 Delga Street	Fort Worth, TX 76102
Tarrant County Plaza Building	3rd Floor Conference Room	201 Burnett Street	Fort Worth, TX 76102
Trinity Terrace	Chisholm Room	1600 Texas Street	Fort Worth, TX 76102
Christ Cathedral Church	Event Center	3201 Purington Avenue	Fort Worth, TX 76103
Sagamore Hill Elementary School	Front of Library and Computer Lab	701 South Hughes Avenue	Fort Worth, TX 76103
Victory Temple Worship Center	Cafeteria	2001 Oakland Boulevard	Fort Worth, TX 76103
Carroll Peak Elementary School	Cafeteria	1201 East Jefferson Avenue	Fort Worth, TX 76104
Fire Station Community Center	Westside of Gymnasium	1601 Lipscomb Street	Fort Worth, TX 76104
Kingdom Manifesters Church	Sanctuary	2401 McCurdy Street	Fort Worth, TX 76104
Morningside Elementary School	Auditorium	2601 Evans Avenue	Fort Worth, TX 76104
Southside Community Center	Hazel B	959 East Rosedale Street	Fort Worth, TX 76104

Joint General and Special Elections - May 4, 2024
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Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt 4 Tháng 5, 2024

Countywide Polling Place *Lugar de Votación del Condado* *Địa Điểm Bỏ Phiếu Toàn Quận*	**Voting Area** *Área de votación* *Khu Vực Bỏ Phiếu*	**Address** *Dirección* *Địa Chỉ*	**City and Zip** *Ciudad y Código* *Thành Phố và Mã Bưu Điện*
Van Zandt-Guinn Elementary School	Cafeteria	600 Kentucky Avenue	Fort Worth, TX 76104
D. McRae Elementary School	Data Room	3316 Avenue N	Fort Worth, TX 76105
S. S. Dillow Elementary School	Cafeteria	4000 Avenue N	Fort Worth, TX 76105
Sycamore Recreation Center	Multipurpose Room	2525 East Rosedale Street	Fort Worth, TX 76105
William M. McDonald YMCA	Studio A	2701 Moresby Street	Fort Worth, TX 76105
Diamond Hill/Jarvis Branch Library	Meeting Room	1300 Northeast 35th Street	Fort Worth, TX 76106
Iglesia Palabra de Amor	Reception Area	3402 Northwest 28th Street	Fort Worth, TX 76106
Como Community Center	Multipurpose Room # 4 - 5	4660 Horne Street	Fort Worth, TX 76107
Jo Kelly School	Gym	201 North Bailey Avenue	Fort Worth, TX 76107
North Hi Mount Elementary School	Gym	3801 West 7th Street	Fort Worth, TX 76107
Blue Haze Elementary School	Multipurpose Room	601 Blue Haze Drive	Fort Worth, TX 76108
Lakeside Town Hall Community Center	Council / Community Rooms	9830 Confederate Park Road	Lakeside, TX 76108
White Settlement Independent School District	Lobby Area	8224 White Settlement Road	White Settlement, TX 76108
McLean 6th Grade School	Auditorium	3201 South Hills Avenue	Fort Worth, TX 76109
Southcliff Baptist Church	Concourse	4100 Southwest Loop 820	Fort Worth, TX 76109
Southwest Regional Library	Meeting Room	4001 Library Lane	Fort Worth, TX 76109
Tanglewood Elementary School	Cafeteria	3060 Overton Park Drive West	Fort Worth, TX 76109
E. M. Daggett Elementary School	Gym	958 Page Avenue	Fort Worth, TX 76110
George C. Clarke Elementary School	School Gym	3300 South Henderson Street	Fort Worth, TX 76110
Lily B. Clayton Elementary School	Cafeteria	2000 Park Place Avenue	Fort Worth, TX 76110
R. L. Paschal High School	Gus Bates Lobby	2911 Forest Park Boulevard	Fort Worth, TX 76110
Richard J. Wilson Elementary School	Gym	900 West Fogg Street	Fort Worth, TX 76110
Victory Forest Community Center	1/2 Gym	3427 Hemphill Street	Fort Worth, TX 76110
Worth Heights Community Center	Activity Room 4	3551 New York Avenue	Fort Worth, TX 76110
Worth Heights Elementary School	Library	519 East Butler Street	Fort Worth, TX 76110

Joint General and Special Elections - May 4, 2024
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Elecciones Generales Conjuntas y Especiales - 4 de mayo de 2024
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt 4 Tháng 5, 2024

Countywide Polling Place *Lugar de Votación del Condado* *Địa Điểm Bỏ Phiếu Toàn Quận*	**Voting Area** *Área de votación* *Khu Vực Bỏ Phiếu*	**Address** *Dirección* *Địa Chỉ*	**City and Zip** *Ciudad y Código* *Thành Phố và Mã Bưu Điện*
Andrew "Doc" Session Community Center	Activity Room	201 South Sylvania Avenue	Fort Worth, TX 76111
Oakhurst Elementary School	Gym	2700 Yucca Avenue	Fort Worth, TX 76111
Riverside Applied Learning Center	Gym / Cafeteria	3600 Fossil Drive	Fort Worth, TX 76111
Riverside Community Center	Multipurpose Room	3700 East Belknap Street	Fort Worth, TX 76111
Springdale Elementary School	Auditorium	3207 Hollis Street	Fort Worth, TX 76111
Versia L. Williams Elementary School	Library	901 Baurline Street	Fort Worth, TX 76111
All Peoples Church Unitarian Universalist	Fellowship Hall (Coleman Hall)	1959 Sandy Lane	Fort Worth, TX 76112
Atwood McDonald Elementary School	Gym	1850 Barron Lane	Fort Worth, TX 76112
East Regional Library	Meeting Room	6301 Bridge Street	Fort Worth, TX 76112
Eastern Hills High School	Main Lobby	5701 Shelton Street	Fort Worth, TX 76112
Handley-Meadowbrook Community Center	Multipurpose Room	6201 Beaty Street	Fort Worth, TX 76112
Legacy Fellowship Church	Fellowship Hall	5320 Norma Street	Fort Worth, TX 76112
Martin Luther King Community Center	Activity Room 1, 2, 3	5565 Truman Drive	Fort Worth, TX 76112
Paul Laurence Dunbar High School	Front Foyer	5700 Ramey Avenue	Fort Worth, TX 76112
St. Matthew United Methodist Church	Fellowship Hall	2414 Hitson Lane	Fort Worth, TX 76112
Castleberry High School	North Gym	215 Churchill Road	Fort Worth, TX 76114
River Oaks Annex	Large Open Area	4900 River Oaks Boulevard	River Oaks, TX 76114
River Oaks United Methodist Church	Fellowship Hall	4800 Ohio Garden Road	River Oaks, TX 76114
City of Sansom Park City Hall Municipal Court	Council Chambers	5705 Azle Avenue	Sansom Park, TX 76114
Westworth Village City Hall	Community Room	311 Burton Hill Road	Westworth Village, TX 76114
Carter Park Elementary School	Classroom 122	1204 East Broadus Avenue	Fort Worth, TX 76115
Hubbard Heights Elementary School	Auditorium	1333 West Spurgeon Street	Fort Worth, TX 76115
James Avenue Service Center	Large Breakroom	5001 James Avenue	Fort Worth, TX 76115
Harvest United Methodist Church	Fellowship Hall	6036 Locke Avenue	Fort Worth, TX 76116
Luella Merrett Elementary School	Hallway	7325 Kermit Avenue	Fort Worth, TX 76116

Joint General and Special Elections - May 4, 2024
7:00 am - 7:00 pm
Elecciones Generales Conjuntas y Especiales - 4 de mayo de 2024
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt 4 Tháng 5, 2024

Countywide Polling Place *Lugar de Votación del Condado* *Địa Điểm Bỏ Phiếu Toàn Quận*	**Voting Area** *Área de votación* *Khu Vực Bỏ Phiếu*	**Address** *Dirección* *Địa Chỉ*	**City and Zip** *Ciudad y Código* *Thành Phố và Mã Bưu Điện*
R. D. Evans Community Center	Dance Room	3242 Lackland Road	Fort Worth, TX 76116
Haltom City Library	Adult Education Classroom	4809 Haltom Road	Haltom City, TX 76117
Haltom City Senior Center	Multipurpose Room in NE Corner	3201 Friendly Lane	Haltom City, TX 76117
River Trails Elementary School	Gym	8850 Elbe Trail	Fort Worth, TX 76118
Richland Hills City Hall	Council Chambers	3200 Diana Drive	Richland Hills, TX 76118
A. M. Pate Elementary School	Foyer	3800 Anglin Drive	Fort Worth, TX 76119
Beth Eden Missionary Baptist Church	Gymnasium / Multipurpose Center	3208 Wilbarger Street	Fort Worth, TX 76119
Bradley Center	Large Front Room	2601 Timberline Drive	Fort Worth, TX 76119
Charles F. Griffin Building	Early Voting Room	3212 Miller Avenue	Fort Worth, TX 76119
Glen Park Elementary School	Gym	3601 Pecos Street	Fort Worth, TX 76119
Sunrise-McMillian Elementary School	Gym	3409 Stalcup Road	Fort Worth, TX 76119
W. M. Green Elementary School	Gym	4612 David Strickland Road	Fort Worth, TX 76119
Lowery Road Elementary School	Gym	7600 Lowery Road	Fort Worth, TX 76120
Meadowcreek Elementary School	Gym	2801 Country Creek Lane	Fort Worth, TX 76123
North Crowley High School	Auditorium Foyer	9100 South Hulen Street	Fort Worth, TX 76123
Benbrook Community Center	Main Room	228 San Angelo Avenue	Benbrook, TX 76126
Blue Mound Community Center	Open Area	1824 Fagan Drive	Blue Mound, TX 76131
Chisholm Ridge Elementary School	Cafeteria	8301 Running River Lane	Fort Worth, TX 76131
Cross Church	Worship Center and Atrium	10321 US-287	Fort Worth, TX 76131
Northbrook Elementary School	Gym	2500 Cantrell Sansom Road	Fort Worth, TX 76131
Oakmont Elementary School	Cafeteria	6651 Oakmont Trail	Fort Worth, TX 76132
Bruce Shulkey Elementary School	Auditorium	5533 Whitman Avenue	Fort Worth, TX 76133
Dionne Phillips Bagsby Southwest Subcourthouse	Early Voting Room	6551 Granbury Road	Fort Worth, TX 76133
Genesis United Methodist Church	Commons	7635 South Hulen Street	Fort Worth, TX 76133
Southwest Community Center	Gym	6300 Welch Avenue	Fort Worth, TX 76133

Joint General and Special Elections - May 4, 2024
7:00 am - 7:00 pm
Elecciones Generales Conjuntas y Especiales - 4 de mayo de 2024
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt 4 Tháng 5, 2024

Countywide Polling Place *Lugar de Votación del Condado* *Địa Điểm Bỏ Phiếu Toàn Quận*	**Voting Area** *Área de votación* *Khu Vực Bỏ Phiếu*	**Address** *Dirección* *Địa Chỉ*	**City and Zip** *Ciudad y Código* *Thành Phố và Mã Bưu Điện*
Trinity Cumberland Presbyterian Church	Front Foyer	7120 West Cleburne Road	Fort Worth, TX 76133
Westminster Presbyterian Church	Fellowship Hall	7001 Trail Lake Drive	Fort Worth, TX 76133
Edgecliff Village Community Center	Community Center	1605 Edgecliff Road	Edgecliff Village, TX 76134
Greenbriar Elementary School	Cafeteria	1605 Grady Lee Street	Fort Worth, TX 76134
Highland Hills Community Center	Multipurpose Room	1600 Glasgow Road	Fort Worth, TX 76134
Lifeline Church	Narthex / Sanctuary Foyer	1404 Sycamore School Road	Fort Worth, TX 76134
New Hope Fellowship	Fellowship Hall	6410 South Freeway	Fort Worth, TX 76134
Parkway Elementary School	Cafeteria	1320 West Everman Parkway	Fort Worth, TX 76134
Sheriff's Office North Patrol Division	Community Room	6651 Lake Worth Boulevard	Lake Worth, TX 76135
Bluebonnet Elementary School	Gym	7000 Teal Drive	Fort Worth, TX 76137
Hillwood Middle School	Hallway Outside Gym	8250 Parkwood Hill Boulevard	Fort Worth, TX 76137
Summerglen Branch Library	Meeting Room	4205 Basswood Boulevard	Fort Worth, TX 76137
Everman Civic Center	Ballroom	213 North Race Street	Everman, TX 76140
Forest Hill Civic & Convention Center	Room 101	6901 Wichita Street	Forest Hill, TX 76140
Watauga City Hall	Lobby	7105 Whitley Road	Watauga, TX 76148
Candlewood Suites Hotel	Blue Room	4200 Reggis Court	Fort Worth, TX 76155
M. G. Ellis	Room 104 - Gym	215 Northeast 14th Street	Fort Worth, TX 76164
Northside Community Center	Banquet Hall	1100 Northwest 18th Street	Fort Worth, TX 76164
Eagle Mountain Elementary School	Cafeteria	9700 Morris Dido Newark Road	Fort Worth, TX 76179
Northwest Branch Library	Meeting Room	6228 Crystal Lake Drive	Fort Worth, TX 76179
John Ed Keeter Public Library	Back Seating Area	355 West McLeroy Boulevard	Saginaw, TX 76179
City Point United Methodist Church	Duncan Family Life Center	7301 Glenview Drive	North Richland Hills, TX 76180
North Richland Hills Public Library	Community Room	9015 Grand Avenue	North Richland Hills, TX 76180
Former Bursey Road Senior Adult Center	Main Room	7301 Bursey Road	North Richland Hills, TX 76182
Golden Triangle Branch Library	A & B Meeting Rooms	4264 Golden Triangle Boulevard	Fort Worth, TX 76244

Joint General and Special Elections - May 4, 2024
7:00 am - 7:00 pm
Elecciones Generales Conjuntas y Especiales - 4 de mayo de 2024
Kết Hợp Tổng Tuyển Cử và Bầu Cử Đặc Biệt 4 Tháng 5, 2024

Countywide Polling Place *Lugar de Votación del Condado* *Địa Điểm Bỏ Phiếu Toàn Quận*	**Voting Area** *Área de votación* *Khu Vực Bỏ Phiếu*	**Address** *Dirección* *Địa Chỉ*	**City and Zip** *Ciudad y Código* *Thành Phố và Mã Bưu Điện*
Lone Star Elementary School	Lobby	4647 Shiver Road	Fort Worth, TX 76244
Woodland Springs Elementary School	Lobby	12120 Woodland Springs Drive	Fort Worth, TX 76244
Keller Town Hall	Conference Room 212	1100 Bear Creek Parkway	Keller, TX 76248
John M. Tidwell Middle School	PE Gym - 1502	3937 Haslet-Roanoke Road	Roanoke, TX 76262
Trophy Club Town Hall	EOC Room	1 Trophy Wood Drive	Trophy Club, TX 76262

ITEM #12

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: EXHIBITOR'S BOOTH - INNOVATING COMMERCE SERVICE COMMUNITIES (ICSC) 2024 TRADE SHOW

RECOMMENDATION: City Council to consider the approval of payment for an exhibitor's booth to include equipment, logistics, updates, and vinyl graphic edits for Innovating Commerce Service Communities (ICSC) 2024 trade show to Trade Group, Inc.

FUNDING SOURCE: Funds are available in the Economic Development Fund for an amount not to exceed $18,227.

BACKGROUND: This purchase is for equipment, logistics, updates, and vinyl graphic edits of the booth used at the ICSC Las Vegas 2024 trade show, May 19-21, 2024. It also includes electronic displays, furniture, and associated logistics for exhibiting at the annual trade show. A one-time purchase for updating graphics to prolong usability is included.

Staff recommends approval.

GG/LW

ITEM #13

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: PURCHASE OF ON-SITE PERSONAL PROTECTIVE EQUIPMENT CLEANING, INSPECTION AND REPAIR FOR THE FIRE DEPARTMENT

RECOMMENDATION: City Council to consider approval for the purchase of on-site personal protective equipment cleaning, inspection and repair from Rocky Mountain PPE, LLC for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for a total amount not to exceed $16,500.

BACKGROUND: This purchase is for the yearly advanced cleaning and repair of firefighter's protective gear as outlined in the National Fire Protection Association 1851, Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting. This service provides on-site services that allow for a reduced turnaround time and lessens the chance for equipment loss.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. Rocky Mountain PPE, LLC is the documented sole source for this service. General Exemptions (a)(7)(A).

Staff recommends approval.

SG/LW

ITEM #14

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: PURCHASE OF EMS REPORTING LICENSE AND RECORD MANAGEMENT SYSTEM

RECOMMENDATION: City Council to consider approval of a sole source purchase of EMS reporting license and record management system from Imagetrend for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire Department) for an amount not to exceed $22,882.

BACKGROUND: This purchase is required to renew our contract with Imagetrend. This system collects and maintains all of the records for the Fire Department's Emergency Medical Service and complies with HIPAA regulations. Imagetrend also sends the billing information to our collection partner and makes reports for analysis.

The purchase of EMS reporting license and record management system will be made as a sole source purchase from Imagetrend in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(7)(3).

Staff recommends approval.

JS/TM

ITEM #15

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: PURCHASE OF REPLACEMENT NETWORK SWITCHES FOR DATA CENTER AND CITY HALL

RECOMMENDATION: City Council to consider approval for the purchase of replacements for network switches for the Data Center and City Hall for the IT Department.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase Fund for an estimated amount of $866,870.

BACKGROUND: This request is to replace aging end of life network switches at the Data Center and end of life desktop switches at City Hall. This purchase will also add network monitoring equipment to the switches to automate critical software and security updates for the switches. This equipment will keep the City within security compliance standards, and provide more visibility for network threats and performance.

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

Bids were taken by the Cooperative and a contract was awarded to ePlus Inc. The IT Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

AP/LW

ITEM #16

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: RENEWAL OF ANNUAL CONTRACTS FOR HAULING OF DEBRIS AND AGGREGATES

RECOMMENDATION: City Council to consider approval for the renewal of a contract for hauling of debris and aggregates with Horns Crew Trucking, Silvas Trucking and Q. Roberts Trucking, Inc. for the Public Works Street Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Streets) for an annual estimated amount of $100,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for hauling of various types of debris and aggregates which will be removed from construction or maintenance projects performed by City crews.

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 bid was advertised in the Fort Worth Star Telegram on March 16, 2023 and March 23, 2023. There were 323 vendors electronically notified of the bid through the eBid system. Four bids were received. The bids were opened electronically and publicly on April 6, 2023 at 2 pm. The contracts were for an initial one-year period, with four, one-year renewal options available. If approved, this will be for the first available renewal option.

Based on the evaluations of the bids by the Public Works Department and Purchasing, it was determined awards be made to Horns Crew Trucking, Silvas Trucking and Q. Roberts Trucking, Inc. as responsible and responsive bids meeting specifications to ensure availability without interruption of road projects.

Staff recommends approval.

KH/TM

ITEM #17

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: AWARD OF ANNUAL CONTRACTS FOR CONCRETE SERVICES

RECOMMENDATION: City Council to consider approval for the award of annual contracts for concrete services with Manning Concrete Sawing, CI Pavement, Cut-Mor Concrete Services LLC and Ratliff Hardscape Ltd. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund for an annual estimated amount of $900,000.

BACKGROUND: The purpose of this contract is to establish fixed indefinite quantity annual pricing for concrete services primarily for the Public Works Department.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star Telegram on February 22 and February 29, 2024. RFB 21-24 was issued through the City eBid system with 751 invitations sent out. Eight bids were received. The bid was opened electronically and publicly on March 21 at 2 pm. The contract will be for an initial one-year period, with four renewal options available.

Based on the evaluation of the bid by the Public Works Department and Purchasing, it was determined that a non-exclusive award be made to the four lowest responsible and responsive bids meeting specifications to ensure availability of materials without interruption of road projects. The Public Works Department and purchasing reviewed the contract for specification compliance and pricing and determined that these contracts would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

KH/LW

ITEM #18

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: RENEWAL OF AN ANNUAL CONTRACT FOR VARIOUS FUELS

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for the purchase of various fuels with Offen Petroleum for the Public Works Fleet Services Department.

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

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for various fuels to be ordered on an as-needed basis. This is a secondary contract for fuels to maintain deliveries without interruption. The Public Works Department and Purchasing reviewed the contract for specification compliance and pricing and determined that the contracts would provide the best service and pricing for meeting the needs of the City.

Purchases will be made in accordance with an existing Interlocal Cooperative Agreement with Tarrant County, Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Tarrant County, Texas solicited bids on 2023-070, Annual Contract for Fuel. Based on evaluations by the Tarrant County and Grapevine Purchasing, Offen Petroleum was awarded a contract. The contract was for an initial one-year period with three, one-year renewal options. If approved, this will be for the first renewal available.

Staff recommends approval.

RB/LW

ITEM #19

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: ANNUAL CONTRACT FOR TRADE SERVICES FOR HEAT BOXES

RECOMMENDATION: City Council to consider approval of an annual contract for trade services to provide and install heat boxes with Entech Sales and Services for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Facility Services) for an estimated amount of $40,000.

BACKGROUND: This contractor will provide and install mechanical heat boxes that are being retrofitted at City Hall. The purpose of this equipment is to provide heat throughout City Hall. These electric units wired into our control system, were originally installed in 1996 and are at end of life.

Purchases will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to Entech Sales and Services. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City. The contract is for an initial one-year period with two optional, one-year renewals available.

Staff recommends approval.

CH/TM

ITEM #20

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: ANNUAL CONTRACT FOR TRADE SERVICES

RECOMMENDATION: City Council to consider approval of an annual contract for electrical trade services from Humphrey & Associates, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Facility Services) and the Utility Enterprise Fund for an annual estimated amount of $550,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for electrical repairs and switch gear maintenance and infrared testing citywide.

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

Bids were taken by the Cooperative and a contract was awarded to Humphrey & Associates, Inc. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

CH/TM

ITEM #21

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: SOFTWARE CONTRACT RENEWAL FOR OPENGOV SOFTWARE

RECOMMENDATION: City Council to consider approving a contract renewal for software updates, software support and software maintenance for the Public Works Department operations and asset management system with OpenGov, Inc.

FUNDING SOURCE: Funds are available in the General Fund (Public Works) and Utility Enterprise Fund in an amount estimated to be $96,505.

BACKGROUND: Public Works has utilized Cartegraph Navigator as its work order management system since 2007. In 2016, Cartegraph retired the Navigator software package and transitioned to Cartegraph OMS which is a web-based application.

On March 2, 2021 Council approved a three-year contract with Cartegraph to lock-in renewal prices for a three-year period. In 2022, additional Cartegraph extensions were purchased for a TX811 integration and Water Treatment and Wastewater Treatment plant domains. Since that time, Cartegraph has been acquired by OpenGov, Inc. and total software cost for FY 24 is $96,505.

OpenGov is the sole source provider of maintenance for this software. This procurement will be a sole source contract in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.022 (a)(7)(A) as approved by City Council in October of 2006.

Staff recommends approval.

ITEM #22

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: DALLAS FORT WORTH INTERNATIONAL AIRPORT NOISE MONITORS

RECOMMENDATION: City Council to consider approval of the Dallas Fort Worth International Airport noise monitor upgrade and DFW License Agreements.

FUNDING SOURCE: N/A

BACKGROUND: DFW Airport approached the City to upgrade six noise monitors that are located within the City of Grapevine. These monitor locations are:

NW1 = Northwest corner in right-of-way of Easy Street and Dawn Lane
NW7 = Northern area of C.J. Hutchins Park near the intersection of North Dooley Street and South Riverside Drive
NW9 = Big Bear Creek west of Old Mill Run
SW1 = North end of Glade Crossing Park near Hughes Road

The other two monitors, sites NW3 on the Grapevine Water Treatment Plant site and NW8 in Rockledge Park are under the U.S. Army Corp of Engineers' (USACE) jurisdiction under USACE license DAWC63-3-23-0501. This lease is between the USACE and DFW and will end in 2027.

The proposed new locations are in general proximity to existing noise monitors, with the exception of NW8, to existing noise monitors. NW8 is currently located at 418 E. Texas Street and is being moved to Rockledge Park.

DFW uses this equipment to monitor sound from aircraft operations and from local community activities via a series of permanently mounted noise monitor sites. The measured noise data is correlated with FAA radar data to determine the source attributable to aircraft operations (arrivals and departures). The correlated noise data confirms compliance with federal stipulations from the 1992 Final Environmental Impact Statement (FEIS) and provides local communities and builders with baseline aircraft and community sound exposure levels for building design and planning.

The monitors consist of a 20' pole on a concrete foundation with a weather station, a wireless antenna, a solar panel and a microphone. Each location, with the exception of the two located on USACE property, will require a license agreement with DFW.

Staff from Parks and Recreation and Public Works have worked with representatives from DFW Airport on the location of these monitors.

Staff recommends approval.

ITEM #23

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: U.S. ARMY CORPS OF ENGINEERS LICENSE FOR GRAPEVINE UTILITIES

RECOMMENDATION: City Council to consider approval to enter into a license agreement to allow for utilities along Fairway Drive with the U.S. Army Corps of Engineers (USACE).

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund estimated at $1,660.

BACKGROUND: The Fairway Drive water line construction project was approved at the April 2, 2024 meeting. This waterline requires a USACE easement from the connection with the existing 16" water line at SH 26 to the connection with the existing 16" waterline north of Treatment Trail. This agreement (DACW63-2-24-0535) will allow the City to operate and maintain these facilities for a 50-year term and has a $1,660 cost.

Staff recommends approval.

EASEMENT NO. DACW63-2-24-0535

DEPARTMENT OF THE ARMY

EASEMENT FOR PIPELINE RIGHT-OF-WAY

LOCATED ON

GRAPEVINE LAKE

TARRANT COUNTY, TEXAS

THE SECRETARY OF THE ARMY under and by virtue of the authority vested in the Secretary by Title 10, United States Code, Section 2668, having found that the granting of this easement will be in the public interest and will not substantially injure the interests of the United States, hereby grants to, the City of Grapevine, Texas, hereinafter referred to as the Grantee, an easement for installation, maintenance, operation, and repair of two waterlines, 12" and 8" in diameter, approximately 15 feet in width and 3,316 feet in length, and associated structures, hereinafter referred to as the Facilities, over, across, in and upon the lands of the United States as identified in **EXHIBITS A – MAP, B – SURVEY, and C – LEGAL DESCRIPTION,** hereinafter referred to as the Premises, and which are attached hereto and made a part hereof.

THIS EASEMENT is granted subject to the following conditions:

1. TERM

This easement is granted for a term of **fifty (50)** years, beginning **February 1, 2024** and ending **January 31, 2074.**

2. CONSIDERATION

The consideration for this easement shall be the construction, operation, and maintenance of the waterlines for the benefit of the general public and the United States in accordance with the terms and conditions hereinafter set forth.

3. NOTICES

All correspondence and notices to be given pursuant to this easement shall be addressed, if to the Grantee, to Director of Public Works, City of Grapevine, Post Office Box 95104, Grapevine, Texas 76099; and if to the United States, to the Real Estate Contracting Officer, Attention: Real Estate Contracting Officer, CESWF-RE-M, Post Office Box 17300, Fort Worth, Texas 76102-0300, or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope or wrapper addressed as aforesaid,

and deposited, postage prepaid, in a post office regularly maintained by the United States Postal Service.

4. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to "Secretary", "Real Estate Contracting Officer", or "said officer" shall include their duly authorized representatives. Any reference to "Grantee" shall include assignees, transferees and their duly authorized representatives.

5. SUPERVISION BY THE REAL ESTATE CONTRACTING OFFICER

The construction, operation, maintenance, repair or replacement of said Facilities, including culverts and other drainage Facilities, shall be performed at no cost or expense to the United States and subject to the approval of the Real Estate Contracting Officer, Fort Worth District, hereinafter referred to as said officer. Upon the completion of any of the above activities, the Grantee shall immediately restore the Premises to the satisfaction of said officer. The use and occupation of the Premises for the purposes herein granted shall be subject to such rules and regulations as said officer prescribes in writing from time to time.

6. APPLICABLE LAWS AND REGULATIONS

The Grantee shall comply with all applicable Federal, state, county and municipal laws, ordinances and regulations wherein the Premises are located.

7. CONDITION OF PREMISES

The Grantee acknowledges that it has inspected the Premises, knows the condition, and understands that the same is granted without any representation or warranties whatsoever and without any obligation on the part of the United States.

8. INSPECTION AND REPAIRS

The Grantee shall inspect the Facilities at reasonable intervals and immediately repair any defects found by such inspection or when required by said officer to repair any such defects.

9. PROTECTION OF GOVERNMENT PROPERTY

The Grantee shall be responsible for any damage that may be caused to property of the United States by the activities of the Grantee under this easement, and shall exercise due diligence in the protection of all property located on the Premises against fire or damage from any and all causes. Any property of the United States damaged or destroyed by the Grantee incident to the exercise of the privileges herein

granted shall be promptly repaired or replaced by the Grantee to a condition satisfactory to said officer, or at the election of said officer, reimbursement made therefor by the Grantee in an amount necessary to restore or replace the property to a condition satisfactory to said officer.

10. RIGHT TO ENTER

The right is reserved to the United States, its officers, agents, and employees to enter upon the Premises at any time and for any purpose necessary or convenient in connection with government purposes, to make inspections, to remove timber or other material, except property of the Grantee, to flood the Premises and/or to make any other use of the lands as may be necessary in connection with government purposes, and the Grantee shall have no claim for damages on account thereof against the United States or any officer, agent, or employee thereof.

11. TRANSFERS AND ASSIGNMENTS

Without proper written approval by said Real Estate Contracting Officer, the Grantee shall neither transfer no assign this easement or any part thereof nor grant any interest, privilege or license whatsoever in connection with this easement. The provisions and conditions of this easement shall extend to and be binding upon and shall insure to the benefit of the representatives, successors and assigns of the Grantee.

12. INDEMNITY

The United States shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property or injuries to the person of the Grantee's officers, agents, or employees or others who may be on the Premises at their invitation or the invitation of any one of them, and the Grantee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors.

13. SUBJECT TO EASEMENTS

This easement is subject to all other existing easements, or those subsequently granted as well as established access routes for roadways and utilities located, or to be located, on the Premises, provided that the proposed grant of any new easement or route will be coordinated with the Grantee, and easements will not be granted which will, in the opinion of said officer, interfere with the use of the Premises by the Grantee.

14. REQUIRED SERVICES

The Grantee shall furnish through said Facilities such services as may be required from time to time for governmental purposes, provided that payment for such service will be made by the United States at rates which shall be mutually agreeable but which shall never exceed the most favorable rates granted by the Grantee for similar service.

15. RELOCATION OF FACILITIES

In the event all or any portion of the Premises occupied by the said Facilities shall be needed by the United States, or in the event the existence of said Facilities is determined to be detrimental to governmental activities, the Grantee shall from time to time, upon notice to do so, and as often as so notified, remove said Facilities to such other location on the Premises as may be designated by said officer. In the event said Facilities shall not be removed or relocated within ninety (90) days after such notice, the United States may cause such relocation at the sole expense of the Grantee.

16. TERMINATION

This easement may be terminated by the Secretary upon 30 days written notice to the Grantee if the Secretary shall determine that the right-of-way hereby granted interferes with the use or disposal of said land by the United States, or it may be revoked by the Secretary for failure of the Grantee to comply with any or all of the conditions of this easement, or for non-use for a period of two (2) years, or for abandonment.

17. SOIL AND WATER CONSERVATION

The Grantee shall maintain, in a manner satisfactory to said officer, all soil and water conservation structures that may be in existence upon said Premises at the beginning of or that may be constructed by the Grantee during the term of this easement, and the Grantee shall take appropriate measures to prevent or control soil erosion within the right-of-way herein granted. Any soil erosion occurring outside the Premises resulting from the activities of the Grantee shall be corrected by the Grantee as directed by said officer.

18. ENVIRONMENTAL PROTECTION

a. Within the limits of their respective legal powers, the parties hereto shall protect the Premises against pollution of its air, ground and water. The Grantee shall comply with any laws, regulations, conditions or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, or any Federal, state, interstate or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the Premises is

specifically prohibited. Such regulations, conditions, or instructions in effect or prescribed by the said Environmental Protection Agency, or any Federal, state, interstate or local governmental agency are hereby made a condition of this easement. The Grantee shall not discharge waste or effluent from the Premises in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.

b. The use of any pesticides or herbicides within the Premises shall be in conformance with all applicable Federal, state, interstate, and local laws and regulations. The Grantee must obtain approval in writing from said officer before any pesticides or herbicides are applied to the Premises.

c. The Grantee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs arising from the Grantee's activities, the Grantee shall be liable to restore the damaged resources.

19. PHASE I ENVIRONMENTAL SITE ASSESSMENT

A Phase I Environmental Site Assessment (ESA), documenting the known history of the property with regard to the storage, release or disposal of hazardous substances thereon, is attached hereto and made a part hereof as **EXHIBIT D**. Upon revocation or termination of this easement, another ESA shall be prepared which will document the environmental condition of the property at that time. A comparison of the two assessments will assist the said officer in determining any environmental restoration requirements. Any such requirements will be completed by the Grantee in accordance with the condition on **RESTORATION**.

20. HISTORIC PRESERVATION

The Grantee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural or other cultural artifacts, relics, remains, or objects of antiquity. In the event such items are discovered on the Premises, the Grantee shall immediately notify said officer and protect the site and the material from further disturbance until said officer gives clearance to proceed.

21. NON-DISCRIMINATION

a. The Grantee shall not discriminate against any person or persons because of race, color, age, sex, handicap, national origin or religion.

b. The Grantee shall not discriminate against any person or persons or exclude them from participation in the Grantee's operations, programs or activities because of race, color, religion, sex, age, handicap or national origin in the conduct of operations on the Premises. The Grantee will comply with the Americans with Disabilities Act and

attendant Americans with Disabilities Act Accessibility Guidelines (ADAAG) published by the Architectural and Transportation Barriers Compliance Board.

22. RESTORATION

On or before the termination or revocation of this easement, the Grantee shall, without expense to the United States and within such time as said officer may indicate, restore the Premises to the satisfaction of said officer. In the event the Grantee shall fail to restore the Premises, at the option of said officer, said improvements shall either become the property of the United States without compensation therefore, or said officer shall have the option to perform the restoration at the expense of the Grantee, and the Grantee shall have no claim for damages against the United States or its officers or agents for such action.

23. DISCLAIMER

This instrument is effective only insofar as the rights of the United States in the Premises are concerned; and the Grantee shall obtain such permission as may be required on account of any other existing rights. It is understood that the granting of this easement does not eliminate the necessity for obtaining any Department of the Army permit which may be required pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (30 Stat. 1151; 33 U.S.C. § 403), Section 404 of the Clean Water Act (33 U.S.C. § 1344), Section 408 (33 U.S.C. § 408) or any other permit or license which may be required by Federal, state, interstate or local laws in connection with the use of the Premises.

24. DETERMINATION REGARDING EXECUTIVE ORDER 13658

a. It has been determined this contract is not subject to Executive Order 13658 or the regulations issued by the Secretary of Labor in 29 CFR Part 10 pursuant to the Executive Order.

b. If a duly authorized representative of the United States discovers or determines, whether before or subsequent to executing this contract, that an erroneous determination regarding the applicability of Executive Order 13658 was made, contractor, to the extent permitted by law, agrees to indemnify and hold harmless the United States, its officers, agents, and employees, for and from any and all liabilities, losses, claims, expenses, suites, fines, penalties, judgments, demands or actions, costs, fees, and damages directly or indirectly arising out of, caused by, related to, resulting from or in any way predicated upon, in whole or in part, the erroneous Executive Order 13658 determination. This includes contractor releasing any claim or entitlement it would otherwise have to an equitable adjustment to the contract and indemnifying and holding harmless the United States from the claims of subcontractors and contractor employees.

25. DETERMINATION REGARDING EXECUTIVE ORDER 13706

It has been determined this contract is not subject to Executive Order 13706 or the regulations issued by the Secretary of Labor in 29 CFR part 13 pursuant to the Executive Order.

26. ADDED CONDITIONS

a. The portion of the water line crossing Fairway Drive across the dam shall be installed by open cut method.

b. The Grantee shall prepare a storm water pollution prevention plan (SWPPP) and provide the Real Estate Contracting Officer with proof of filing a Notice of Intent (NOI) with the Environmental Protection Agency.

THIS EASEMENT is not subject to Title 10, United States Code, Section 2662, as amended.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the Secretary of the Army this _____day of _____, 2024.

Lee A. Flannery
Deputy Chief, Real Estate Division
Real Estate Contracting Officer

THIS EASEMENT is also executed by the Grantee this _____ day of _____, 2024.

City of Grapevine, Texas

_____
Signature

_____
Title

ACKNOWLEDGMENT

STATE OF TEXAS §
§ **SS.**
COUNTY OF TARRANT §

On this _____ day of _____, the undersigned officer, personally appeared _____, _____ _____, Fort Worth District, on behalf of the United States of America, known to me to be the person whose name is subscribed to the above-cited authority and acknowledged he executed the same in the capacity for the purposes and consideration therein stated.

Top portion is for USACE notary. Please do not fill out.

Given under my hand and seal this _____ day of _____, 2024.

_____
Notary Public, State of Texas
My Commission Expires:_____
Printed Name:_____

STATE OF TEXAS §
§ **SS.**
COUNTY OF _____ §

On this _____ day of _____, 2024, before me, the undersigned officer, personally appeared _____, known to me to be the person described in the foregoing instrument, who acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

_____
Notary Public, State of Texas
My Commission Expires:_____
Printed Name:_____

CERTIFICATE OF AUTHORITY

I, _____ (Name), certify that I am the _____ (Title) of **City of Grapevine, Texas**, named as the Grantee herein; and that _____ (signator of outgrant), who signed the foregoing instrument on behalf of the Grantee, was then _____ (title of signator of outgrant) of **City of Grapevine, Texas**. I further certify that the said officer was acting within the scope of powers delegated to this governing body of the Grantee in executing said instrument.

City of Grapevine, Texas

Please read prior to completing form. Call or email with questions.

_____

Date

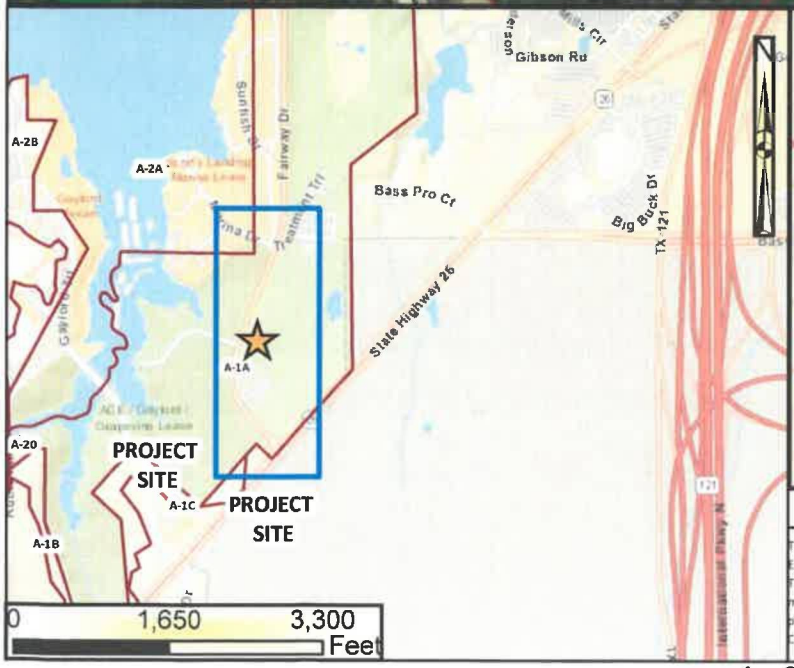
AFFIX COMPANY SEAL

NOTE: This form certifies that the person signing the attached instrument has the authority to do so. The signature of the Secretary/Attesting Officer and the individual signing the attached instrument cannot be the same person.

ITEM #23

TRINITY REGIONAL PROJECT
TARRANT COUNTY, TEXAS
GRAPEVINE RESERVOIR
DACW63-1-24-0535





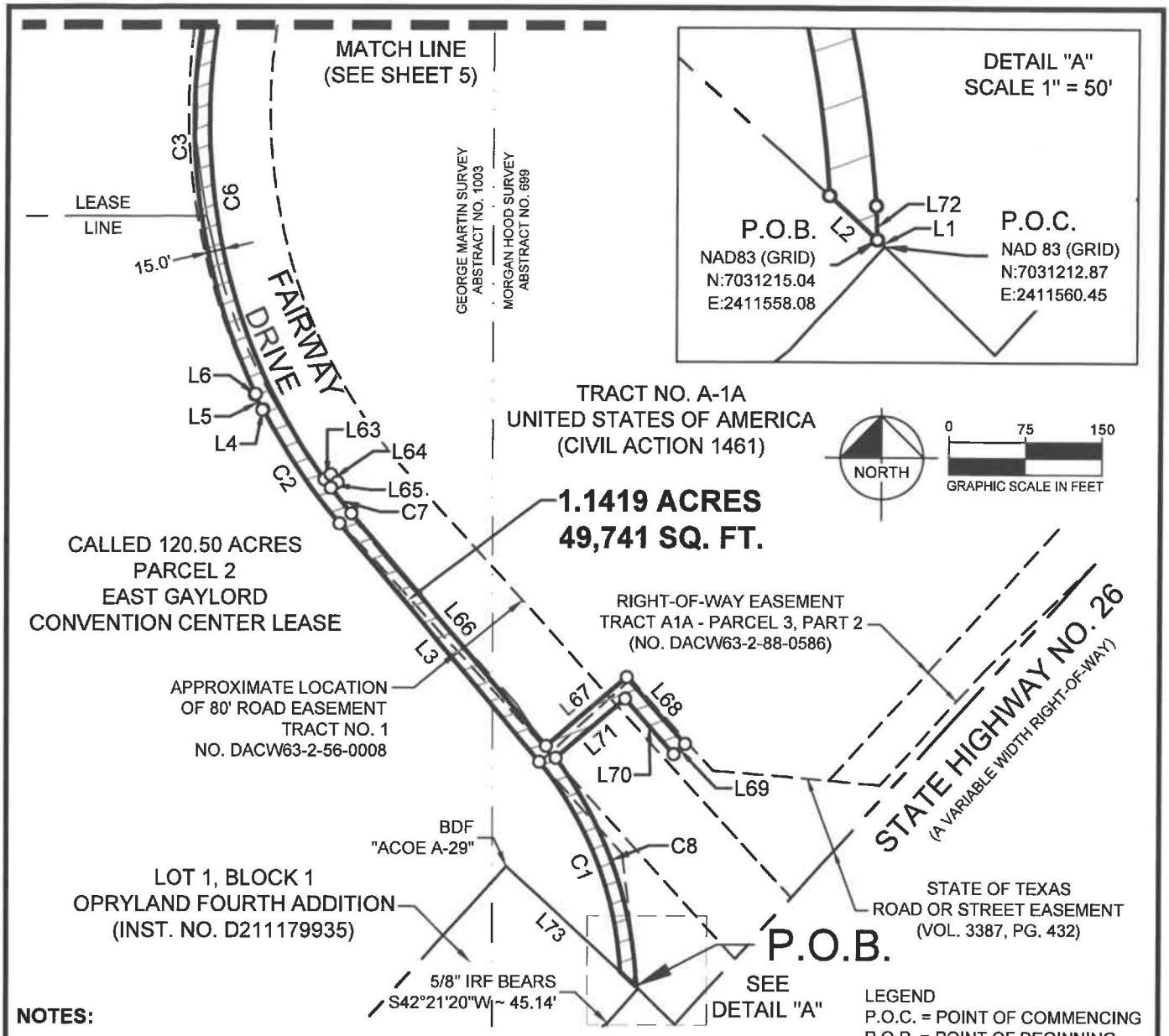


Map By: May Barker 6 FEB 2024

This product was calculated from CADD/GIS systems software prepared by the U.S. Army Corps of Engineers utilizing spatial reference from various data sources. Data and product accuracy may vary. They may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc... Using CADD products for purposes other than those for which they were created may yield inaccurate or misleading results. The Corps of Engineers makes no guarantees to the accuracy of this legal description

US Army Corps of Engineers®
Fort Worth District

Exhibit A



NOTES:

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

LEGEND
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
BDF = BRASS DISK FOUND
ADF = ALUMINUM DISK FOUND
IRF = IRON ROD FOUND

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com

STATE OF TEXAS
REGISTERED
JOSHUA D. WARGO
6391
PROFESSIONAL
LAND SURVEYOR

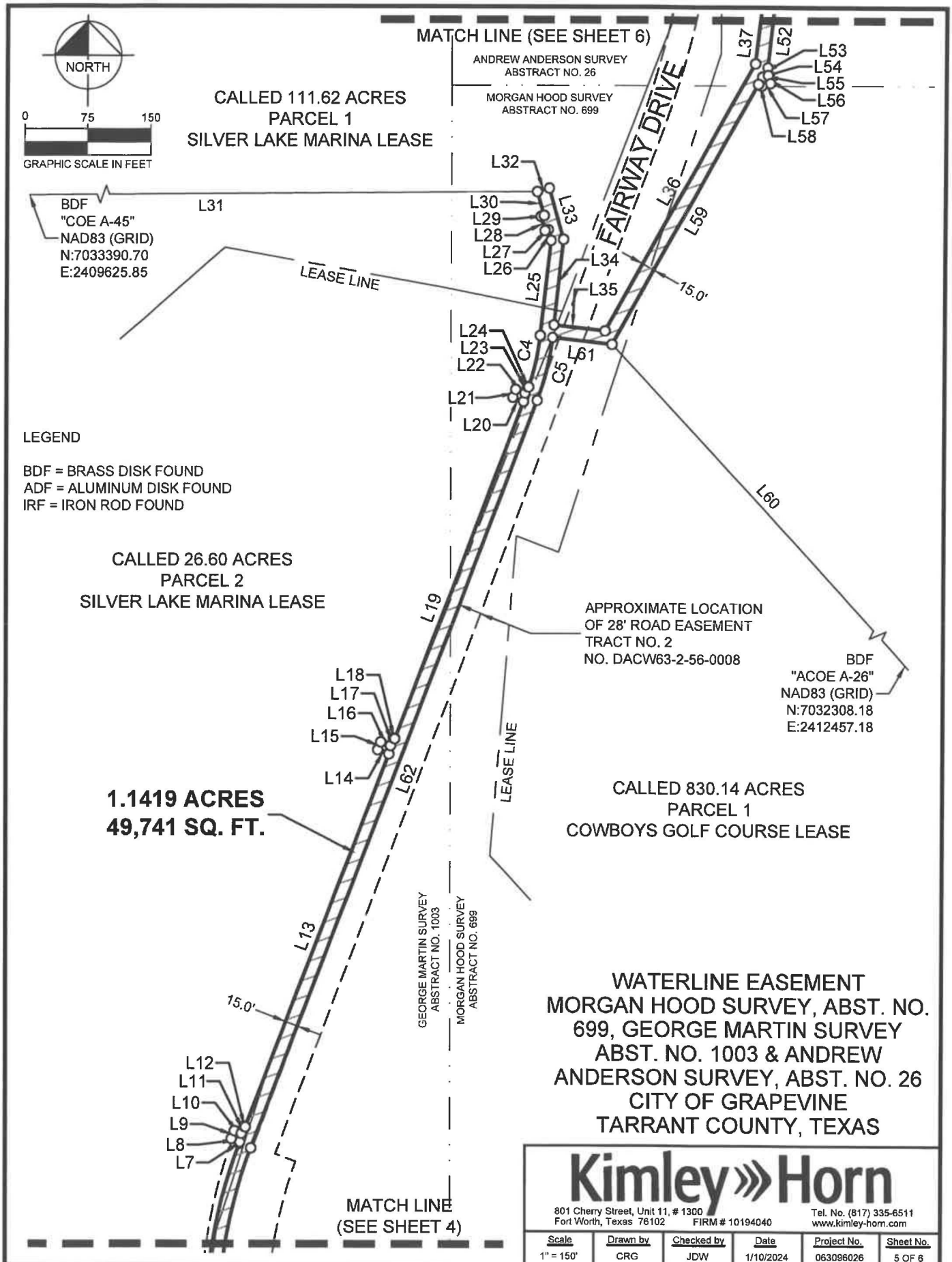
WATERLINE EASEMENT
MORGAN HOOD SURVEY, ABST. NO. 699, GEORGE MARTIN SURVEY ABST. NO. 1003 & ANDREW ANDERSON SURVEY, ABST. NO. 26
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	CRG	JDW	1/10/2024	063096026	4 OF 6

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EXHIBIT B



Kimley»Horn

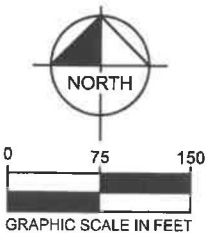
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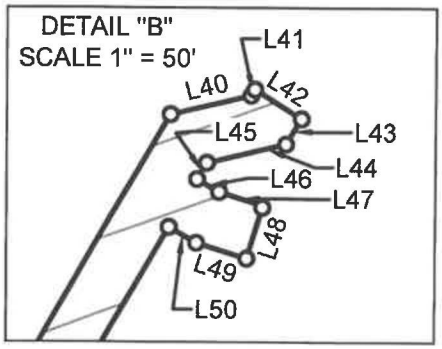
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EXHIBIT B

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N47°41'09"W	3.22'	L21	N20°55'37"E	10.00'	L41	N31°52'30"E	1.91'	L61	N83°36'49"W	72.63'
L2	N47°41'09"W	21.09'	L22	S69°04'23"E	11.97'	L42	S58°07'30"E	15.00'	L62	S20°55'37"W	954.11'
L3	N40°05'18"W	301.25'	L23	N20°55'37"E	8.32'	L43	S31°52'30"W	8.09'	L63	N49°44'49"E	7.59'
L4	S62°36'27"W	1.14'	L24	S69°04'23"E	1.67'	L44	S76°38'48"W	22.02'	L64	S40°15'11"E	10.00'
L5	N27°23'33"W	16.71'	L25	N06°23'11"E	113.95'	L45	S30°17'02"W	5.15'	L65	S49°44'49"W	8.24'
L6	N62°36'27"E	1.33'	L26	N16°06'49"W	13.20'	L46	S59°42'58"E	6.79'	L66	S40°05'18"E	293.79'
L7	N20°55'37"E	1.92'	L27	S73°53'11"W	3.87'	L47	S72°52'09"E	12.45'	L67	N49°52'03"E	103.78'
L8	N69°04'23"W	10.98'	L28	N16°06'49"W	17.70'	L48	S17°07'51"W	15.00'	L68	S41°39'56"E	86.43'
L9	N20°55'37"E	10.00'	L29	N73°53'11"E	3.87'	L49	N72°52'09"W	14.18'	L69	S48°20'04"W	15.00'
L10	S69°04'23"E	9.19'	L30	N16°06'49"W	29.53'	L50	N59°42'58"W	8.52'	L70	N41°39'56"W	71.82'
L11	N20°55'37"E	9.18'	L31	S89°33'43"W	1894.40'	L51	S30°17'02"W	139.43'	L71	S49°52'03"W	89.27'
L12	S69°04'23"E	1.79'	L32	N73°53'11"E	15.00'	L52	S06°23'11"W	74.36'	L72	S02°16'39"E	10.98'
L13	N20°55'37"E	475.82'	L33	S16°06'49"E	63.41'	L53	S28°53'11"W	12.71'	L73	N47°41'09"W	151.34'
L14	N69°04'23"W	14.00'	L34	S06°23'11"W	102.55'	L54	S61°10'10"E	0.10'			
L15	N20°55'37"E	10.00'	L35	S83°36'49"E	62.60'	L55	N73°49'50"E	6.96'			
L16	S69°04'23"E	12.26'	L36	N28°53'11"E	364.41'	L56	S16°10'10"E	10.00'			
L17	N20°55'37"E	9.55'	L37	N06°23'11"E	74.55'	L57	S73°49'50"W	11.10'			
L18	S69°04'23"E	1.74'	L38	N65°50'34"W	2732.35'	L58	N61°10'10"W	4.25'			
L19	N20°55'37"E	430.45'	L39	N30°17'02"E	169.18'	L59	S28°53'11"W	354.71'			
L20	N69°04'23"W	14.00'	L40	N76°38'48"E	22.26'	L60	S42°44'55"E	1246.66'			

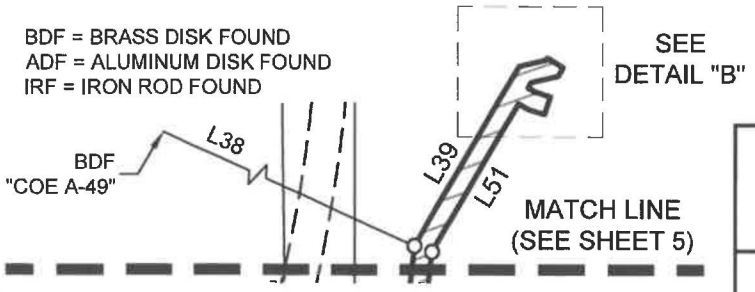


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°10'15"	342.50'	222.20'	N21°30'10"W	218.32'
C2	12°33'23"	607.50'	133.13'	N33°48'37"W	132.87'
C3	46°52'58"	607.50'	497.09'	N02°30'52"W	483.34'
C4	12°59'48"	278.07'	63.08'	N12°42'11"E	62.94'
C5	14°25'31"	307.50'	77.42'	S13°42'51"W	77.21'
C6	56°57'56"	592.50'	589.08'	S07°33'21"E	565.12'
C7	3°04'50"	592.50'	31.86'	S38°32'53"E	31.85'
C8	33°33'59"	388.77'	227.76'	S20°34'42"E	224.52'



LEGEND

BDF = BRASS DISK FOUND
ADF = ALUMINUM DISK FOUND
IRF = IRON ROD FOUND



WATERLINE EASEMENT
MORGAN HOOD SURVEY, ABST. NO. 699, GEORGE MARTIN SURVEY ABST. NO. 1003 & ANDREW ANDERSON SURVEY, ABST. NO. 26
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

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1" = 150'	CRG	JDW	1/10/2024	063096026	6 OF 6

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EXHIBIT B

LEGAL DESCRIPTION

BEING a 1.1419 acre (49,741 square foot) tract of land situated in the Morgan Hood Survey, Abstract No. 699, the George Martin Survey, Abstract No. 1003, and the Andrew Anderson Survey, Abstract No. 26, City of Grapevine, Tarrant County, Texas, and being part of that tract of land described in Declaration of Taking No. 3, filed August 25, 1948 in Condemnation Proceedings (Civil No. 1461) in the District Court of the United States for the Northern District of Texas, Fort Worth Division, and being designated as Tract No. A-1A for Grapevine Lake, and being more particularly described as follows:

COMMENCING at the easternmost corner of Lot 1, Block 1, Opryland Fourth Addition, an addition to the City of Grapevine according to the plat recorded in Instrument No. D211179935, Official Public Records, Tarrant County, Texas, and being a point in the northwest right-of-way line of State Highway No. 26 (a variable width right-of-way), from which a 5/8-inch iron rod found bears South 42°21'20" West, a distance of 45.14 feet;

THENCE North 47°41'09" West, along the easternmost northeast line of said Lot 1, a distance of 3.22 feet to the **POINT OF BEGINNING**;

THENCE North 47°41'09" West, continuing along the said easternmost northeast line, a distance of 21.09 feet to a point for corner, being the beginning of a non-tangent curve to the left with a radius of 342.50 feet, a central angle of 37°10'15", and a chord bearing and distance of North 21°30'10" West, 218.32 feet, from which a brass disk stamped "ACOE A-29" found for the easternmost north corner of said Lot 1 bears North 47°41'09" West, a distance of 151.34 feet;

THENCE in northwesterly direction, departing the said easternmost northeast line, with said non-tangent curve to the left, an arc distance of 222.20 feet to a point for corner;

THENCE North 40°05'18" West, a distance of 301.25 feet to a point for corner, being the beginning of a tangent curve to the right with a radius of 607.50 feet, a central angle of 12°33'23", and a chord bearing and distance of North 33°48'37" West, 132.87 feet;
THENCE in a northwesterly direction, with said tangent curve to the right, an arc distance of 133.13 feet to a point for corner;
THENCE South 62°36'27" West, a distance of 1.14 feet to a point for corner;
THENCE North 27°23'33" West, a distance of 16.71 feet to a point for corner;
THENCE North 62°36'27" East, a distance of 1.33 feet to a point for corner, being the beginning of a non-tangent curve to the right with a radius of 607.50 feet, a central angle of 46°52'58", and a chord bearing and distance of North 02°30'52" West, 483.34 feet;
THENCE in a northerly direction, with said non-tangent curve to the right, an arc distance of 497.09 feet to a point for corner;
THENCE North 20°55'37" East, a distance of 1.92 feet to a point for corner;
THENCE North 69°04'23" West, a distance of 10.98 feet to a point for corner;
THENCE North 20°55'37" East, a distance of 10.00 feet to a point for corner;
THENCE South 69°04'23" East, a distance of 9.19 feet to a point for corner;
THENCE North 20°55'37" East, a distance of 9.18 feet to a point for corner;
THENCE South 69°04'23" East, a distance of 1.79 feet to a point for corner;
THENCE North 20°55'37" East, a distance of 475.82 feet to a point for corner;
THENCE North 69°04'23" West, a distance of 14.00 feet to a point for corner;
THENCE North 20°55'37" East, a distance of 10.00 feet to a point for corner;
THENCE South 69°04'23" East, a distance of 12.26 feet to a point for corner;
THENCE North 20°55'37" East, a distance of 9.55 feet to a point for corner;
THENCE South 69°04'23" East, a distance of 1.74 feet to a point for corner;
THENCE North 20°55'37" East, a distance of 430.45 feet to a point for corner;
THENCE North 69°04'23" West, a distance of 14.00 feet to a point for corner;

CONTINUED ON SHEET 2

WATERLINE EASEMENT
MORGAN HOOD SURVEY, ABST. NO. 699, GEORGE MARTIN SURVEY ABST. NO. 1003 & ANDREW ANDERSON SURVEY, ABST. NO. 26
CITY OF GRAPEVINE
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LEGAL DESCRIPTION (CONTINUED)

THENCE North 20°55'37" East, a distance of 10.00 feet to a point for corner;
THENCE South 69°04'23" East, a distance of 11.97 feet to a point for corner;
THENCE North 20°55'37" East, a distance of 8.32 feet to a point for corner;
THENCE South 69°04'23" East, a distance of 1.67 feet to a point for corner, being the beginning of a non-tangent curve to the left with a radius of 278.07 feet, a central angle of 12°59'48", and a chord bearing and distance of North 12°42'11" East, 62.94 feet;
THENCE in a northerly direction, with said non-tangent curve to the left, an arc distance of 63.08 feet to a point for corner;
THENCE North 06°23'11" East, a distance of 113.95 feet to a point for corner;
THENCE North 16°06'49" West, a distance of 13.20 feet to a point for corner;
THENCE South 73°53'11" West, a distance of 3.87 feet to a point for corner;
THENCE North 16°06'49" West, a distance of 17.70 feet to a point for corner;
THENCE North 73°53'11" East, a distance of 3.87 feet to a point for corner;
THENCE North 16°06'49" West, a distance of 29.53 feet to a point for corner, from which a brass disk stamped "COE A-45" found bears South 89°33'43" West, a distance of 1,894.40 feet;
THENCE North 73°53'11" East, a distance of 15.00 feet to a point for corner;
THENCE South 16°06'49" East, a distance of 63.41 feet to a point for corner;
THENCE South 06°23'11" West, a distance of 102.55 feet to a point for corner;
THENCE South 83°36'49" East, a distance of 62.60 feet to a point for corner;
THENCE North 28°53'11" East, a distance of 364.41 feet to a point for corner;
THENCE North 06°23'11" East, a distance of 74.55 feet to a point for corner, from which a brass disk stamped "COE A-49" found bears North 65°50'34" West, a distance of 2,732.35 feet;
THENCE North 30°17'02" East, a distance of 169.18 feet to a point for corner;
THENCE North 76°38'48" East, a distance of 22.26 feet to a point for corner;
THENCE North 31°52'30" East, a distance of 1.91 feet to a point for corner;
THENCE South 58°07'30" East, a distance of 15.00 feet to a point for corner;
THENCE South 31°52'30" West, a distance of 8.09 feet to a point for corner;
THENCE South 76°38'48" West, a distance of 22.02 feet to a point for corner;
THENCE South 30°17'02" West, a distance of 5.15 feet to a point for corner;
THENCE South 59°42'58" East, a distance of 6.79 feet to a point for corner;
THENCE South 72°52'09" East, a distance of 12.45 feet to a point for corner;
THENCE South 17°07'51" West, a distance of 15.00 feet to a point for corner;
THENCE North 72°52'09" West, a distance of 14.18 feet to a point for corner;
THENCE North 59°42'58" West, a distance of 8.52 feet to a point for corner;
THENCE South 30°17'02" West, a distance of 139.43 feet to a point for corner;
THENCE South 06°23'11" West, a distance of 74.36 feet to a point for corner;
THENCE South 28°53'11" West, a distance of 12.71 feet to a point for corner;
THENCE South 61°10'10" East, a distance of 0.10 feet to a point for corner;
THENCE North 73°49'50" East, a distance of 6.96 feet to a point for corner;
THENCE South 16°10'10" East, a distance of 10.00 feet to a point for corner;
THENCE South 73°49'50" West, a distance of 11.10 feet to a point for corner;
THENCE North 61°10'10" West, a distance of 4.25 feet to a point for corner;
THENCE South 28°53'11" West, a distance of 354.71 feet to a point for corner, from which a brass disk stamped "ACOE A-26" found bears South 42°44'55" East, a distance of 1,246.66 feet;
THENCE North 83°36'49" West, a distance of 72.63 feet to a point for corner, being the beginning of a non-tangent curve to the right with a radius of 307.50 feet, a central angle of 14°25'31", and a chord bearing and distance of South 13°42'51" West, 77.21 feet;

CONTINUED ON SHEET 3

WATERLINE EASEMENT
MORGAN HOOD SURVEY, ABST. NO. 699, GEORGE MARTIN SURVEY ABST. NO. 1003 & ANDREW ANDERSON SURVEY, ABST. NO. 26
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

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EXHIBIT C

LEGAL DESCRIPTION (CONTINUED)

THENCE in a southerly direction, with said non-tangent curve to the right, an arc distance of 77.42 feet to a point for corner;
THENCE South 20°55'37" West, a distance of 954.11 feet to a point for corner, being the beginning of a tangent curve to the left with a radius of 592.50 feet, a central angle of 56°57'56", and a chord bearing and distance of South 07°33'21" East, 565.12 feet;
THENCE in a southerly direction, with said tangent curve to the left, an arc distance of 589.08 feet to a point for corner;
THENCE North 49°44'49" East, a distance of 7.59 feet to a point for corner;
THENCE South 40°15'11" East, a distance of 10.00 feet to a point for corner;
THENCE South 49°44'49" West, a distance of 8.24 feet to a point for corner, being the beginning of a non-tangent curve to the left with a radius of 592.50 feet, a central angle of 03°04'50", and a chord bearing and distance of South 38°32'53" East, 31.85 feet;
THENCE in a southerly direction, with said non-tangent curve to the left, an arc distance of 31.86 feet to a point for corner;
THENCE South 40°05'18" East, a distance of 293.79 feet to a point for corner
THENCE North 49°52'03" East, a distance of 103.78 feet to a point for corner;
THENCE South 41°39'56" East, a distance of 86.43 feet to a point for corner;
THENCE South 48°20'04" West, a distance of 15.00 feet to a point for corner;
THENCE North 41°39'56" West, a distance of 71.82 feet to a point for corner;
THENCE South 49°52'03" West, a distance of 89.27 feet to a point for corner, being the beginning of a non-tangent curve to the right with a radius of 388.77 feet, a central angle of 33°33'59", and a chord bearing and distance of South 20°34'42" East, 224.52 feet;

THENCE in a southeasterly direction, with said non-tangent curve to the right, an arc distance of 227.76 feet to a point for corner;

THENCE South 02°16'39" East, a distance of 10.98 feet to the **POINT OF BEGINNING** and containing 49,741 square feet or 1.1419 acres of land, more or less.

NOTES:

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that foregoing description accurately sets out the metes and bounds of the easement tract.

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com

STATE OF TEXAS
REGISTERED
JOSHUA D. WARGO
6391
PROFESSIONAL
LAND SURVEYOR

WATERLINE EASEMENT
MORGAN HOOD SURVEY, ABST. NO. 699, GEORGE MARTIN SURVEY ABST. NO. 1003 & ANDREW ANDERSON SURVEY, ABST. NO. 26
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	1/10/2024	063096026	3 OF 6

GENSHEIMER, RILEY 2/6/2024 2:05 PM K:\FTW_SURVEY\063096026-GRAPEVINE FAIRWAY DR\DWG\063096026-GRAPEVINE FAIRWAY_WL ESMT.DWG

EXHIBIT C

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

1. REAL PROPERTY TRANSACTION: The U.S. Army Corps of Engineers proposes to issue Easement No. DACW63-2-24-0535, which will allow City of Grapevine, Texas to use approximately 1.14 acres of land for two waterlines and associated structures at Grapevine Lake, Texas. The new easement will become effective on 01 February 2024 and expires on 31 January 2074.

a. A COMPREHENSIVE RECORDS SEARCH was conducted which included a review of the following areas:

1) Real Estate Division files;

2) Real Estate Division maps;

3) Grapevine Lake Master plan;

4) Operations Division files;

5) Environmental Review Guide for Operations (ERGO).

b. INTERVIEWS WERE CONDUCTED with the following: N/A

c. A SITE INVESTIGATION was performed by U.S. Army Corps of Engineers Ranger, Mr. Andrew Jasper, on 08 September 2023, which consisted of a visual inspection of the area.

2. STATEMENT OF FINDINGS

a. COMPREHENSIVE RECORDS SEARCH SUMMARY

A complete search of the District files which pertain to the proposed easement area was made as stated in 1.a. above. The records search revealed no other evidence of any hazardous substance being stored, released or disposed of on the property involved. The operating plans and historical records also showed no other evidence of any activity which would have contaminated the property with hazardous substances.

b. SITE INVESTIGATION SUMMARY

A site investigation of the proposed easement area was made as stated in 1.c. above. This visual inspection revealed no unusual odors, stained soils, stressed vegetation, suspicious seepage, manmade land features, unnatural surface features or other evidence that would indicate the presence of hazardous wastes.

Based on this inspection it was determined no hazardous substance has been stored, released or disposed of on the property involved. Project personnel have no other knowledge of past activities which might have created a hazardous situation.

_____ _____

Prepared By: TRACEE L. JOHNSTON Date
Realty Specialist
Management and Disposal Branch

_____ _____

Approved By: LEE A. FLANNERY Date
Deputy Chief, Real Estate Division
Real Estate Contracting Officer

ITEM #23

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, FORT WORTH DISTRICT
P.O. BOX 17300
FORT WORTH, TX 76102-0300

March 25, 2024

Real Estate Division

SUBJECT: Grapevine Lake, Texas; Easement No. DACW63-2-24-0535

Mr. Bryan Beck, P.E.
Director of Public Works
City of Grapevine
Post Office Box 95104
Grapevine, Texas 76099

Dear Mr. Beck:

Enclosed are three copies of the subject easement granting you permission to construct, operate, and maintain two waterlines at Grapevine Lake, Texas. The total administrative cost to grant this easement is $1,660, payable immediately upon receipt.

Please sign, date, and return all three copies of the easement, along with your payment, to the above address, Attention: CESWF-RE-M (Mrs. Tracee Johnston). Make the check or money order payable to F&A Officer, USAED, Fort Worth. Once signed, two fully executed copies of the easement shall be returned to you for your records.

If you have any questions, please contact Mrs. Tracee Johnston, 817-886-1236 or Tracee.L.Johnston@usace.army.mil.

Sincerely,

James B. Miller
Chief, Management and Disposal Branch
Real Estate Division

Enclosure


Easement for Pipeline ROW
Easement Location
Prepared for April 16th, 2024 Council Meeting
Marina Pt
Marina Dr
Sunfish Dr
Treatment Trl
Cannon Branch Rd
Fairway Dr
N
Feet
0
200
U:\Map Requests\Council\CouncilMap.aprx || 4/5/2024

ITEM #24

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: GIS Technical Assistance Grant

RECOMMENDATION: City Council to approve the submittal of an application for a Technical Assistance Grant for pipeline safety as part of the US Department of Transportation Pipeline and Hazardous Materials Safety Administration.

FUNDING SOURCE: There is no funding required at this time.

BACKGROUND: The Technical Assistance Grant (TAG) provides funding to local communities and groups of individuals for technical assistance related to pipeline safety. The City is requesting a grant of up to $100,000 to enhance the Public Works GIS system in order to improve risk assessment and asset management practices for its fiber, water, and sewer systems. These enhancements will field validate utility locations through the use of GPS (global positioning systems) equipment. There is no local match required for this grant.

Staff is actively collaborating with the local Texas811 Call Before You Dig Center, aligning its efforts with other municipalities in the area to promote regional pipeline safety. All expenditures will strictly adhere to the awarded grant amount. Council approval will be sought for any necessary contracts related to the project.

Staff Recommends approval

ITEM #25

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: APRIL 16, 2024

SUBJECT: APPROVAL FOR THE SALE OF CITY SURPLUS PROPERTY

RECOMMENDATION: City Council to consider approval declaring certain property as surplus and authorizing its sale at auction.

FUNDING SOURCE: This action will have no material effect on City funds.

BACKGROUND: This request is for approval for the sale of surplus property as listed in Exhibit “A”. The City currently has miscellaneous surplus items including vehicles, motorcycles, utility vehicles, vehicle equipment, trucks, golf equipment, park benches and tables, water pumps, mowers, dumbbells and racks, boat motors, concrete saws, and trailers ready for auction due to item age or condition. Staff has considered age, cost of operation and/or life-to-date maintenance costs when classifying certain property as surplus.

Staff recommends approval.

ITEM #25

Exhibit “A”

1	Snow Cone Ice Shaving Machine
2	Dumbbells and Racks
3	Picnic Tables
4	Norton Clipper Concrete Saw
5	Premier Pump (Water Pump)
6	Premier Pump (Water Pump) (Overheats)
7	Kawasaki Jet Ski w/ Trailer
8	2012 Toro Workman HDX-D
9	John Deere HD200 Sprayer
10	Lely Fertilizer Spreader
12	Toro Reel master 7 Gang Mower
13	Falcon Covered Spray Boom
14	Jacobsen LF 3800 Fairway Mower
15	2009 Toro Sand Pro 3040 (Bad Engine)
16	2005 Chevrolet Silverado 2500 HD
17	2018 Chevrolet Tahoe (Bad Engine)
18	2018 Chevrolet Tahoe
19	2008 Chevrolet Malibu Hybrid
20	2009 Lincoln MKZ (SEIZED)
21	2013 Harley Davidson FLHTP Motorcycle
22	2014 Harley Davidson FLHTP Motorcycle
23	2000 CM Horse Trailer
24	1992 CM Horse Trailer
25	2013 5x10 Trailer
26	1992 8 x16 Trailer
27	2012 International Vactor
28	2001 Ford F550
29	2010 Ford F150
30	2014 Bobcat 3650
31	2018 Chevrolet Tahoe
32	2014 Shop Made Trailer

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 2nd day of April, 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 6:30 p.m. in the City Council Chambers.

WORKSHOP

Item 1. Council to receive a report, hold a discussion, and provide staff direction regarding Christmas Capital of Texas planning.

City Manager Bruno Rumbelow introduced this item to allow Council to discuss proposed changes for Christmas Capital of Texas 2024, specifically Carol of Lights and the drone shows.

Event Production Manager Erin Burke highlighted the proposed changes to the Carol of Lights event to highlight safety and enjoyment and reported the drone shows would be moved from Saturday nights to Monday nights. Ms. Burke answered questions from Council.

Council discussed this item. Council did not take any action on this item.

Item 2. Council to receive a report, hold a discussion, and provide staff direction regarding on the Transit District Overlay.

City Manager Rumbelow introduced this item requesting Council's input on the Transit District Overlay that was approved in 2019.

Planning Services Director Erica Marohnic described the plan as it was approved.

Council discussed this item. Council did not take any action on this item.

Item 3. Council and City Staff to discuss future workshop discussions.

City Manager Rumbelow proposed having future workshops prior to regularly scheduled Council meetings as needed.

Mayor Tate called for a break at 7:30 p.m.

Mayor Tate called the Regular Meeting to order at 7:36 p.m.

Item 4. Invocation

Associate Pastor Jonathan Cook with First Baptist Church gave the invocation.

Item 5. Posting of the Colors and Pledges of Allegiance

Troop 1928G posted the colors and led the Pledges of Allegiance.

Item 6. Citizen Comments

Nancy Coplen, 4803 Queensbury Way, Colleyville, Texas highlighted the success of the the Light the World even that took place in December and thanked the City of the assistance.

Aram Azadpour, PO Box 2644, Grapevine, Texas described his experiences as an immigrant.

Becky St. John, 2702 West Kimball Avenue, Grapevine addressed proposed Ordinance No. 2024-029 and requested the City look at some of the unintended consequences if it is approved.

PRESENTATIONS

Item 7. Mayor Tate to present a proclamation recognizing the month of April as Child Abuse Prevention Month.

Mayor Tate presented the proclamation recognizing April as Child Abuse Prevention Month to Virginia Davidson with Alliance for Children and Captain Mark Shimmick.

Ms. Davidson highlighted the efforts of Alliance for Children to assistance public safety with child abuse and thanked the City for the proclamation.

Council did not take any action on this item.

Item 8. Mayor Tate to present a proclamation recognizing April 14-20 as National Public Safety Telecommunicators Week.

Mayor Tate presented the proclamation recognizing April 14-20 as National Public Safety Telecommunicators Week to Captain Rebecca Graves who introduced Emergency Communications Specialists Kristy Bleau and Alex Tackett, Emergency Communications Supervisor Elva Natividad and Communications Manager Marlo Greenfield and tanked the Council for the proclamation.

Council did not take any action on this item.

Item 9. Barker Rinker Seacat Architecture to present The REC of Grapevine Performance Utilization analysis.

Parks and Recreation Director Chris Smith described Phase 1 of The REC of Grapevine Performance Utilization Analysis that involved the assessment of the current operations and data gathering.

Director Smith introduced representatives from Barker Rinker Seacat Architecture who presented their findings and answered questions from Council.

City Council discussed this item.

City Manager Rumbelow answered questions from Council.

Council did not take any action on this item.

NEW BUSINESS

Item 10. Consider an increase in the NETCAST (Northeast Tarrant County Area Swat Team) budget, and take any necessary action.

Police Chief Mike Hamlin explained the increased contribution of $19,000 due to inflation and increased costs related to equipment, operating supplies and training.

Motion was made to approve the allocation of the increase in the NETCAST (Northeast Tarrant County Area Swat Team) budget, and take any necessary action.

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

Item 11. Consider **Ordinance No. 2024-029** to amend the Grapevine Code of Ordinances, Chapter 23, Traffic, Article IV, Pedestrians by adding to Section 23-52,

Standing and Walking in Certain Areas Prohibited, and take any necessary action.

City Attorney Matthew C.G. Boyle presented this item and answered questions from Council.

City Manager Rumbelow answered questions from Council.

Motion was made to table consideration of Ordinance No. 2024-029.
Motion: Freed
Second: O'Dell
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0 (to table)

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 12. Consider an Interlocal Agreement with the Region 10 Education Service Center in Texas for the purchase of various goods and services through contracts established through The Equalis Group Cooperative Purchasing Program.

Chief Financial Officer Jeff Strawn recommended approval of an agreement that will allow the City to participate in various contracts established through the Equalis Group Cooperative Purchasing Program.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 13. Consider the renewal of annual membership dues for the North East Fire Department Association (NEFDA).

Fire Chief Darrell Brown recommended approval of the renewal of the membership in the North East Fire Department Association for an annual estimated amount of $38,367.

Motion was made to approve the consent agenda as presented.
Motion: Rogers

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

Item 14. Consider the renewal of an annual contract for the purchase of firehouse supplies and equipment with Casco Industries, Inc.

Fire Chief Brown recommended approval of an annual contract for the purchase of firehouse supplies and equipment including personal protective equipment, ladders, hoses, nozzles and other tools for an estimated amount of $50,000.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 15. Consider the purchase of fertilizer for the Grapevine Golf Course from Harrell's, LLC.

Golf Director Robert Singletary recommended approval of the purchase of fertilizer for the Grapevine Golf Course in an amount not to exceed $26,803.80.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 16. Consider the purchase of materials to resurface Grapevine Golf Course cart paths from Andale Construction, Inc.

Golf Director Singletary recommended approval of the purchase of cart path micro overlay for an amount not to exceed $56,089.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 17. Consider an annual contract for roofing products, services and job order contracting from Tremco/Weatherproofing Technologies.

Public Works Director Bryan Beck recommend approval of the annual contract for the purchase of roofing products, services and job order for an estimated amount of $200,000.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 18. Consider an annual contract for cold milling machining services with TexOp Construction, LP.

Public Works Director Beck recommend approval of the contract to established fixed annual pricing for cold milling machining on an as-needed basis for an estimated annual amount of $100,000.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 19. Consider the renewal of Performo asset performance and maintenance software hosting from Wizard Software Solutions.

Public Works Director Beck recommend approval of the renewal of software hosting renewal for the Facility Services work order system for an amount not to exceed $25,000.

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 20. Consider a contract for the construction of the 2024 Water Improvements for Fairway Drive with Blackrock Construction and **Ordinance No. 2024-030** to appropriate the funds.

Public Works Director Beck recommended approval of the contract for construction of the 2024 Water Improvements for Fairway Drive in an estimated amount of $1,118,270.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2024-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $1,118,270 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 21. Consider the minutes of the March 19, 2024 Regular City Council meeting.

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

Motion was made to approve the consent agenda as presented.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:40 p.m.
Motion: Coy
Second: O'Dell
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 16th day of April, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

CC ITEM #33
PZ ITEM #14

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE APRIL 16, 2024

SUBJECT: PRELIMINARY PLAT APPLICATION
LOT 1, BLOCK 1, FAITHFUL AND TRUE ADDITION

PLAT APPLICATION FILING DATE..... April 9, 2024

APPLICANT ..... Leland Pennington

REASON FOR APPLICATION ..... Final platting property for a home

PROPERTY LOCATION ..... 2910 Parr Lane

ACREAGE..... 17.01

ZONING R-20.0

NUMBER OF LOTS ..... One (1) Single Family Resident Lot

PREVIOUS PLATTING .....No

CONCEPT PLAN .....No

SITE PLAN.....No

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED .....No

CC ITEM #33
PZ ITEM #14

PLAT INFORMATION SHEET
PRELIMINARY PLAT APPLICATION
LOT 1, BLOCK 1, FAITHFUL AND TRUE ADDITION

I. GENERAL:

- The applicant, Leland Penington is platting 17.01 acres into one (1) single family residential lot. Property is located at 2910 Parr Lane.

II. STREET SYSTEM:

- The development has access to Parr Lane.
- Abutting roads: ☐ is on the City Thoroughfare Plan:

  ☒ are not on the City Thoroughfare Plan: Parr Lane
- Sidewalk & Curb: ☒ Developer required to build sidewalk and curb along Parr Lane

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

☐ Periphery Street Fees are due as follows:

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

☒ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains north to Big Bear Creek.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

☒ The existing water supply system bordering the subject site is adequate to serve the development.

☐ The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to loop water service to serve the site.

V. SANITARY SEWER SYSTEM:

☒ The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.

☐ The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development. Owner has submitted construction plans to extend sanitary sewer to this property.

VI. MISCELLANEOUS:

☐ Water and Wastewater Impact Fees are not required for:

☒ Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lot 1, Block 1, Faithful and True Addition

☒	Single Family Residential	($ 2,388/ Lot)
☐	Multifamily	($ 1,049/ Unit)
☐	Hotel	($ 43,606/ Acre)
☐	Corporate Office	($ 20,572/ Acre)
☐	Government	($ 4,426/ Acre)
☐	Commercial / Industrial	($ 5,670/ Acre)

☐ Open Space Fees are not required for:

☒ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lot 1, Block 1, Faithful and True Addition

- ☐ R-5.0, R-TH, Zero Lot District ($ 1,416.00 / Lot)
- ☐ R-7.5, Single Family District ($ 1,146.00 / Lot)
- ☐ R-12.5, Single Family District ($ 1,071.00 / Lot)
- ☒ R-20.0, Single Family District ($ 807.00 / Lot)

☐ Public Hearing Only

☐ Variances were required on the following items:

- ☐ Front & Rear building lines
- ☐ Allowing a setback of 3 feet for the rear property line for an accessory building
- ☐ Lot width & depth;
- ☐ Max. Impervious Area
- ☐ Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

☐ The following items associated with this plat are not in accordance with the current subdivision standards:

- ☐ 50’ ROW dedication not met:
- ☐ Length of cul-de-sac street exceeds the 600-foot limit:
- ☐ Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

☒ The right-of-way provides for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements provide for a utility network to serve the development of this site.

☒ The onsite drainage easements provide for a drainage network to serve the development of this site.

☐ The onsite access easements provide cross access capabilities to this site and surrounding property.

☐ The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

☒ The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.

☒ The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.

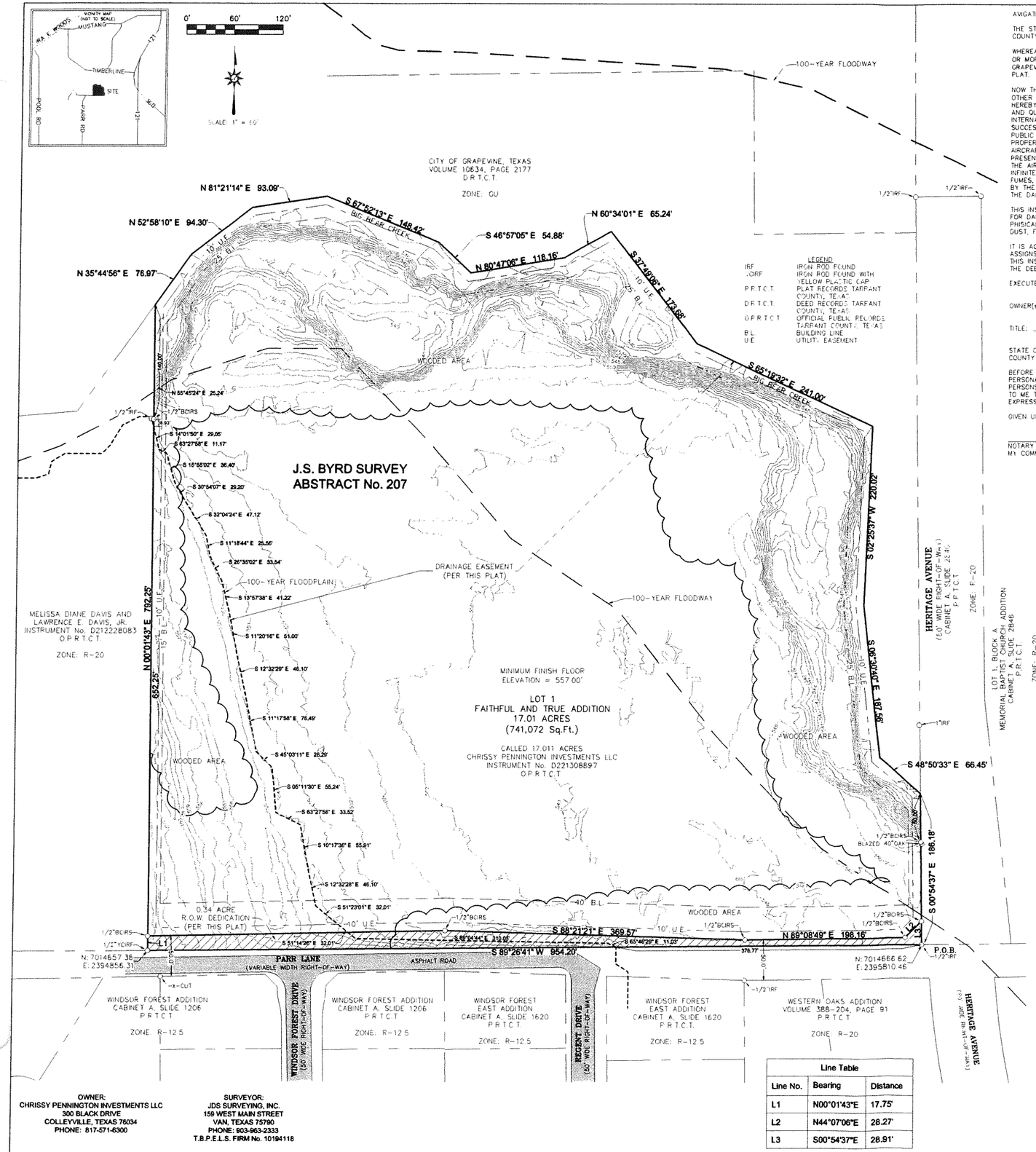
☐ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

☐ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

☒ All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: “Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Preliminary Plat of Lot 1, Block 1, Faithful and True Addition”



Line Table		
Line No.	Bearing	Distance
L1	N00°01'43"E	17.75'
L2	N44°07'06"E	28.27'
L3	S00°54'37"E	28.91'

OWNER:
CHRISSY PENNINGTON INVESTMENTS LLC
300 BLACK DRIVE
COLLEYVILLE, TEXAS 76034
PHONE: 817-571-6300

SURVEYOR:
JDS SURVEYING, INC.
159 WEST MAIN STREET
VAN, TEXAS 75790
PHONE: 903-963-2333
T.B.P.E.L.S. FIRM No. 10194118

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CHRISSY PENNINGTON INVESTMENTS LLC, HEREINAFTER CALLED "OWNER" (WHETHER ONE OR MORE), IS THE OWNER OF THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS SHOWN ON THIS PLAT.

NOW THEREFORE, IN CONSIDERATION OF THE SUM OF ONE AND 00/100 ($1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY FULLY ACKNOWLEDGED AND CONFESSED, OWNER DOES HEREBY WAIVE, RELEASE, REMISE AND QUITCLAIM TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT BOARD, THE CITIES OF DALLAS, TEXAS AND FORT WORTH, TEXAS, THEIR SUCCESSORS AND ASSIGNS, HEREINAFTER CALLED "CITIES", FOR THE USE AND BENEFIT OF THE PUBLIC AND ITS AGENCIES, ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND OF PERSONS OR PROPERTY THAT OWNER MAY SUFFER BY REASON OF THE PASSAGE AND FLIGHT OF ALL AIRCRAFT IN THE AIR SPACE ABOVE OWNER'S PROPERTY ABOVE THE HEIGHT RESTRICTION AS PRESENTLY ESTABLISHED BY ORDINANCE No. 73-50 FOR THE CITY OF GRAPEVINE, KNOWN AS THE AIRPORT ZONING ORDINANCE OF THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT, TO AN INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT, LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT.

THIS INSTRUMENT DOES NOT RELEASE THE OWNERS OR OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHISICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

IT IS AGREED THAT THIS RELEASE SHALL BE BINDING UPON SAID OWNER AND HIS HEIRS AND ASSIGNS, AND SUCCESSORS IN INTEREST TO SAID PROPERTY; AND IT IS FURTHER AGREED THAT THIS INSTRUMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE RECORDED IN THE DEED RECORDS OF THE COUNTY OR COUNTIES IN WHICH THE PROPERTY IS SITUATED.

EXECUTED AT _____, TEXAS, THIS _____ DAY OF _____ 20____

OWNER(s): _____

TITLE: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHRISSY PENNINGTON AND LELAND PENNINGTON, KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHRISSY PENNINGTON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LELAND PENNINGTON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

I, JACE D. SCARBROUGH, OF JDS SURVEYING, INC., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF TEXAS AND THE CITY OF GRAPEVINE.

JACE D. SCARBROUGH - R.P.L.S. No. 6289
JDS SURVEYING, INC

STATE OF TEXAS
REGISTERED
JACE D. SCARBROUGH
6289
PROFESSIONAL LAND SURVEYOR

NOTES:

1. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE CLASSIFICATION "X" AND "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48439C0315K, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 25, 2009, FOR COMMUNITY No. 480598, IN TARRANT COUNTY, TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED. APPROXIMATE LOCATION OF THE FLOODPLAIN AND FLOODWAY ARE SHOWN HEREON.

2. GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 FROM GPS OBSERVATIONS USING THE R.T.K. COOPERATIVE NETWORK.

3. OWNERS AS SHOWN PER TARRANT COUNTY APPRAISAL DISTRICT.

4. A PORTION OF THE BOUNDARY SHOWN HEREON IS DEFINED BY A CREEK. THE BOUNDARY WAS MEASURED ON FEBRUARY 22, 2024 AND FEBRUARY 23, 2024, WHICH THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

5. ACCORDING TO THE CITY OF GRAPEVINE DEVELOPMENT SERVICES, THE SUBJECT TRACT IS ZONED R-20, DEFINED AS A SINGLE-FAMILY DISTRICT.

6. THE INTENDED USE OF THIS PROPERTY IS SINGLE-FAMILY DWELLING.

7. THE CONTOUR LINES SHOWN HEREON WERE PROVIDED BY REDINGER GROUP, LLC.

8. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

9. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

10. TOTAL PLATTED AREA 17.01 ACRES
NET PLATTED AREA 16.67 ACRES
R.O.W. DEDICATION 0.34 ACRE
U.E. DEDICATION 0.78 ACRE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CHRISSY PENNINGTON INVESTMENTS LLC, IS THE OWNER OF A 17.01 TRACT OF LAND IN THE J.S. BYRD SURVEY, ABSTRACT NO. 207, SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT 17.011 ACRE TRACT DESCRIBED IN INSTRUMENT NO. D221308897 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF SAID 17.011 ACRE TRACT, BEING SOUTHWEST CORNER OF A 80-FOOT WIDE RIGHT-OF-WAY FOR THE FUTURE HERITAGE AVENUE AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 2846 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING IN THE NORTH LINE OF PARR LANE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 89° 26' 41" WEST, ALONG THE COMMON LINE OF SAID 17.011 ACRE TRACT AND PARR LANE, A DISTANCE OF 954.20 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "GOODSON MARSHALL" BEING THE SOUTHWEST CORNER OF SAID 17.011 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THE RESIDUE OF A CALLED 20 ACRE TRACT AS DESCRIBED IN A DEED TO MELISSA DIANE DAVIS AND LAWRENCE E. DAVIS, JR. AND RECORDED IN INSTRUMENT NO. D212228083 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 00° 01' 43" EAST, WITH THE COMMON LINE OF SAID 17.011 ACRE TRACT AND SAID RESIDUE TRACT, PASSING A 1/2" IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "JDS 10194118" AT A DISTANCE OF 652.25 FEET, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 74° 49' 49" WEST, A DISTANCE OF 2.96 FEET, AND CONTINUING A TOTAL OF 792.25 FEET TO THE CENTERLINE OF BIG BEAR CREEK BEING THE NORTHWEST CORNER OF SAID 17.011 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID RESIDUE TRACT, AND BEING IN THE SOUTH LINE OF A CALLED 14.931 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF GRAPEVINE, TEXAS AND RECORDED IN VOLUME 10634, PAGE 2177 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE WITH THE CENTERLINE OF SAID CREEK BEING THE COMMON LINE OF SAID 17.011 ACRE TRACT AND SAID 14.931 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:
1. NORTH 35° 44' 56" EAST, A DISTANCE OF 76.97 FEET,
2. NORTH 52° 58' 10" EAST, A DISTANCE OF 84.30 FEET,
3. NORTH 81° 21' 14" EAST, A DISTANCE OF 93.09 FEET,
4. SOUTH 67° 52' 13" EAST, A DISTANCE OF 148.42 FEET,
5. SOUTH 46° 57' 05" EAST, A DISTANCE OF 54.88 FEET,
6. NORTH 80° 47' 06" EAST, A DISTANCE OF 118.16 FEET,
7. NORTH 60° 34' 01" EAST, A DISTANCE OF 65.24 FEET,
8. SOUTH 37° 49' 06" EAST, A DISTANCE OF 173.68 FEET,
9. SOUTH 65° 16' 32" EAST, A DISTANCE OF 241.00 FEET,
10. SOUTH 02° 25' 37" WEST, A DISTANCE OF 220.02 FEET,
11. SOUTH 06° 30' 40" EAST, A DISTANCE OF 187.56 FEET, AND
12. SOUTH 48° 50' 33" EAST, A DISTANCE OF 66.45 FEET TO THE EASTERNMOST NORTHEAST CORNER OF SAID 17.011 ACRE TRACT, BEING SOUTHEAST CORNER OF SAID 14.931 ACRE TRACT, AND BEING IN THE WEST LINE OF SAID FUTURE HERITAGE AVENUE;

THENCE SOUTH 00° 54' 37" EAST, WITH THE COMMON LINE OF SAID 17.011 ACRE TRACT AND SAID FUTURE HERITAGE AVENUE, PASSING A 1/2" IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "JDS 10194118" AT A DISTANCE OF 60.00 FEET, FROM WHICH A BLAZED 40-INCH OAK TREE BEARS SOUTH 31° 14' 40" EAST, A DISTANCE OF 2.63 FEET, AND CONTINUING A TOTAL OF 186.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.01 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT CHRISSY PENNINGTON INVESTMENTS LLC DOES HEREBY ADOPT THIS PLAT OF LOT 1, 2910 PARR LANE ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN FOR ALL CITY OR FRANCHISED PUBLIC UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR AUXILIARY STRUCTURES SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ANY CITY OR FRANCHISED UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL CITY OR FRANCHISED UTILITIES SHALL AT ALL TIME HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

I HAVE REVIEWED THE CITY'S FINDINGS CONCERNING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GRAPEVINE, TEXAS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GRAPEVINE, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____ 20____

_____
(SIGNATURE OF OWNER(s))

_____
(TITLE)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LELAND PENNINGTON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

RECEIVED
APR 30 2024
BY _____

PLANNING & ZONING COMMISSION:
DATE APPROVED: _____
CHAIRMAN: _____
SECRETARY: _____

GRAPEVINE CITY COUNCIL
DATE APPROVED: _____
MAYOR: _____
CITY SECRETARY: _____

PRELIMINARY PLAT
LOT 1
FAITHFUL AND TRUE ADDITION
BEING
AN ADDITION TO THE CITY OF GRAPEVINE
17.01 ACRES IN THE
J.S. BYRD SURVEY, ABSTRACT No. 207
SITUATED IN THE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
APRIL 2024
ZONED: R-20.0 SINGLE FAMILY RESIDENTIAL

THIS PLAT FILED ON _____, _____ INSTRUMENT #D _____

CC ITEM #34
PZ ITEM #16

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE APRIL 16, 2024

SUBJECT: FINAL PLAT APPLICATION
LOT 1, BLOCK 1, FAITHFUL AND TRUE ADDITION

PLAT APPLICATION FILING DATE..... April 9, 2024

APPLICANT ..... Leland Pennington

REASON FOR APPLICATION ..... Final platting property for a home

PROPERTY LOCATION ..... 2910 Parr Lane

ACREAGE..... 17.01

ZONING R-20.0

NUMBER OF LOTS ..... One (1) Single Family Resident Lot

PREVIOUS PLATTING .....No

CONCEPT PLAN .....No

SITE PLAN.....No

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED .....No

CC ITEM #34
PZ ITEM #16

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1, BLOCK 1, FAITHFUL AND TRUE ADDITION

I. GENERAL:

- The applicant, Leland Penington is platting 17.01 acres into one (1) single family residential lot. Property is located at 2910 Parr Lane.

II. STREET SYSTEM:

- The development has access to Parr Lane.
- Abutting roads: ☐ is on the City Thoroughfare Plan:

  ☒ are not on the City Thoroughfare Plan: Parr Lane
- Sidewalk & curb: ☒ Developer required to build sidewalk & curb along Parr Lane

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

☐ Periphery Street Fees are due as follows:

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

☒ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains north to Big Bear Creek.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

☒ The existing water supply system bordering the subject site is adequate to serve the development.

☐ The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to loop water service to serve the site.

V. SANITARY SEWER SYSTEM:

☒ The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.

☐ The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development. Owner has submitted construction plans to extend sanitary sewer to this property.

VI. MISCELLANEOUS:

☐ Water and Wastewater Impact Fees are not required for:

☒ Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lot 1, Block 1, Faithful and True Addition

☒	Single Family Residential	($ 2,388/ Lot)
☐	Multifamily	($ 1,049/ Unit)
☐	Hotel	($ 43,606/ Acre)
☐	Corporate Office	($ 20,572/ Acre)
☐	Government	($ 4,426/ Acre)
☐	Commercial / Industrial	($ 5,670/ Acre)

☐ Open Space Fees are not required for:

☒ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lot 1, Block 1, Faithful and True Addition

- ☐ R-5.0, R-TH, Zero Lot District ($ 1,416.00 / Lot)
- ☐ R-7.5, Single Family District ($ 1,146.00 / Lot)
- ☐ R-12.5, Single Family District ($ 1,071.00 / Lot)
- ☒ R-20.0, Single Family District ($ 807.00 / Lot)

☐ Public Hearing Only

☐ Variances were required on the following items:

- ☐ Front & Rear building lines
- ☐ Allowing a setback of 3 feet for the rear property line for an accessory building
- ☐ Lot width & depth;
- ☐ Max. Impervious Area
- ☐ Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

☐ The following items associated with this plat are not in accordance with the current subdivision standards:

- ☐ 50’ ROW dedication not met:
- ☐ Length of cul-de-sac street exceeds the 600-foot limit:
- ☐ Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

☒ The right-of-way provides for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements provide for a utility network to serve the development of this site.

☒ The onsite drainage easements provide for a drainage network to serve the development of this site.

☐ The onsite access easements provide cross access capabilities to this site and surrounding property.

☐ The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

☒ The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.

☒ The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.

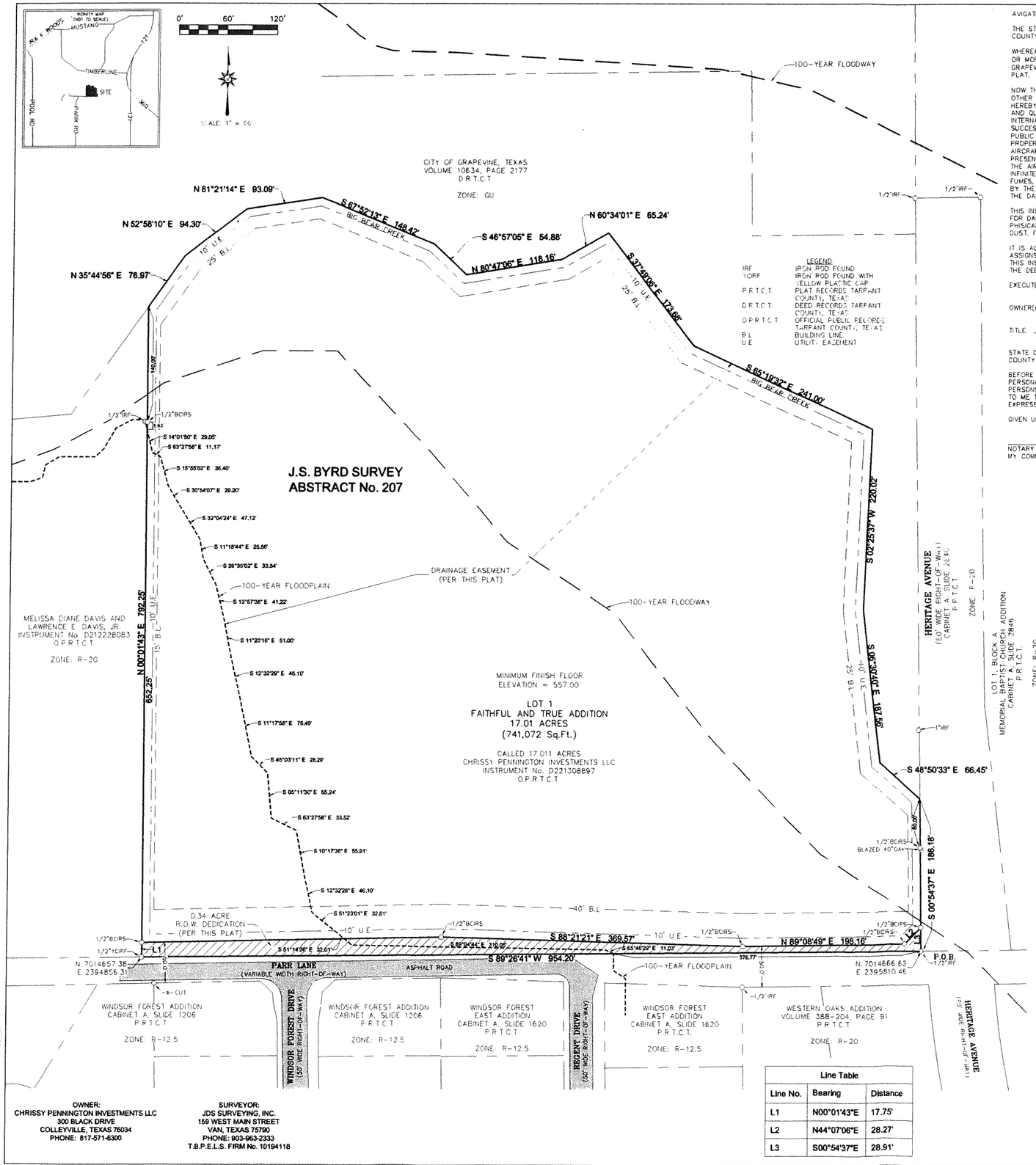
☐ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

☐ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

☒ All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lot 1, Block 1, Faithful and True Addition"



Line Table		
Line No.	Bearing	Distance
L1	N00°01'43"E	17.75'
L2	N44°07'06"E	28.27'
L3	S00°54'37"E	28.91'

OWNER:
CHRISSY PENNINGTON INVESTMENTS LLC
300 BLACK DRIVE
COLLEYVILLE, TEXAS 76034
PHONE: 817-571-6300

SURVEYOR:
JDS SURVEYING, INC.
159 WEST MAIN STREET
VAN, TEXAS 75790
PHONE: 903-963-2333
T.B.P.E.L.S. FIRM No. 10194118

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CHRISSY PENNINGTON INVESTMENTS LLC, HEREINAFTER CALLED "OWNER" (WHETHER ONE OR MORE), IS THE OWNER OF THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS SHOWN ON THIS PLAT.

NOW THEREFORE, IN CONSIDERATION OF THE SUM OF ONE AND 00/100 ($1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY FULLY ACKNOWLEDGED AND CONFESSED, OWNER DOES HEREBY WAIVE, RELEASE, REMISE AND QUITCLAIM TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT BOARD, THE CITIES OF DALLAS, TEXAS AND FORT WORTH, TEXAS, THEIR SUCCESSORS AND ASSIGNS, HEREINAFTER CALLED "CITIES", FOR THE USE AND BENEFIT OF THE PUBLIC AND ITS AGENCIES, ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND OF PERSONS OR PROPERTY THAT OWNER MAY SUFFER BY REASON OF THE PASSAGE AND FLIGHT OF ALL AIRCRAFT IN THE AIR SPACE ABOVE OWNER'S PROPERTY ABOVE THE HEIGHT RESTRICTION AS PRESENTLY ESTABLISHED BY ORDINANCE No. 73-50 FOR THE CITY OF GRAPEVINE, KNOWN AS THE AIRPORT ZONING ORDINANCE OF THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT, TO AN INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT, LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT

THIS INSTRUMENT DOES NOT RELEASE THE OWNERS OR OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHISICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

IT IS AGREED THAT THIS RELEASE SHALL BE BINDING UPON SAID OWNER AND HIS HEIRS AND ASSIGNS, AND SUCCESSORS IN INTEREST TO SAID PROPERTY; AND IT IS FURTHER AGREED THAT THIS INSTRUMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE RECORDED IN THE DEED RECORDS OF THE COUNTY OR COUNTIES IN WHICH THE PROPERTY IS SITUATED.

EXECUTED AT _____, TEXAS, THIS _____ DAY OF _____, 20_____

OWNER(s): _____

TITLE: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHRISSY PENNINGTON AND LELAND PENNINGTON, KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20___

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF TARRANT

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20___

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LELAND PENNINGTON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20___

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

I, JACE D. SCARBROUGH, OF JDS SURVEYING, INC., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF TEXAS AND THE CITY OF GRAPEVINE

JACE D. SCARBROUGH - R.P.L.S. No 6289
JDS SURVEYING, INC

STATE OF TEXAS
REGISTERED
JACE D. SCARBROUGH
6289
LICENSED
SURVEYOR

NOTES:

1. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE CLASSIFICATION "X" AND "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48439C0115K, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 25, 2009, FOR COMMUNITY No. 480598, IN TARRANT COUNTY, TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED. APPROXIMATE LOCATION OF THE FLOODPLAIN AND FLOODWAY ARE SHOWN HEREON.

2. GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 FROM GPS OBSERVATIONS USING THE R.T.K. COOPERATIVE NETWORK.

3. OWNERS AS SHOWN PER TARRANT COUNTY APPRAISAL DISTRICT

4. A PORTION OF THE BOUNDARY SHOWN HEREON IS DEFINED BY A CREEK. THE BOUNDARY WAS MEASURED ON FEBRUARY 22, 2024 AND FEBRUARY 23, 2024, WHICH THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE

5. ACCORDING TO THE CITY OF GRAPEVINE DEVELOPMENT SERVICES, THE SUBJECT TRACT IS ZONED R-20, DEFINED AS A SINGLE-FAMILY DISTRICT

6. THE INTENDED USE OF THIS PROPERTY IS SINGLE-FAMILY DWELLING.

7. THE CONTOUR LINES SHOWN HEREON WERE PROVIDED BY REDINGER GROUP, LLC

8. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES

9. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

10. TOTAL PLATTED AREA 17.01 ACRES
NET PLATTED AREA 16.67 ACRES
R.O.W. DEDICATION 0.34 ACRE
U.E. DEDICATION 0.78 ACRE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CHRISSY PENNINGTON INVESTMENTS LLC, IS THE OWNER OF A 17.01 TRACT OF LAND IN THE J.S. BYRD SURVEY, ABSTRACT NO. 207, SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT 17.011 ACRE TRACT DESCRIBED IN INSTRUMENT NO. D221308897 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF SAID 17.011 ACRE TRACT, BEING SOUTHWEST CORNER OF A 80-FOOT WIDE RIGHT-OF-WAY FOR THE FUTURE HERITAGE AVENUE AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 2846 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING IN THE NORTH LINE OF PARR LANE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 89° 26' 41" WEST, ALONG THE COMMON LINE OF SAID 17.011 ACRE TRACT AND PARR LANE, A DISTANCE OF 954.20 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "GOODSON MARSHALL" BEING THE SOUTHWEST CORNER OF SAID 17.011 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THE RESIDUE OF A CALLED 20 ACRE TRACT AS DESCRIBED IN A DEED TO MELISSA DIANE DAVIS AND LAWRENCE E. DAVIS, JR. AND RECORDED IN INSTRUMENT NO. D212228083 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 00° 01' 43" EAST, WITH THE COMMON LINE OF SAID 17.011 ACRE TRACT AND SAID RESIDUE TRACT, PASSING A 1/2" IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "JDS 10194118" AT A DISTANCE OF 652.25 FEET, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 74° 49' 49" WEST, A DISTANCE OF 2.96 FEET, AND CONTINUING A TOTAL OF 792.25 FEET TO THE CENTERLINE OF BIG BEAR CREEK BEING THE NORTHWEST CORNER OF SAID 17.011 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID RESIDUE TRACT, AND BEING IN THE SOUTH LINE OF A CALLED 14.931 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF GRAPEVINE, TEXAS AND RECORDED IN VOLUME 10634, PAGE 2177 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE WITH THE CENTERLINE OF SAID CREEK BEING THE COMMON LINE OF SAID 17.011 ACRE TRACT AND SAID 14.931 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:
1. NORTH 35° 44' 56" EAST, A DISTANCE OF 76.97 FEET,
2. NORTH 52° 58' 10" EAST, A DISTANCE OF 94.30 FEET,
3. NORTH 81° 21' 14" EAST, A DISTANCE OF 93.09 FEET,
4. SOUTH 67° 52' 13" EAST, A DISTANCE OF 148.42 FEET,
5. SOUTH 46° 57' 05" EAST, A DISTANCE OF 54.88 FEET,
6. NORTH 60° 47' 06" EAST, A DISTANCE OF 118.16 FEET,
7. NORTH 60° 34' 01" EAST, A DISTANCE OF 65.24 FEET,
8. SOUTH 37° 49' 06" EAST, A DISTANCE OF 173.68 FEET,
9. SOUTH 65° 18' 32" EAST, A DISTANCE OF 241.00 FEET,
10. SOUTH 02° 25' 37" WEST, A DISTANCE OF 220.02 FEET,
11. SOUTH 06° 30' 40" EAST, A DISTANCE OF 187.56 FEET, AND
12. SOUTH 48° 50' 33" EAST, A DISTANCE OF 66.45 FEET TO THE EASTERNMOST NORTHEAST CORNER OF SAID 17.011 ACRE TRACT, BEING SOUTHEAST CORNER OF SAID 14.931 ACRE TRACT, AND BEING IN THE WEST LINE OF SAID FUTURE HERITAGE AVENUE;

THENCE SOUTH 00° 54' 37" EAST, WITH THE COMMON LINE OF SAID 17.011 ACRE TRACT AND SAID FUTURE HERITAGE AVENUE, PASSING A 1/2" IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "JDS 10194118" AT A DISTANCE OF 60.00 FEET, FROM WHICH A BLAZED 40-INCH OAK TREE BEARS SOUTH 31° 14' 40" EAST, A DISTANCE OF 2.62 FEET, AND CONTINUING A TOTAL OF 186.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.01 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT CHRISSY PENNINGTON INVESTMENTS LLC DOES HEREBY ADOPT THIS PLAT OF LOT 1, 2910 PARR LANE ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN FOR ALL CITY OR FRANCHISED PUBLIC UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR AUXILIARY STRUCTURES SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ANY CITY OR FRANCHISED UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL CITY OR FRANCHISED UTILITIES SHALL AT ALL TIME HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

I HAVE REVIEWED THE CITY'S FINDINGS CONCERNING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GRAPEVINE, TEXAS

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GRAPEVINE, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____

_____
(SIGNATURE OF OWNER(s))

_____
(TITLE)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LELAND PENNINGTON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20___

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

RECEIVED
APR 0 2024
BY _____

PLANNING & ZONING COMMISSION:
DATE APPROVED: _____
CHAIRMAN: _____
SECRETARY: _____
GRAPEVINE CITY COUNCIL
DATE APPROVED: _____
MAYOR: _____
CITY SECRETARY: _____

FINAL PLAT
LOT 1
FAITHFUL AND TRUE ADDITION
BEING
AN ADDITION TO THE CITY OF GRAPEVINE
17.01 ACRES IN THE
J.S. BYRD SURVEY, ABSTRACT No. 207
SITUATED IN THE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
APRIL 2024
ZONED: R-20.0 SINGLE FAMILY RESIDENTIAL

THIS PLAT FILED ON _____, _____ INSTRUMENT #D _____

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, MARCH 19, 2024

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

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

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 19TH day of March 2024 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice Chair
Dennis Luers	Member
Beth Tiggelaar	Member
David Hallberg	Member
Jason Parker	Member
Traci Hutton	Member
Mark Assaad	Alternate

With Ben Johnson absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Natalie Gullo	Assistant City Attorney
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

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

BRIEFING SESSION

1. Conduct a briefing session to discuss all items scheduled on tonight's agenda. No action will be taken. Each item will be considered during the Regular Session, which immediately follows the Joint Public Hearings.

Briefing Session adjourned at **7:12 p.m.**
JOINT MEETING WITH CITY COUNCIL: 7:30 p.m. – City Council Chambers

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

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-02** (Industrial Office/Warehouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Josh Edge with Dynamic Engineering requesting a conditional use permit to allow outdoor vehicle storage in conjunction with a proposed 120,000 square foot office/ warehouse building. The subject property is located at 3219 State Highway 360and is currently zoned "PID", Planned Industrial Development.

The Commission and Council received a report from staff and held the public hearing. Applicant, Josh Edge with Dynamic Engineering, presented and answered questions.

4. Conditional Use Permit **CU24-06** (Meow Wolf) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kelly Schwartz requesting a conditional use permit to amend the previously approved site plan CU20-17 (Ordinance No. 2000-044) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space. This request is specifically to allow the possession, storage, retail sale of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing café inside of Meow Wolf. The subject property is located at 3000 Grapevine Mills Parkway, Suite 253 and is currently zoned "CC", Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant, Kelly Schwartz with Meow Wolf, presented and answered questions.

5. Conditional Use Permit **CU24-07** (RaceTrac) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by David Bond with Spiars Engineering & Surveying requesting a conditional use permit to amend the previously approved site plan CU18-13 (Ordinance No. 2018-043) for a planned commercial center to allow for the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (beer and wine only), outside dining, and gasoline service. This request is specifically to revise the site layout to add fueling pumps, fueling canopies, electric vehicle (EV) charging stations, and associated maneuvering area in conjunction with a convenience store. The subject property is located at 3955 Grapevine Mills Parkway and is currently zoned "CC", Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant representatives, John Paul Hoover and Scott Griffin with RaceTrac, presented and answered questions.

6. Conditional Use Permit **CU24-10** (Automotive Film Application Facility) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Masterplan requesting a conditional use permit to amend the previously approved site plan CU09-47 (Ordinance No. 2010-003) to establish a planned industrial park. This request is specifically to allow for the application/installation of paint protection film and window film (window tinting) in conjunction with a proposed business. The subject property is located at 1702 Minters Chapel Road, Suite 112 and is currently zoned "LI", Light Industrial District.

The Commission and Council received a report from staff and held the public hearing. Applicant, Wing Kwang with Eastman Performance Films, presented and answered questions.

7. Planned Development Overlay **PD24-01** (Reserve at Bear Creek) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bear Creek Grapevine Townhomes, LLC requesting a planned development overlay to deviate from, but not be limited to, minimum lot size, side yard setback, front yard setback, lot width, lot depth, and maximum building height; and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development. The subject property is located at 4201 State Highway 360 and is currently zoned "R-TH", Townhouse District.

The Commission and Council received a report from staff and held the public hearing. Applicant, Ben Ford with The Wright Group, PLLC, 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 **8:30 p.m.**

8. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

9. Conditional Use Permit **CU24-02** (Industrial Office/ Warehouse) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-02** (3219 State Highway 360):

Motion: Parker
Second: Luers
Ayes: Tiggelaar, Oliver, Hallberg, Hutton, Hotelling
Nays: None
Approved: 7 - 0

10. Conditional Use Permit **CU24-06** (Meow Wolf) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-06** (3000 Grapevine Mills Parkway, Suite 253):

Motion: Hutton
Second: Hallberg
Ayes: Luers, Tiggelaar, Oliver, Hotelling, Parker
Nays: None
Approved: 7 – 0

11. Conditional Use request **CU24-07** (RaceTrac) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-07** (3955 Grapevine Mills Parkway)

Motion: Luers
Second: Tiggelaar
Ayes: Oliver, Hotelling, Hutton, Hallberg, Parker
Nays: None
Approved: 7 – 0

12. Conditional Use request **CU24-10** (Automotive Film Application Facility) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-10** (1702 Minters Chapel Road)

Motion: Hallberg
Second: Hotelling
Ayes: Hutton, Oliver, Parker, Tiggelaar, Luers
Nays: None
Approved: 7 – 0

13. Planned Development Overlay request **PD24-01** (Reserve at Bear Creek) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Planned Development Overlay **PD24-01** (4201 State Highway 360)

Motion: Hutton
Second: Hallberg
Ayes: Hotelling, Luers, Parker, Oliver, Tiggelaar
Nays: None
Approved: 7 – 0

14. Consider the minutes of the February 20, 2024 Regular Planning and Zoning Commission workshop.

The Commission discussed this item.

Motion was made to **approve** the minutes of the February 20, 2024 Planning and Zoning Commission workshop.

Motion: Parker
Second: Hotelling
Ayes: Luers, Tiggelaar, Hutton, Hallberg
Nays: None
Abstained: Oliver
Approved: 6 – 0 – 1

15. Consider the minutes of the February 20, 2024 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the February 20, 2024 Planning and Zoning Commission meeting.

Motion: Hutton
Second: Tiggelaar
Ayes: Luers, Parker, Hotelling, Hallberg
Nays: None
Abstained: Oliver
Approved: 6 – 0 – 1

Adjournment

Motion was made to adjourn the meeting at **8:35 p.m.**
Motion: Luers
Second: Hutton
Ayes: Hotelling, Hallberg, Parker, Oliver, Tiggelaar
Nays: None
Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16th DAY OF APRIL 2024.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN