CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, MAY 21, 2024

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

6:15 p.m.	Dinner – City Council Conference Room
6:45 p.m.	Call to Order of City Council Meeting – City Council Chambers
	Swearing In of Newly Elected Council Members
	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 6:45 p.m. – City Council Chambers

1. City Secretary to administer the Oath of Office for Mayor to William D. Tate.

2. City Secretary to administer the Oath of Office for City Council Place 1 to Paul Slechta.

3. City Secretary to administer the Oath of Office for City Council Place 2 to Sharron Rogers.

4. Consider the appointment of the Mayor Pro Tem and take any necessary action.

EXECUTIVE SESSION:
(Immediately following swearing in of newly elected Council Members)

5. 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

6. Invocation and Pledge of Allegiance: Council Member Chris Coy

7. Mayor Tate to present a proclamation to the US Coast Guard Auxiliary, US Corps of Engineers, Grapevine Fire Department, and the Grapevine Parks and Recreation Department in recognition of Safe Boating Week.

JOINT PUBLIC HEARINGS

8. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley-Horn requesting a conditional use permit to amend the previously approved site plan CU24-06 (Ordinance No. 2024-025) for a planned commercial center in excess of 1,000,000 square feet of gross, leasable spaces. This request is specifically to divide the existing Burlington Coat Factory into two separate suites for a new retail tenant, amend the building elevations for a new main entry, and to revise the parking lot to include seven additional handicap-accessible parking spaces, a crosswalk, a 5-foot sidewalk and loading dock. The subject property is located at 3000 Grapevine Mills Parkway, Suite 343 and is currently zoned “CC”, Community Commercial District.

9. Conditional Use Permit **CU24-11** and Planned Development Overlay **PD24-03** (Avondale Porsche) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Spiars Engineering requesting a conditional use permit to amend the previously approved site plan CU16-14 (Ordinance No. 2016-042) for a planned commercial center in conjunction with an automotive dealership with sales and service of new and used vehicles specifically to include an additional dealership and allow for a 20-foot pylon sign and a planned development overlay to deviate from, but not be limited to, a reduction in the masonry requirements. This request is specifically to allow for a 13,184 square-foot addition to the existing Porsche dealership along with four electric vehicle (EV) charging stations. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 1280 Texan Trail and is currently zoned “CC”, Community Commercial District.

10. Conditional Use Permit **CU24-13** (Jiffy Lube) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Drew Donosky with Claymoore Engineering requesting a conditional use permit to amend the previously approve site plan CU06-55 (Ordinance No. 2007-006) to develop an automotive repair garage with a full-service car wash. The subject property is located at 3500 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.

11. Conditional Use Permit **CU24-16** (Office/Warehouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Don Stone requesting a conditional use permit to allow outside storage and to revise building elevations. The subject property is located at 942 Minters Chapel Road and is currently zoned “LI”, Light Industrial District.

12. Conditional Use Permit **CU24-18** (OG Wine Cellars Wine Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Transwestern Real Estate requesting a conditional use permit to allow for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine-tasting room and outdoor dining. The subject property is located at 909 South Main Street, Suite 104 and is currently zoned “MXU”, Mixed Use District.

JOINT NEW BUSINESS

13. City Council and Planning and Zoning Commission to receive a presentation and discuss **AM23-03** amendments to Chapter 19, Planning of the Grapevine City Code of Ordinances, also known as the Planning and Zoning Commission Bylaws. *(The Commission and Council will consider and vote on this item separately.)*

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

14. 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

15. Planning Services Director to update Council on donation bins.

CITY COUNCIL NEW BUSINESS

16. Consider calling a public hearing to rezone approximately 4.64 acres generally located south of Hall Street, east of North Scribner Street, west of North Main

Street, north and south of West Peach Street and all north of Caviness Drive from a "R-MF-1", Residential Multifamily-1 to "R-5.0", Zero-Lot Line District for single-family detached homes and "R-3.5", two-family dwelling district for duplexes, and take any necessary action.

17. Consider an engineering services contract for the design of the Water Treatment Plant Improvements with Ardurra Group, Inc. and **Ordinance No. 2024-041** appropriating the funds, and take any necessary action.

CONSENT AGENDA

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

18. Consider the renewal of an annual software license for permitting from MyGov, LLC. Building Official and Planning Services Director recommend approval.

19. Consider **Ordinance No. 2024-042** designating the Grapevine-Colleyville Independent School District Tax Assessor – Collector to perform duties imposed by Tax Code Chapter 26. Chief Financial Officer recommends approval.

20. Consider a contract to reappoint Brad Bradley as alternate municipal judge to substitute in the temporary absence of the presiding judge. Chief Financial Officer recommends approval.

21. Consider a firework permit for a wedding to be held at the Gaylord Glass Cactus on Saturday, June 1, 2024. Fire Chief recommends approval.

22. Consider the purchase of EMC Park Place storage maintenance from SHI Government Solutions, Inc. Chief Information Officer recommends approval.

23. Consider the award of an informal request for quote for irrigation upgrades at Parr Park from Horizon Distributors. Parks and Recreation Director recommends approval.

24. Consider the purchase of ten GPS preemption vehicle kits for police vehicles from Consolidated Traffic Control. Police Chief recommends approval.

25. Consider the purchase of fuel services and on-site fuel storage tanks for fleet service vehicles during the Service Center construction from Ricochet Fuel Distributors, Inc. Public Works Director recommends approval.

26. Consider the 2024 Water Conservation and Drought Contingency Plan. Public Works Director recommends approval.

27. Consider **Resolution No. 2024-008** authorizing an agreement for award of Transportation Development Credits with the Regional Transportation Council (RTC). Public Works Director recommends approval.

28. Consider **Resolution No. 2024-009** approving the Local Project Advance Funding Agreement with Texas Department of Transportation (TXDOT) to establish funding participation levels for the reconstruction of Fairway Drive from State Highway 26 to Marina Drive and **Ordinance No. 2024-043** appropriating the funds. Public Works Director recommends approval.

29. Consider the minutes of the April 16, 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

30. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-044**, if applicable, and take any necessary action.

31. Conditional Use Permit **CU24-11** (Avondale Porsche) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-045**, if applicable, and take any necessary action.

32. Planned Development Overlay **PD24-03** (Avondale Porsche) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-046**, if applicable, and take any necessary action.

33. Conditional Use Permit **CU24-13** (Jiffy Lube) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-047**, if applicable, and take any necessary action.

34. Conditional Use Permit **CU24-16** (Office/Warehouse) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-048**, if applicable, and take any necessary action.

35. Conditional Use Permit **CU24-18** (OG Wine Cellars Wine Tasting Room) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-049**, if applicable, and take any necessary action.

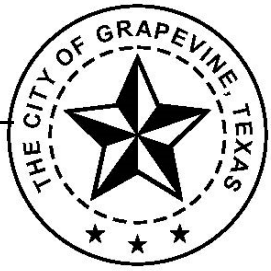
36. Consider the recommendation of the Planning and Zoning Commission regarding **AM23-03** amending Chapter 19, Planning of the Grapevine City Code of Ordinances, also known as the Planning and Zoning Commission Bylaws and **Ordinance No. 2024-050** and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on May 17, 2024 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



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

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

CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 21, 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. 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.

2. Discuss regulating mobile food units.

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

3. Invocation and Pledge of Allegiance: Council Member Chris Coy

4. Mayor Tate to present a proclamation to the US Coast Guard Auxiliary, US Corps of Engineers, Grapevine Fire Department, and the Grapevine Parks and Recreation Department in recognition of Safe Boating Week.

JOINT PUBLIC HEARINGS

5. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley-Horn requesting a conditional use permit to amend the previously approved site plan CU24-06 (Ordinance No. 2024-025) for a planned commercial center in excess of 1,000,000 square feet of gross, leasable spaces. This request is specifically to divide the existing Burlington Coat Factory into two separate suites for a new retail tenant, amend the building elevations for a new main entry, and to revise the parking lot to include seven additional handicap-accessible parking spaces, a crosswalk, a 5-foot sidewalk and loading dock. The subject property is located at 3000 Grapevine Mills Parkway, Suite 343 and is currently zoned "CC", Community Commercial District.

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<u>JOINT NEW BUSINESS</u>

10. City Council and Planning and Zoning Commission to receive a presentation and discuss **AM23-03** amendments to Chapter 19, Planning of the Grapevine City Code of Ordinances, also known as the Planning and Zoning Commission Bylaws. *(The Commission and Council will consider and vote on this item separately.)*

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

12. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) – Consider the application and make a recommendation to City Council.

13. Conditional Use Permit **CU24-11** (Avondale Porsche) – Consider the application and make a recommendation to City Council.

14. Planned Development Overlay **PD24-03** (Avondale Porsche) – Consider the application and make a recommendation to City Council.

15. Conditional Use Permit **CU24-13** (Jiffy Lube) – Consider the application and make a recommendation to City Council.

16. Conditional Use Permit **CU24-16** (Office/Warehouse) – Consider the application and make a recommendation to City Council.

17. Conditional Use Permit **CU24-18** (OG Wine Cellars Wine Tasting Room) – Consider the application and make a recommendation to City Council.

18. Consider **AM23-03** amendments to Chapter 19, Planning of the Grapevine City Code of Ordinances, also known as the Planning and Zoning Commission Bylaws; and make a recommendation to City Council.

19. Consider the minutes of the April 16, 2024 Planning and Zoning Commission workshop and regular meeting.

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

ADJOURNMENT

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Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary

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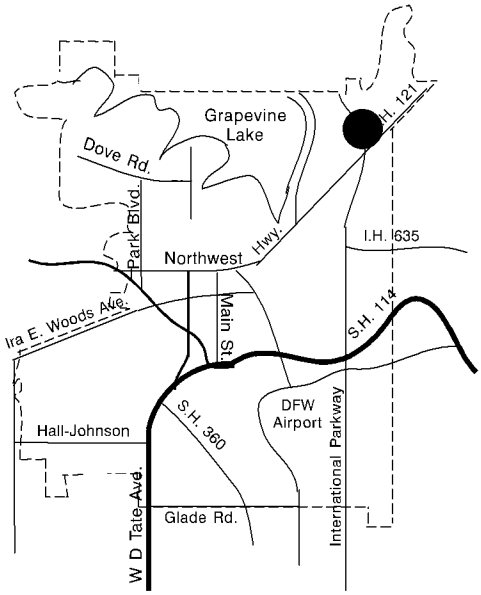
CC ITEM #8, 30
PZ ITEM #5, 12

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

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

MEETING DATE: MAY 21, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-01, BURLINGTON RECONFIGURATION



APPLICANT: Marissa Volk, PE – Kimley-Horn and Associates

PROPERTY LOCATION AND SIZE:

The subject property is located at 3000 Grapevine Mills Parkway, Suite No. 343 and is platted as Block 1, Lot 1R3, Grapevine Mills Addition, Phase I. The addition contains 136.92 acres and has approximately 2,388 feet of frontage along State Highway 26 and approximately 1,834 feet of frontage along Grapevine Mills Parkway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU24-06 (Ord. 2024-025) for a planned commercial center in excess of 1,000,000 square feet of gross, leasable space. This request is specifically to split the existing Burlington Coat Factory, suite 343 into two separate suites for a new retail tenant, changes in building elevations for a new main entry, and to revise the parking lot to include seven additional ADA parking spaces, a crosswalk, a 5-foot sidewalk and loading dock.

With this request, the applicant intends to split the existing 102,816 square foot Burlington Coat Factory into two separate retail suites; the new tenant space will have approximately 47,869 square feet and Burlington will have 54,947 square feet. In addition to creating a new suite, modifications include revisions to the south (front) building elevation to create a new main entry and the east building elevation to add a loading dock. Other exterior modifications include the addition of seven ADA parking spaces, a crosswalk and a 5-foot

sidewalk along the proposed main entry. Total existing parking is 8,467 parking spaces and 8,462 parking spaces are provided.

PRESENT ZONING AND USE:

The subject site was zoned "L-1" Light Industrial District prior to the 1984 City-wide rezoning at which time the subject site was rezoned to "HCO", Hotel/Corporate Office and "PID", Planned Industrial Development. The subject property was rezoned to "CC", Community Commercial with (Z95-13) on October 17, 1995.

The property is currently zoned "CC", Community Commercial District with a planned commercial center in excess of 1,000,000 square feet of gross leasable space designation and is developed as the Grapevine Mills Mall.

- On January 16, 1996, City Council approved CU95-36 (Ord. 1996-05) for development of a planned commercial center in excess of 1,000,000 square feet of gross leasable area.

- On August 6, 1996, City Council approved ADD96-01 (Res. 1996-34) to CU95-36 for 8 public entryway features.

- On September 17, 1996, City Council approved CU96-26 (Ord. 1996-79) to revise the site layout, the ring road configuration, and access to residential properties to the west.

- On February 18, 1997, City Council approved CU97-05 (Ord. 1997-09) to allow alcoholic beverage sales (Sega Game Works) and amend the site layout.

- On February 18, 1997, City Council approved CU97-06 (Ord. 1997-11) to amend the previously approved site plan for development of a theater (AMC Theater) with 30 screens.

- On February 18, 1997, City Council approved SU97-04 (Ordinance 1997-10) to allow skill-oriented games in excess of eight (8) machines and two (2) billiard tables.
- On March 18, 1997, City Council approved CU97-13 (Ord. 1997-28) to allow for alcoholic beverage sales in conjunction with a restaurant (The American Wilderness Experience).

- On April 15, 1997, City Council approved CU97-18 (Ord. 1997-40) to allow for alcoholic beverage sales in conjunction with a restaurant (Rainforest Cafe).

- On June 3, 1997, City Council approved CU97-29 (Ord.1997-55) to allow additional signage for the entire Grapevine Mills Mall project including the outparcel areas. On July 1,1997, City Council modified CU97-29 to allow for an 80-foot entertainment

globe.

- On June 19,1997, City Council approved CU97-25 (Ord. 1997-57) to allow for alcoholic beverage sales in conjunction with a restaurant (Tres Hombres) located in the outparcel area.

- On July 15, 1997, City Council approved CU97-36 (Ord. 1997-72) to allow for the development of a retail use in the outparcel area (Michael's Arts and Crafts Store).

- On August 19,1997, City Council approved CU97-42 (Ord. 1997-92) to allow the development of a retail tire store in the outparcel area (Discount Tire).

- On November 18, 1997, City Council approved Z97-22 (Ord. 1997-125) to rezone 11.825 acres from "PCD", Planned Commerce Development District and 26.43 acres from "HCO", Hotel/Corporate Office District to "CC", Community Commercial District for the development of Bass Pro Shops Outdoor World and Embassy Suites Hotel. The 38.255-acre Phase 2 development was incorporated into the overall Grapevine Mills planned commercial center located to the southeast of the mall proper across State Highway 26 and bordered also by the southbound service road of State Highway No. 121 and Bass Pro Drive (Bethel Road).

- On November 18, 1997, City Council approved CU97-60 (Ord. 1997-126) and CU97-61 (Ord. 1997-127) to incorporate Bass Pro Shops Outdoor World and Embassy Suites Hotel into the Grapevine Mills planned commercial center and also allow for on-premises consumption of alcoholic beverages and seven 40-foot pole signs.

- On November 18, 1997, City Council approved CU97-62 (Ord. 1997-128) to amend the previously approved site plan for a 39,870 square foot retail furniture store (Rooms to Go).

- On November 18, 1997, City Council approved CU97-63 (Ord. 1997-129) to amend the previously approved site plan for a 3,822 square foot restaurant (Chick Fil A).

- On November 18, 1997, City Council approved CU97-64 (Ord. 1997-130) which allowed for off-premise consumption of alcoholic beverages (wine only) for a lease space within the mall proper (Baxter's).

- On December 19, 1997, City Council approved CU97-68 (Ord.1997-147) for the development of a 3,855 square foot heath care facility (Primacare) in the Phase 1, outparcel area.

- On January 20, 1998, City Council approved CU97-75 (Ord. 1998-10) to amend the mall signage plan for wall signage associated with outparcel tenants.

- On January 20, 1998, City Council approved CU97-76 (Ord. 1998-11) to amend the site plan for a 10,095 square foot restaurant (Cozymel's) in the Phase 1, outparcel area.

- On February 3, 1998, City Council approved CU98-03 (Ord. 1998-17) to amend the floor plan for Dick Clark's American Bandstand restaurant.

- On February 3, 1998, City Council approved CU98-07 (Ord. 1998-40) to allow on-premise consumption of alcoholic beverages in conjunction with a restaurant (Corner Bakery).

- On June 16, 1998, City Council approved CU98-21 (Ord. 1998-74) to amend the floor plan for a restaurant (American Wilderness) with on premise consumption of alcohol beverage in the outparcel area.

- On June 16, 1998, City Council approved a request for temporary parking areas at Anchor Pads A and B through January 15, 1999.

- On September 15, 1998, City Council approved CU98-47 (Ord. 1998-116) to amend the floor plan for Cozymel's in the outparcel area of the Grapevine Mills Mall.

- On September 15, 1998, City Council approved CU98-48 (Ord. 1998-117) to establish a restaurant (MJ's Chop House/Mason Jar) with on premise consumption of alcohol beverage in the outparcel area.

- On September 15, 1998, City Council approved CU98-49 (Ord. 1998-118) to allow for canopy extensions over the main entrance and ticket window areas of the AMC Theater complex at Grapevine Mills.

- On October 20, 1998, City Council approved CU98-57 (Ord. 1998-130) to allow for the development of a restaurant (Black-Eyed Pea) with alcohol beverage sales in the Phase 1, outparcel area.

- On November 17, 1998, City Council approved CU98-59 (Ord. 1998-135) to allow alcoholic beverage sales throughout the premises for "special events" at Sega Gameworks.

- On December 15, 1998, City Council approved CU98-63 (Ord. 1998-151) to allow for a 6-story, 121-room hotel (Ameri Suites) in the outparcel area.

- On February 2, 1999, City Council approved CU98-79 (Ord. 1999-17) to allow a revision to the floor plan for Sega Gameworks.

- On March 23, 1999, City Council approved CU99-12 (Ord. 1999-16) to allow revisions to Anchor "G" specifically building area reduction from 35,790 square feet

to 26,500 square feet for Iguana Ameramex.

- On April 20, 1999, City Council approved CU99-17 (Ord. 1999-61) for a restaurant in the mall proper (Jekyll and Hyde) with on-premise alcoholic beverage sales (beer, wine, and mixed drinks).

- On May 18, 1999, City Council approved CU99-27 (Ord. 1999-83) to allow for the construction of a partial stone wall with trellis along the rear elevation of an existing restaurant (Cozymel's).

- On July 20, 1999, City Council approved CU99-41 (Ord. 1999-109) for a 7,189 square foot restaurant (Bennigan's) with on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in the Phase 1, outparcel area.

- On November 16, 1999, City Council approved CU99-60 (Ord. 1999-163) to amend the previously approved site plan for a mall expansion Anchor "A."

- On November 16, 1999, City Council approved CU99-61 (Ord. 1999-164) to amend the previously approved parking layout for Rooms-To-Go.

- On November 16, 1999, City Council approved CU99-63 (Ord. 1999-165) for a restaurant (Trail Dust) with on-premise alcohol beverage sales in the outparcel area.

- On December 7, 1999, City Council approved CU99-71 (Ord. 1999-178) to allow for the development of a 4-story, 105-room hotel (Hawthorn Suites) in the Phase 1 outparcel area.

- On April 18, 2000, City Council approved CU00-16 (Ord. 2000-43) to allow for changes to the exterior elevations of Anchor "A."

- On June 20, 2000, City Council approved SU00-07 for 30 redemption/coin-operated games at the main Texas entrance of the Grapevine Mills Mall.

- On August 15, 2000, City Council approved CU00-21 (Ord. 2000-83) to allow for a four story 114-room hotel (SpringHill Suites)

- On December 19, 2000, City Council approved CU00-67 (Ord. 2000-127) to allow for the development of a restaurant with a drive-thru window, Steak-n-Shake, in the outparcel area.

- On December 19, 2000, City Council approved CU00-68 (Ord. 2000-128) to allow for the development of a business services/reproduction facility (Kinko's) in the outparcel area.

- On July 17, 2001, City Council approved CU01-38 (Ord. 2001-56) to allow for a 32,786 square foot expansion to the mall proper at what was known as the "Texas" entrance, for a Neiman Marcus retail concept known as Last Call.

- On October 16, 2001, City Council approved CU01-51 (Ord. 2001-78) and Special Use Request SU01-07 to allow for a restaurant (Chuck-E-Cheese) with video games in excess of eight machines in the outparcel area.

- On September 26, 2001, the Site Plan Review Committee (SPRC) approved CU01-54 for minor revisions to the site plan of a department store (Neiman Marcus) located at the mall proper to allow for a power generator and landscape island.

- On May 21, 2002, City Council approved CU02-17 (Ord. 2002-37) to allow for a 20-foot pole sign for Rainforest Café immediately south of Neiman Marcus Last Call.

- On June 18, 2002, City Council approved CU02-16 (Ord. 2002-47) for an expansion of the mall proper to allow for the development of an indoor and outdoor skating park (ESPN Skate Zone).

- On June 18, 2002, City Council approved CU02-21 (Ord. 2002-50) to allow for an expansion of the alcohol consumption area to include the entire floor area within Sega Game works.

- On October 15, 2002, City Council approved CU02-43 (Ord. 2002-79) to amend the previously approved site plan of a former restaurant (Black-Eyed-Pea) to allow for modifications to the floor plan for a new restaurant (Blue Goose).

- On May 20, 2003, City Council approved CU03-14 (Ord. 2003-33) to amend the previously approved site plan to allow modifications associated with the Springhill Suites hotel in the outparcel area.

- On July 15, 2003, City Council approved CU03-19 (Ord. 2003-47) for the development of a tunnel-based aquarium (Underwater World) with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a restaurant in the outparcel area.

- On December 16, 2003, City Council approved CU03-43 (Ord. 2003-79) and SU03-06 to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant/dance club (Midnight Rodeo/Hondo's Grill) and to allow the use of three pool tables.

- On December 16, 2003, City Council approved CU03-47 (Ord. 2003-82) to allow for a restaurant (Ritzy's) in the outparcel area.

- On January 26, 2005, SPRC approved CU05-01 to allow minor modifications to the exterior and interior of an existing restaurant (Love and War in Texas)

- On March 15, 2005, City Council approved CU05-08 (Ord. 2005-19) to allow for on-premise alcohol beverage sales at the Chuck-E-Cheese restaurant in the outparcel area.

- March 15, 2005, City Council approved CU05-09 (Ord. 2005-20) to allow an approximate 8,000 square foot expansion (Children's World) near the "Tornado" entrance to the mall.

- On July 25, 2006, SPRC approved CU06-33 to allow for the addition of 1,000 square feet of office space.

- On November 7, 2006, City Council approved CU06-42 (Ord. 2006- 79) for a car wash service (Pronto Wash) adjacent to Neiman Marcus Last Call.

- On November 21, 2006, City Council approved CU06-52 (Ord. 2006-83) to allow a 26,325 square foot retail structure located between Rooms to Go and Chuck E. Cheese in the outparcel area

- On October 21, 2008, City Council approved CU08-25 (Ord. 2008-57) for a restaurant (Daan Sushi) with alcoholic beverage sales between Rooms to Go and Chuck E. Cheese in the outparcel area.

- On September 15, 2009, City Council approved CU09-24 (Ord. 2009-39) for an existing restaurant (Love and War in Texas) to allow outside dining with outdoor speakers for live music performances.

- On November 17, 2009, City Council approved CU09-37 (Ord. 2009-51) to allow for changes to the floor plan and building elevations, as well as adding outdoor dining and converting the former Bennigan's restaurant to a new Applebee's restaurant.

- On December 21, 2010, City Council approved CU10-25 (Ord. 2010-70) to modify site signage.

- On January 19, 2011, City Council approved CU10-25A (Ord. 2010-70) to revise the site signage package for 20 existing signs and one wall sign.

- On July 21, 2015, City Council approved CU15-21 (Ord. 2015-038) to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing hotel.

- On November 17, 2015, SPRC approved CU15-46 to revise the previously approved sign package with new way finding signs.

- On January 19, 2016, City Council approved CU15-48 (Ord. 2016-05) to amend the previously approved site plan to revise the building elevations, floor plan, allow outside dining and outside speakers in conjunction with a restaurant (Blue Goose Cantina).

- On September 15, 2020, City Council approved CU20-17 (Ord. 2020-44) to amend the previously approved site plan to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant (Kimsu Sushi).

- On June 9, 2022, SPRC approved CU22-20 to modify the building's exterior elevation to install a parapet-mounted sign above the existing height of Macy's Backstage.

- On June 9, 2022, SPRC approved CU22-23 to modify the north and east exterior elevations that includes a mural, a new tiered entry feature, and enhancements to the building's façade for new tenant (Meow Wolf).

- On March 19, 2024, City Council approved CU24-06 (Ord. 2024-025) 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.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "HCO", Hotel/ Corporate Office District, "R-MF-2", Multi-family District, & "PID", Planned Industrial Development – Cross Creek Apartments and Cross Creek Ranch

SOUTH: "HCO", Hotel/ Corporate Office District – Hilton Hotel and Austin Ranch

EAST: "CC", Community Commercial District – Fellowship Church

WEST: "R-MF", Multi-family District and "CC", Community Commercial District – Enclave at Grapevine Apartments and Kriya Hotels office building

AIRPORT IMPACT:

The subject tract is located within Aircraft Sound Exposure "Zone B" Middle Zone of Effect, and "Zone C", Zone of Greatest Effect. The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. 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.

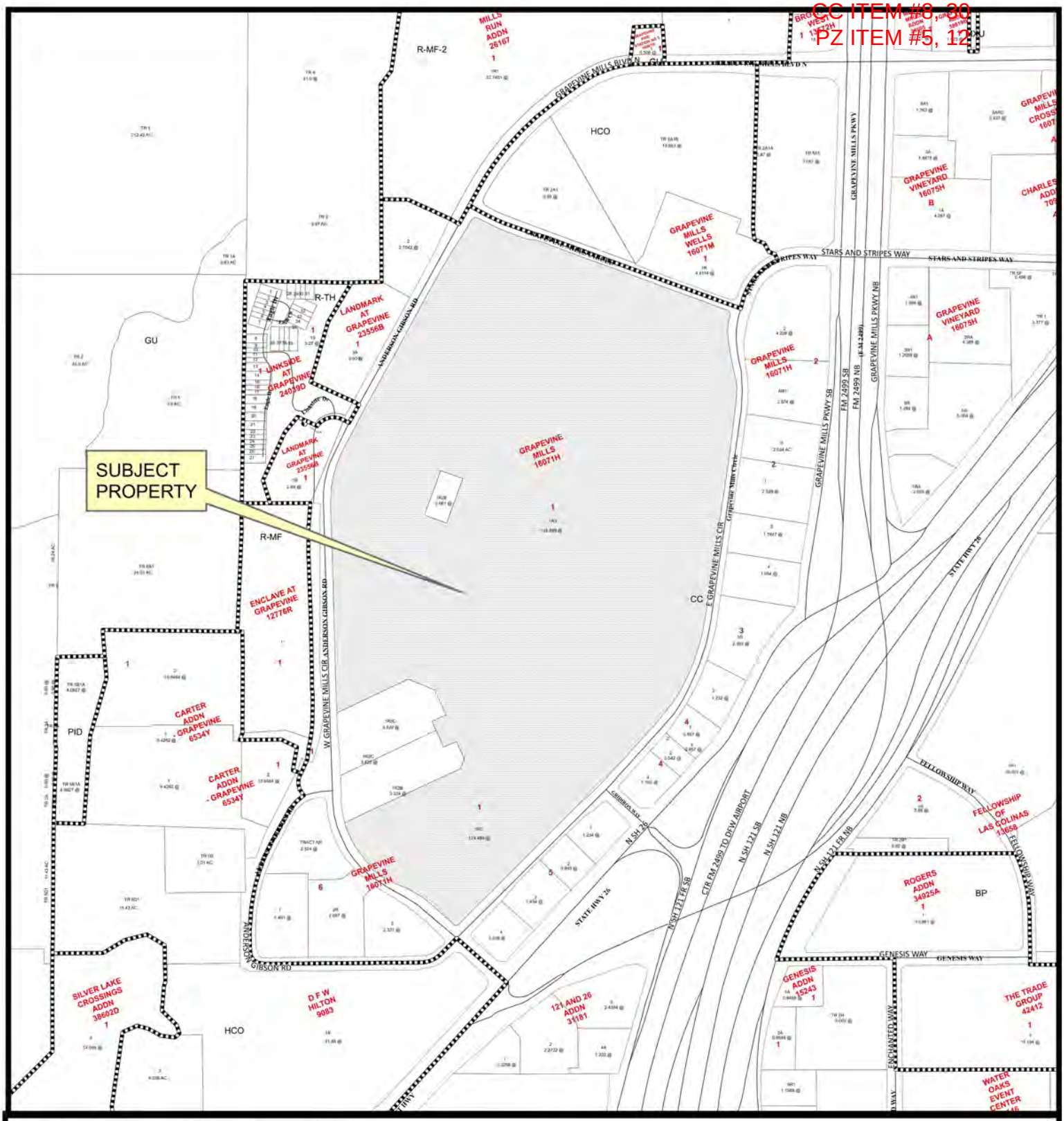
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates this portion of North Grapevine Mills Boulevard as a Type B Major Arterial thoroughfare with a minimum 80-foot right-of-way developed as six lanes with a turn lane.

/ng



0 330 660 990 1,320 Feet

CU24-01; Grapevine Mills Mall, Burlington
3000 Grapevine Mills Parkway, Suite 343

Date Prepared: 5/9/2024

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 #8, 30
PZ ITEM #5, 12

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
Grapevine Mills Addition, Block 1 Lot 1R3

Gross area of parcel (to nearest tenth of acre)
131.9

Street frontage & distance to nearest cross street
n/a

Describe the Proposed Use
Retail Store Remodel

Proposed Zoning
n/a

Existing Zoning
Community Commercial (CC)

Future Land Use Designation
Commercial

Subject Property Address
3000 Grapevine Mills Parkway, 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 Gary Duncan, Vice President Owner Phone Number 301-968-6464

Company Grapevine Mills Mall Limited Partnership

Address 225 W Washington Street

City Indianapolis State IN Zip Code 46204

Email [redacted]

CU24-01

JAN 02 2024

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Marissa Volk, PE *(name of project representative)* to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

Property Owner's Signature _____ Date 12/20/23

STATE OF: Maryland
COUNTY OF: Montgomery

BEFORE ME, a Notary Public, on this day personally appeared GARY DUNCAN *(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 20th day of December, 2023

_____

CHERYL D. WINDSOR
Notary Public - State of Maryland
Montgomery County
My Commission Expires Jun 11, 2024

NOTARY PUBLIC in and for the State of Texas
State of Maryland

JAN 02 2024

CU24-01

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 Representative Information *(complete if designated by owner)*

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

Name Marissa Volk, PE Company Kimley-Horn and Associates

Address 6160 Warren Parkway, Suite 210

City Frisco State TX Zip Code 75034

Phone 469-353-6055 Email [redacted]

Applicant's Signature Marissa Volk Date 12/12/23

STATE OF: TEXAS
COUNTY OF: COLLIN

BEFORE ME, a Notary Public, on this day personally appeared Marissa Volk *(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 12th day of December, 2023

ELIZABETH M. HOLLIS
Notary Public, State of Texas
Comm. Expires 11-10-2025
Notary ID 133441587

Elizabeth M. Hollis
NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

JAN 02 2024

CU24-01

(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 3000 Grapevine Mills Parkway, Grapevine, TX. 76051

Legal description of subject property
Grapevine Mills Addition, BLock 1, Lot 1R3

Public Works Department — Date 12-12-23

JAN 02 2024

CU24-01

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

Kimley»Horn

Memorandum

To: *City of Grapevine*

From: *Marissa Volk, P.E.*

Date: *January 4, 2024*

Subject: *Project Narrative*

Project Description/Summary

Location:

This project is located within Lot 1R3, Block 1 of the Grapevine Mills Addition. It's located to the south of Grapevine Mills Circle in the City of Grapevine, TX.

Purpose/Project Description:

To remodel a portion of the existing Burlington Coat Factory store to create a new retail store.

Existing and Proposed Land Use:

Existing Zoning: CC (Community Commercial)

Proposed Zoning: CC (Community Commercial)

Existing Plat(s): Amended Plat for the Grapevine Mills Addition, Cab. A. Slide 11970

Acreage: 136.9 acres

Land Characteristics:

Several trees are located along the perimeter of the proposed retail building as well as within the landscaping islands.

Existing Uses:

Retail (Burlington Coat Factory)

Proposed Uses:

Retail – please note the name of the new tenant has not been disclosed yet.

Existing Utilities:

The City of Grapevine has water and sewer utilities in the area. A 12" waterline is located within a 50' utility easement in the adjacent parking lot. An 8" sewer line parallels the waterline located within this utility corridor.

There are several fire hydrants located within the existing landscaping islands around the perimeter of the building.

Proposed Utilities:

A tap will be made to the existing 12" waterline mentioned above, and service extended through to the building.

Sewer will be provided by connecting to the existing 8" sewer main that traverses the property and extending the service through to the building.

Existing Topography and Drainage: The site drains away from the building and is picked up within catch basins in an existing drainage system in the parking lot.

Proposed Topography (Grading) and Drainage: Minor grading adjustments are anticipated to meet ADA requirements for an additional pedestrian entrance and ADA parking spaces. A truck dock will be provided and one of the landscaping islands will be adjusted to accommodate truck deliveries in and out of the site.

Improvements to the drainage system are not anticipated.

CC ITEM #8, 30
PZ ITEM #5, 12

ORDINANCE NO. 2024-044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU24-01 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU24-06 (ORDINANCE NO. 2024-025) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE, SPECIFICALLY TO DIVIDE THE EXISTING BURLINGTON COAT FACTORY SUITE 343 INTO TWO SEPARATE SUITES FOR A NEW RETAIL TENANT, AMEND THE BUILDING ELEVATIONS FOR A NEW MAIN ENTRY, AND TO REVISE THE PARKING LOT TO INCLUDE SEVEN ADDITIONAL HANDICAP-ACCESSIBLE PARKING SPACES, A CROSSWALK, A 5-FOOT SIDEWALK AND LOADING DOCK FOR BLOCK 1, LOT 1R3, GRAPEVINE MILLS ADDITION, PHASE 1 (3000 GRAPEVINE MILLS PARKWAY SUITE 343) 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 CU24-01 to amend the previously approved site plan of CU24-06 (Ordinance No. 2024-025) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space, specifically to divide the existing Burlington Coat Factory Suite 343 into two separate suites for a new retail tenant, amend the building elevations for a new main entry, and to revise the parking lot to include seven additional handicap-accessible parking spaces, a crosswalk, a 5-foot sidewalk and loading dock in a district zoned “CC”, Community Commercial District within the following described property: Block 1, Lot 1R3, Grapevine Mills Addition, Phase 1 (3000 Grapevine Mills Parkway Suite 343) 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 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. 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. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of May, 2024.

APPROVED:

_____
William D. Tate
Mayor

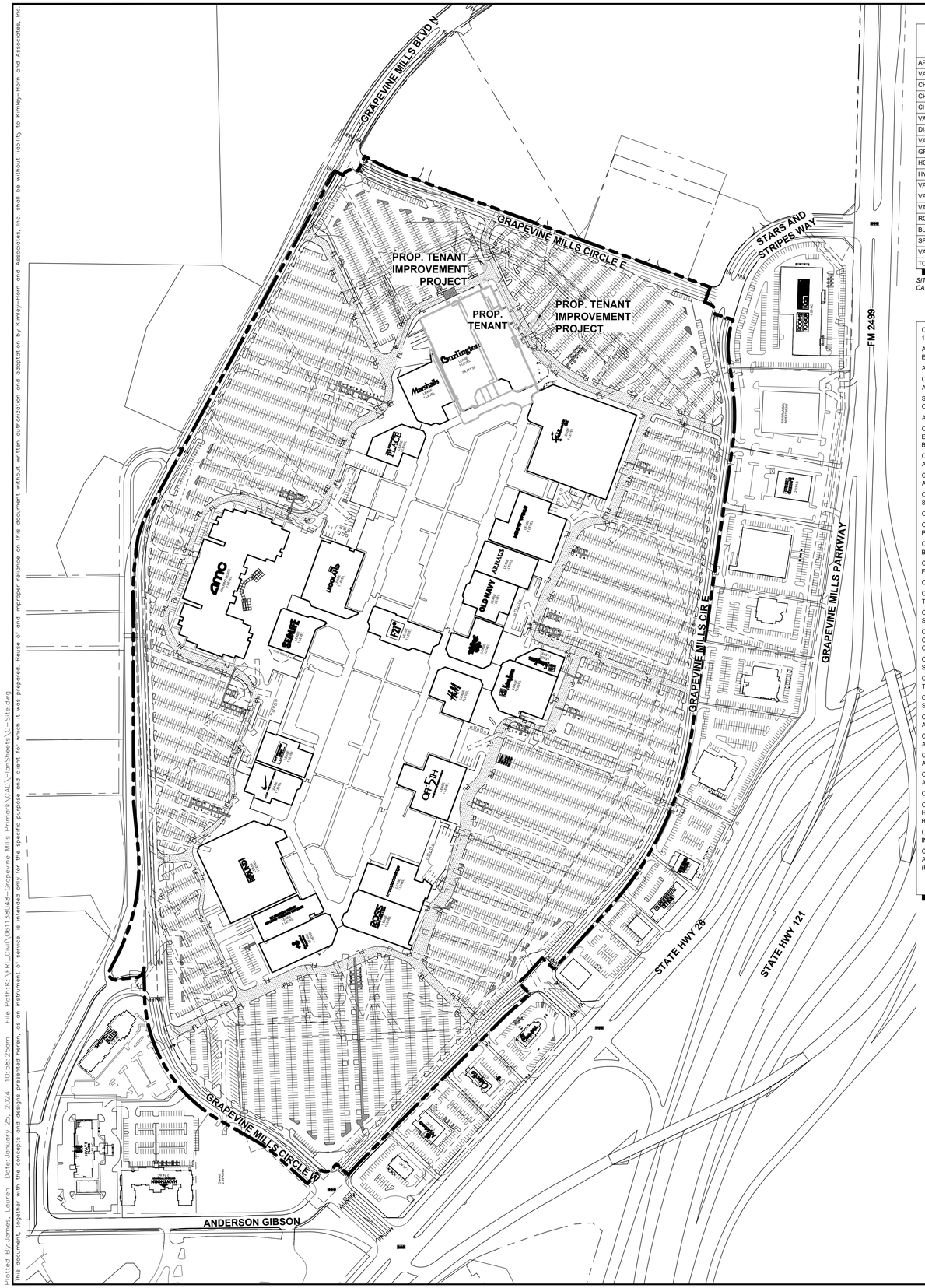
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____

Matthew C.G. Boyle
City Attorney


GRAPEVINE MILLS BLVD N
GRAPEVINE MILLS CIRCLE E
PROP. TENANT IMPROVEMENT PROJECT
PROP. TENANT
PROP. TENANT IMPROVEMENT PROJECT
STARS AND STRIPES WAY
FM 2499
GRAPEVINE MILLS PARKWAY
GRAPEVINE MILLS CIR E
STATE HWY 26
STATE HWY 121
GRAPEVINE MILLS CIRCLE W
ANDERSON GIBSON
Dillard's
Macy's
Forever 21
Sephora
Ulta
Hollister
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Lucky Brand
Journeys
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Express
Victoria's Secret
Bath & Body Works
Lids
Charlotte Russe
Claire's
Kay Jewelers
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Pandora
Lenscrafters
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Michael Kors
Tory Burch
Vera Bradley
Brighton
Pottery Barn
Williams-Sonoma
Crate & Barrel
Restoration Hardware
Pottery Barn Kids
Pottery Barn Teen
Apple
Microsoft
Verizon
AT&T
T-Mobile
Sprint
Boost Mobile
Cricket
Metro PCS
Game Stop
Nintendo
Build-A-Bear
Disney
Lego
Hallmark
Yankee Candle
Bed Bath & Beyond
Dick's Sporting Goods
Academy Sports + Outdoors
Nike
Under Armour
Adidas
Puma
Skechers
New Balance
Foot Locker
Kohl's
Macy's Backstage
Dillard's Clearance
Dillard's Men
Dillard's Women
Dillard's Kids
Dillard's Home
Dillard's Cosmetics
Dillard's Shoes
Dillard's Accessories
Dillard's Fragrances
Dillard's Intimate Apparel
Dillard's Sleepwear
Dillard's Swimwear
Dillard's Outerwear
Dillard's Denim
Dillard's Juniors
Dillard's Children
Dillard's Baby
Dillard's Maternity
Dillard's Petites
Dillard's Plus
Dillard's Tall
Dillard's Big & Tall
Dillard's Uniforms
Dillard's Workwear
Dillard's Footwear
Dillard's Handbags
Dillard's Jewelry
Dillard's Watches
Dillard's Eyewear
Dillard's Hosiery
Dillard's Lingerie
Dillard's Activewear
Dillard's Golf
Dillard's Tennis
Dillard's Swim
Dillard's Beach
Dillard's Resort
Dillard's Cruise
Dillard's Travel
Dillard's Luggage
Dillard's Backpacks
Dillard's Wallets
Dillard's Belts
Dillard's Scarves
Dillard's Hats
Dillard's Gloves
Dillard's Socks
Dillard's Underwear
Dillard's Bras
Dillard's Panties
Dillard's Shapewear
Dillard's Robes
Dillard's Pajamas
Dillard's Slippers
Dillard's Boots
Dillard's Sandals
Dillard's Heels
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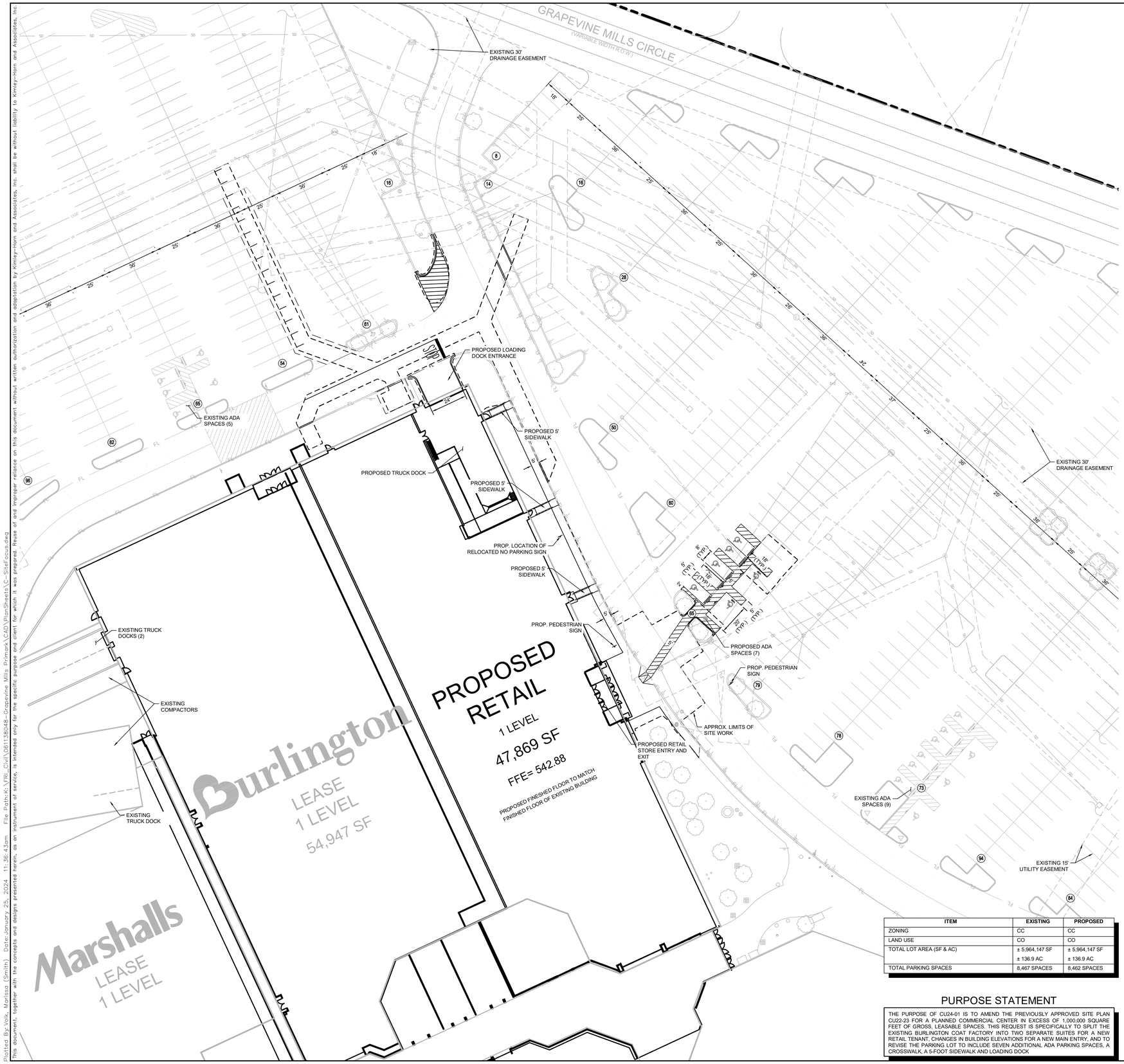
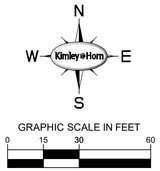
Dillard's Athletic Shoes
Dillard's Casual Shoes
Dillard's Dress Shoes
Dillard's Work Shoes





GRAPHIC SCALE IN FEET

0 15 30 60

LEGEND

- PROPERTY LINE
- EASEMENT
- EXISTING STRIPING
- PROPOSED STRIPING
- EXISTING CURB
- PROPOSED CURB
- FIRE LANE (FL)
- (10) NUMBER OF PARKING SPACES

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
3. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.

CITY OF GRAPEVINE NOTES

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

BENCHMARKS

CITY OF GRAPEVINE MONUMENT NO. 7
1/2" ALUMINUM ROD WITH CAP SET 0.6' BELOW ACCESS COVER. ACCESS COVER IS STAMPED, "CITY OF GRAPEVINE, MON. 7". MONUMENT IS LOCATED AT THE WEATHER STATION OF THE CORPS OF ENGINEERS AT THE GRAPEVINE LAKE HEADQUARTERS ON FAIRVIEW DRIVE. (110 FAIRWAY DR.)
ELEV=585.76' (NGVD 1929)

TBM #4 "X" SET ON BACK OF CURB IN FRONT OF ENTRANCE NO. 3, ±8' NORTHEAST FROM A PEDESTRIAN CROSSING SIGN, AND ±38' SOUTHEAST FROM THE EASTERNMOST SIDE OF ENTRY SIGN NO. 3.
ELEV=541.89'

TBM #7 "X" SET ON BACK OF CURB IN THE NORTHERLY PARKING LOT OF THE PROJECT, ±25' TO THE W. GRAPEVINE MILLS CIRCLE ENTRY TO PRIMARK, AND ±478' NORTHWEST FROM THE NORTHERNMOST SIDE OF ENTRY SIGN NO. 3.
ELEV=541.39'

ITEM	EXISTING	PROPOSED
ZONING	CC	CC
LAND USE	CO	CO
TOTAL LOT AREA (SF & AC)	± 5,964,147 SF ± 136.9 AC	± 5,964,147 SF ± 136.9 AC
TOTAL PARKING SPACES	8,467 SPACES	8,462 SPACES

PURPOSE STATEMENT

THE PURPOSE OF CU24-01 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-23 FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS, LEASABLE SPACES. THIS REQUEST IS SPECIFICALLY TO SPLIT THE EXISTING BURLINGTON COAT FACTORY INTO TWO SEPARATE SUITES FOR A NEW RETAIL TENANT, CHANGES IN BUILDING ELEVATIONS FOR A NEW MAIN ENTRY, AND TO REVISE THE PARKING LOT TO INCLUDE SEVEN ADDITIONAL ADA PARKING SPACES, A CROSSWALK, A 5-FOOT SIDEWALK AND LOADING DOCK

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

811 Know what's below. Call before you dig.

OWNER:
COMPANY NAME: SIMON
CONTACT: MARK LINGELBACH
ADDRESS: 225 WEST WASHINGTON STREET
INDIANAPOLIS, IN 46204
PHONE NUMBER: 317.263.7992

PREPARER:
COMPANY NAME: KIMLEY-HORN
CONTACT: MARISSA VOLK
ADDRESS: 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE NUMBER: 972.335.3580

CASE NAME: GRAPEVINE MILLS MALL - BURLINGTON RECONFIGURATION
CASE NUMBER: CU24-01
LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 2 OF 9

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

PLANNING SERVICES DEPARTMENT

FOCUSED SITE PLAN
FOR
GRAPEVINE MILLS - REMODEL
GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
AB. NO. A-1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.0989 AC OR 47,869 SF
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: JANUARY 25, 2024

No.	REVISIONS	DATE

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

01/25/24
STATE OF TEXAS
MARISSA VOLK
128532
LICENSED
PROFESSIONAL ENGINEER

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	LEJ	LEJ	MMV

SIMON PROPERTY GROUP
CITY OF GRAPEVINE, TEXAS

FOCUSED SITE PLAN

DATE 01/25/24
PROJECT NO. CU24-01
SHEET NUMBER 2 OF 9

Plotted By: Volk, Marissa (Smith) Date: January 25, 2024 11:36:43am File Path: K:\FRI_Civil\061136148-Grapevine Mills Primark\CAD\PlanSheets\C-SiteFocus.dwg
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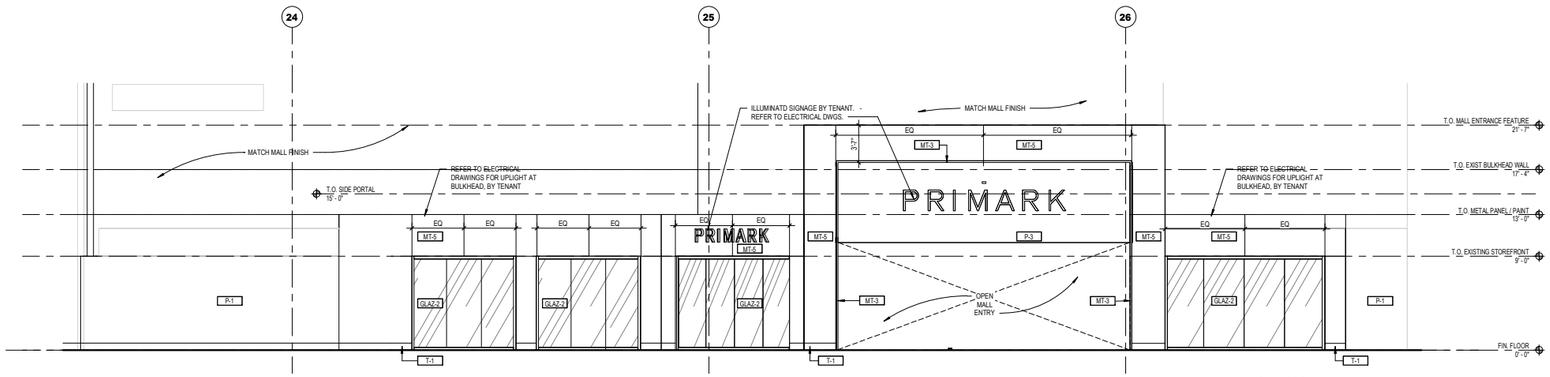


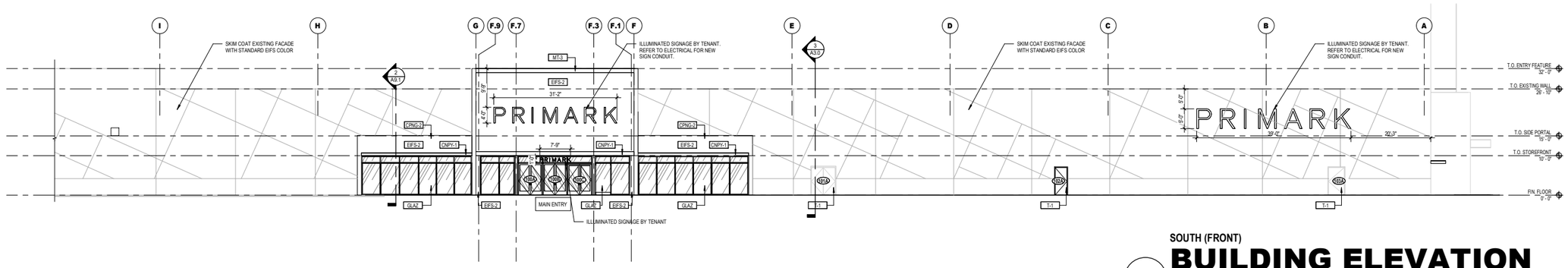
MALL ENTRY (NORTH)

1 ELEVATION

SCALE: 3/16" = 1'-0"

01/24/2024

EXTERIOR MATERIAL SCHEDULE	
CNPY-1	PRE-FINISHED METAL CANOPY - COLOR TO MATCH PSL RAL 9003 SIGNAL WHITE
CPNG-2	PRE-FINISHED METAL COPING - COLOR TO MATCH PSL RAL 7047 LIGHT GRAY
EIFS-2	FINISH TO MATCH PSL RAL 7047 LIGHT GRAY
GLAZ	ALUMINUM STOREFRONT/CURTAIN-WALL SYSTEM. COLOR/FINISHES TO MATCH RAL 9006 SILVER GREY
GLAZ-2	ALUMINUM STOREFRONT/CURTAIN-WALL SYSTEM. COLOR/FINISHES TO MATCH KYNAR MICA/METALLIC PLATINUM
MT-3	PRE-FINISHED ACM PANEL COLOR TO MATCH PMS 312C AQUA
MT-5	PRE-FINISHED ACM PANEL COLOR TO MATCH RAL 7047
P-1	PAINT TO MATCH RAL 7047
P-3	PAINT TO MATCH RAL 9003 SIGNAL WHITE
T-1	BASE TO MATCH EXISTING



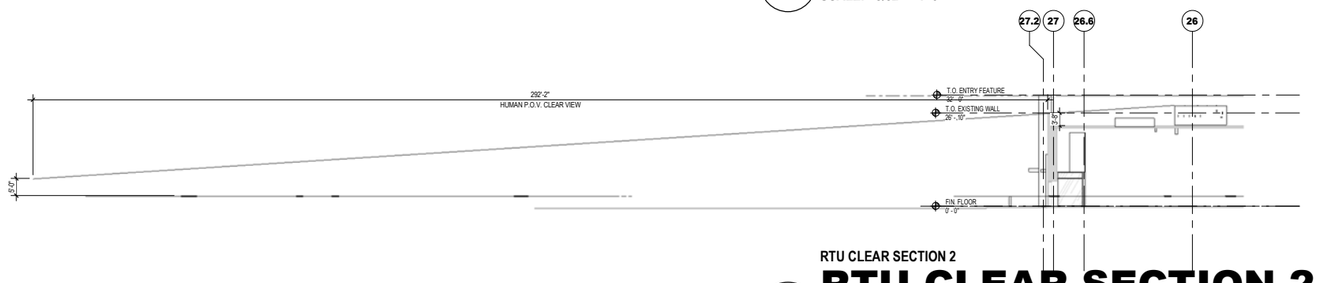
SOUTH (FRONT)

BE3 BUILDING ELEVATION

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

"The purpose of CU24-01 is to amend the previously approved site plan CU22-23 for a planned commercial center in excess of 1,000,000 square feet of gross, leasable spaces. This request is specifically to split the existing Burlington Coat Factory into two separate suites for a new retail tenant, changes in building elevations for a new main entry, and to revise the parking lot to include seven additional ADA parking spaces, a crosswalk, a 5-foot sidewalk and loading dock."

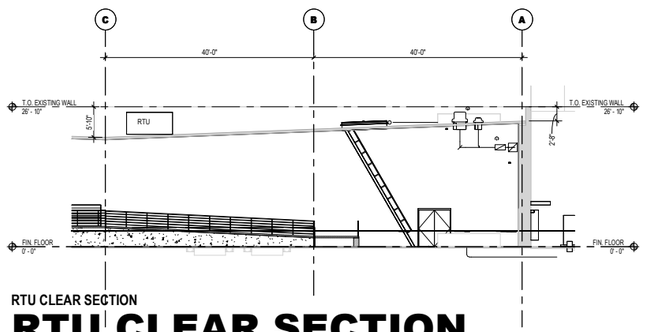
EXTERIOR MATERIALS IS STUCCO OVER METAL STUD FRAMING



RTU CLEAR SECTION 2

3 RTU CLEAR SECTION 2

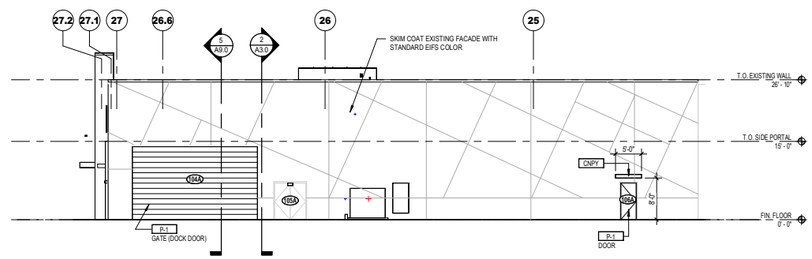
SCALE: 1/16" = 1'-0"



RTU CLEAR SECTION

2 RTU CLEAR SECTION

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



EAST (SIDE)

BE1 BUILDING ELEVATION

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

CASE NAME: GRAPEVINE MILLS MALL - BURLINGTON RECONFIGURATION
CASE NUMBER: CU24-01
LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR SECRETARY
DATE:
PLANNING AND ZONING COMMISSION

CHAIRMAN
DATE:
SHEET: 3 OF 9
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

BUILDING ELEVATIONS
FOR
GRAPEVINE MILLS - REMODEL
GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
AB. NO. A-1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.0989 AC OR 47,869 SF
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: JANUARY 25, 2024

REGISTERED ARCHITECT PATRICK FOX 27785 STATE OF TEXAS

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FOX DESIGN GROUP
FOXDESIGNGROUP.LLC
5500 FRANTZ ROAD, 2ND FLOOR
DUBLIN, OH 43130
www.foxdesigngroup.net

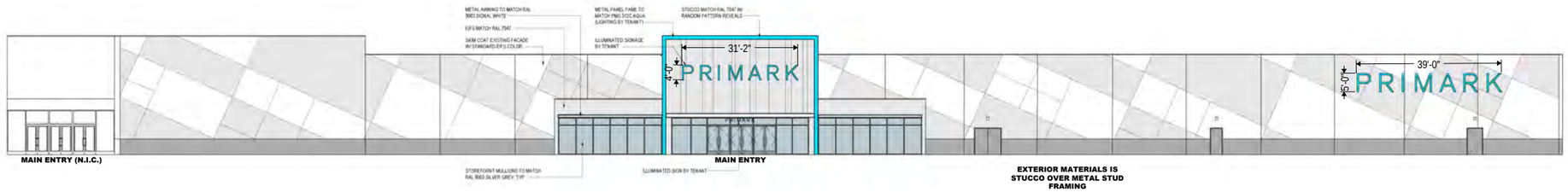
SIMON

NEW MERCANTILE TENANT
**********GRAPEVINE MILLS**********
GRAPEVINE, TX 76051

PROJECT NUMBER:		01320
NO.	ISSUE	DATE
	BID PERMIT	11/10/23
A	ADDENDUM A	12/21/23
B	ADDENDUM B	01/18/24

DRAWING: BUILDING ELEVATIONS

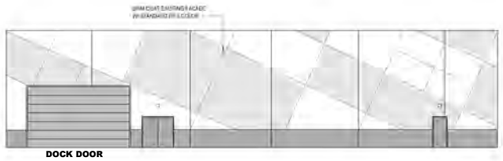
SHEET NUMBER: 3 OF 9



SOUTH (FRONT)

BUILDING ELEVATION

BE3 SCALE: 3/32" = 1'-0"



DOCK DOOR

EXTERIOR MATERIALS IS STUCCO OVER METAL STUD FRAMING

EAST (SIDE)

BUILDING ELEVATION

BE1 SCALE: 3/32" = 1'-0"

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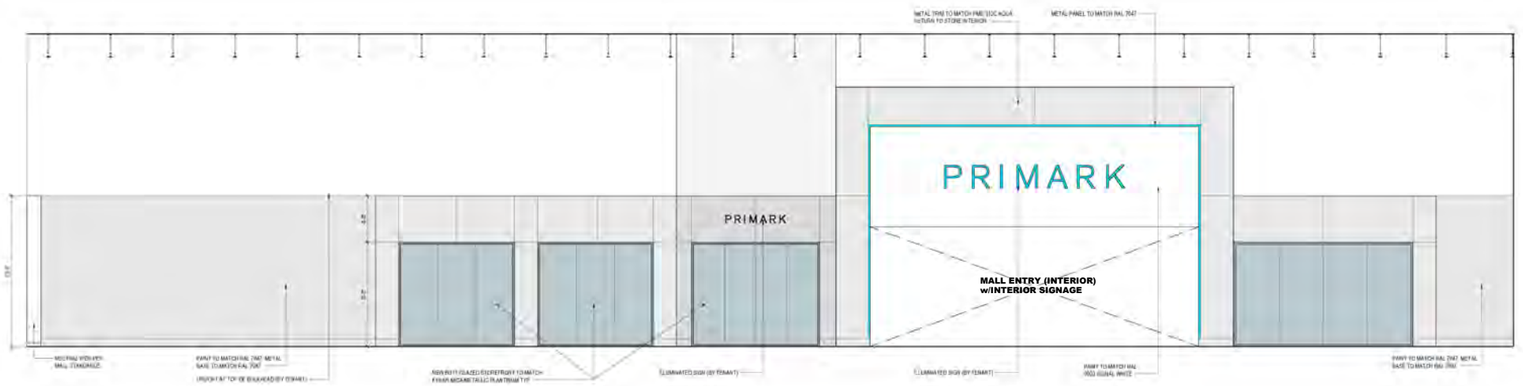


MALL ENTRY (NORTH)

ELEVATION

1 SCALE: 3/16" = 1'-0"

CASE NAME: GRAPEVINE MILLS MALL - BURLINGTON RECONFIGURATION
CASE NUMBER: CU24-01
LOCATION: 3000 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY
DATE: _____
PLANNING AND ZONING COMMISSION

_____
CHAIRMAN
DATE: _____
SHEET: 4 OF 9
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

BUILDING ELEVATIONS
FOR
GRAPEVINE MILLS - REMODEL
GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
AB. NO. A-1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.0989 AC OR 47,869 SF
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: JANUARY 25, 2024

REGISTERED ARCHITECT
PATRICK FOX
27785
STATE OF TEXAS

01/24/2024

FOX DESIGN GROUP

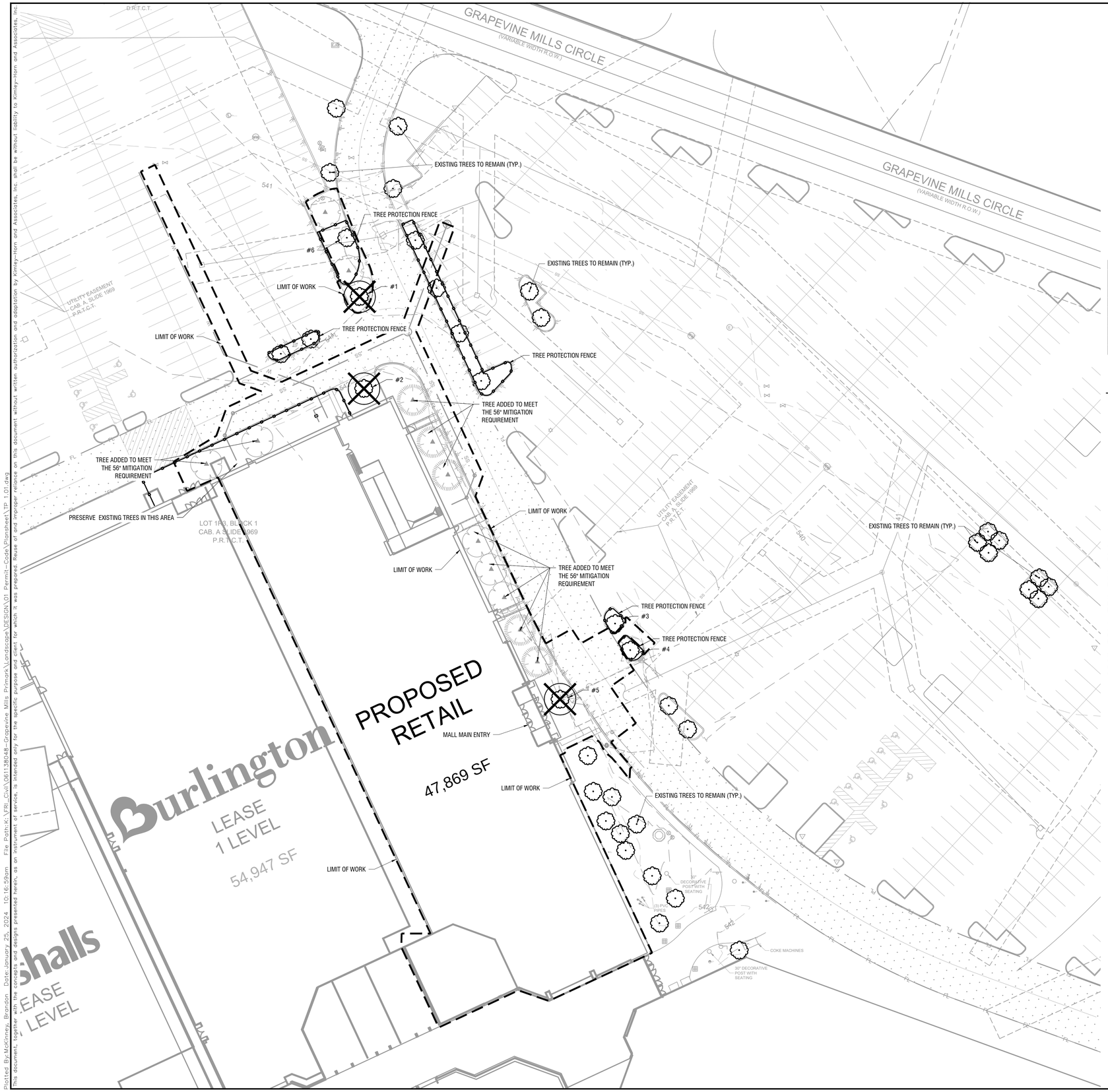
SIMON

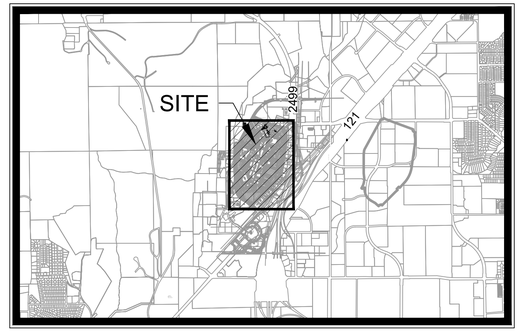
ANCHOR BUILDING
GRAPEVINE MILLS
GRAPEVINE, TX

PROJECT NUMBER: 1321
NO. | ISSUE | DATE

DRAWING: PROPOSED SHOPFRONT

SHEET NUMBER: 4 OF 9





SITE LOCATION MAP
(NOT TO SCALE)

TREE PRESERVATION CHART

TAG #	HEIGHT	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	STATUS	REASON	MITIGATION INCHES
1	12'-14'	18.0	LIVE OAK	*QUERCUS VIRGINIANA*	HEALTHY	REMOVED	IN ROADWAY	18.0
2	12'-14'	18.0	RED OAK	*QUERCUS RUBRA*	HEALTHY	REMOVED	IN ROADWAY	18.0
3	12'-14'	16.0	LIVE OAK	*QUERCUS VIRGINIANA*	HEALTHY	REMAIN	-	-
4	12'-14'	24.0	LIVE OAK	*QUERCUS VIRGINIANA*	HEALTHY	REMAIN	-	-
5	12'-14'	20.0	RED OAK	*QUERCUS RUBRA*	HEALTHY	REMOVED	IN SIDEWALK	20.0
6	12'-14'	20.0	LIVE OAK	*QUERCUS VIRGINIANA*	HEALTHY	REMAIN	-	-
							TOTAL MITIGATION INCHES	56.0

TREE PROTECTION LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCE

TREE PRESERVATION AND REMOVAL NOTES

1. CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.

2. ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.

3. ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.

4. ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.

5. ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.

CITY OF GRAPEVINE NOTES

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
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8. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
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10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

NOTE:THE INFORMATION SHOWN ON THE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE. KIMLEY-HORN IS NOT RESPONSIBLE FOR ANY MISSING SURVEY INFORMATION. THE LOCATION OF EXISTING TREES IS PROVIDED BASED ON AERIAL DATA AND IS NOT SURVEYED.

NOTE: ALL TREES ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT, CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED

PURPOSE STATEMENT

THE PURPOSE OF CU24-01 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-23 FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS, LEASABLE SPACES. THIS REQUEST IS SPECIFICALLY TO SPLIT THE EXISTING BURLINGTON COAT FACTORY INTO TWO SEPARATE SUITES FOR A NEW RETAIL TENANT, CHANGES IN BUILDING ELEVATIONS FOR A NEW MAIN ENTRY, AND TO REVISE THE PARKING LOT TO INCLUDE SEVEN ADDITIONAL ADA PARKING SPACES, A CROSSWALK, A 5-FOOT SIDEWALK AND LOADING DOCK

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

OWNER:
COMPANY NAME: SIMON
CONTACT: MARK LINGELBACH
ADDRESS: 225 WEST WASHINGTON STREET
INDIANAPOLIS, IN 46204
PHONE NUMBER: 317.263.7992

PREPARER:
COMPANY NAME: KIMLEY-HORN
CONTACT: MARISSA VOLK
ADDRESS: 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE NUMBER: 972.335.3580

CASE NAME: GRAPEVINE MILLS MALL - BURLINGTON RECONFIGURATION
CASE NUMBER: CU24-01
LOCATION: 3000 GRAPEVINE MILLS PARKWAY

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 5 OF 9

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

PLANNING SERVICES DEPARTMENT

TREE PRESERVATION
FOR
GRAPEVINE MILLS - REMODEL
GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
AB. NO. A-1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.0989 AC OR 47,869 SF
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: JANUARY 25, 2024

No.	REVISIONS	DATE

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX, 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
01/25/24

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	BTM	BTM	LMC

SIMON PROPERTY GROUP
CITY OF GRAPEVINE, TEXAS

TREE PRESERVATION

DATE
01/25/24

PROJECT NO.
CU24-01

SHEET NUMBER
5 OF 9

Plotted By:McKinney, Brandon Date:January 25, 2024 10:16:59am File Path:K:\FTW_Civil\061138048-Grapevine Mills Primark\Landscape\DESIGN\01 Permit-Code\Timsheet\TP 1.01.dwg
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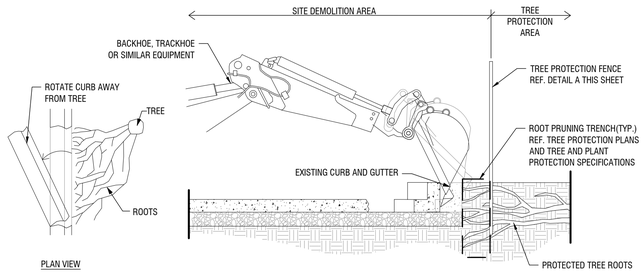
DEMOLITION SEQUENCE:
1. PERFORM ANY ROOT PRUNING.
2. INSTALL TREE PROTECTION FENCING.
3. BREAK OR CUT 6' SECTIONS OF CURB.
4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

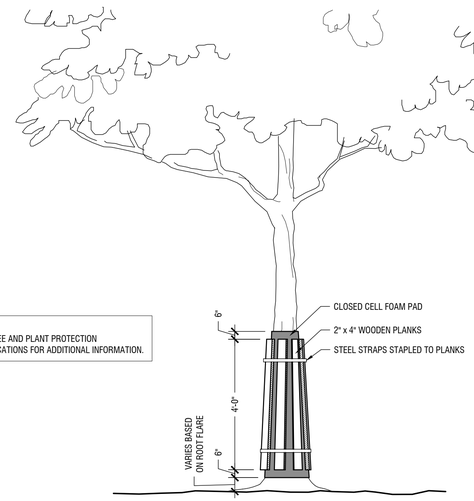


CURB DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

F

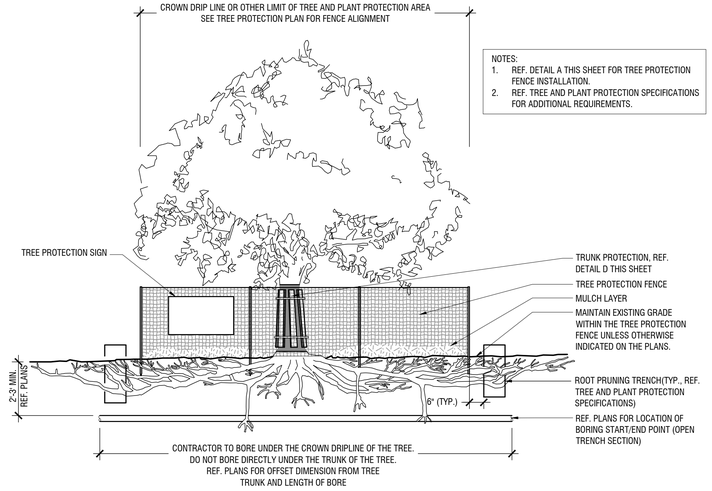
NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.



TRUNK PROTECTION

Scale: NTS

D



NOTES:
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

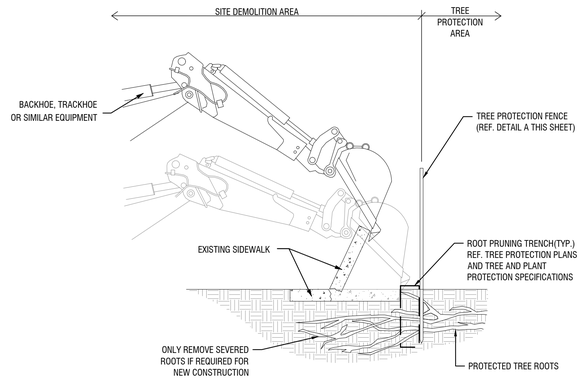
TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS

B

DEMOLITION SEQUENCE
1. PERFORM ANY ROOT PRUNING.
2. INSTALL TREE PROTECTION FENCING
3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

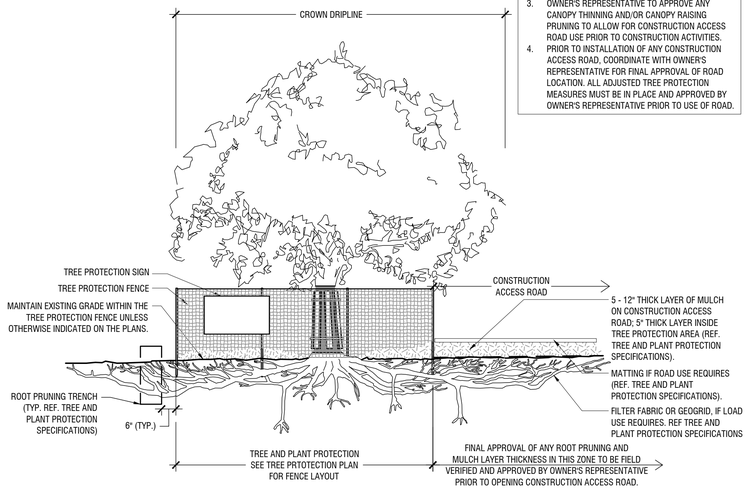


SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

E

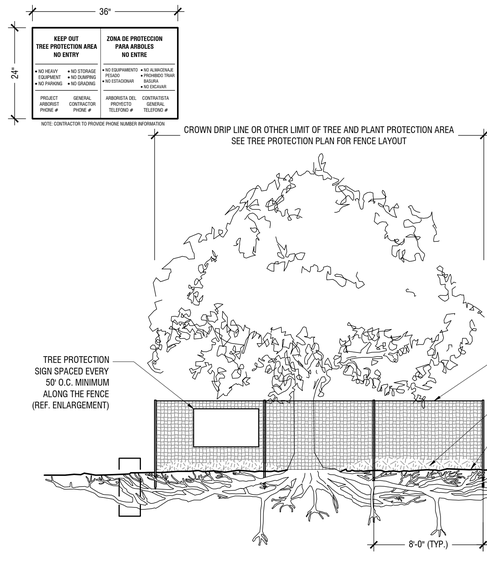
NOTES:
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.



TREE PROTECTION - CONSTRUCTION ACCESS ROAD

Scale: NTS

C



NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

CASE NAME: GRAPEVINE MILLS MALL - BURLINGTON RECONFIGURATION
CASE NUMBER: CU24-01
LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 6 OF 9

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

PLANNING SERVICES DEPARTMENT

OWNER:
COMPANY NAME: SIMON
CONTACT: MARK LINGELBACH
ADDRESS: 225 WEST WASHINGTON STREET
INDIANAPOLIS, IN 46204
PHONE NUMBER: 317.263.7992

PREPARER:
COMPANY NAME: KIMLEY-HORN
CONTACT: MARISSA VOLK
ADDRESS: 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE NUMBER: 972.335.3580

TREE PRESERVATION DETAILS
FOR
GRAPEVINE MILLS - REMODEL
GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
AB. NO. A-1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.0989 AC OR 47,869 SF
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: JANUARY 25, 2024

No.	REVISIONS	DATE

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX, 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

REGISTERED LANDSCAPE ARCHITECT — BRIAN M. CANNEDY — 2900 — STATE OF TEXAS

01/25/24

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	BTM	BTM	LMC

SIMON PROPERTY GROUP
CITY OF GRAPEVINE, TEXAS

TREE PRESERVATION DETAILS

DATE 01/25/24

PROJECT NO. CU24-01

SHEET NUMBER 6 OF 9

Plotted By: McKinney, Brandon Date: January 25, 2024 10:17:13am File Path: K:\FRI_Civil\061138048-Grapevine Mills Primark\Landscape\DESIGN\01 Permit-Cycle\Finalsheet\TP 3.01.dwg
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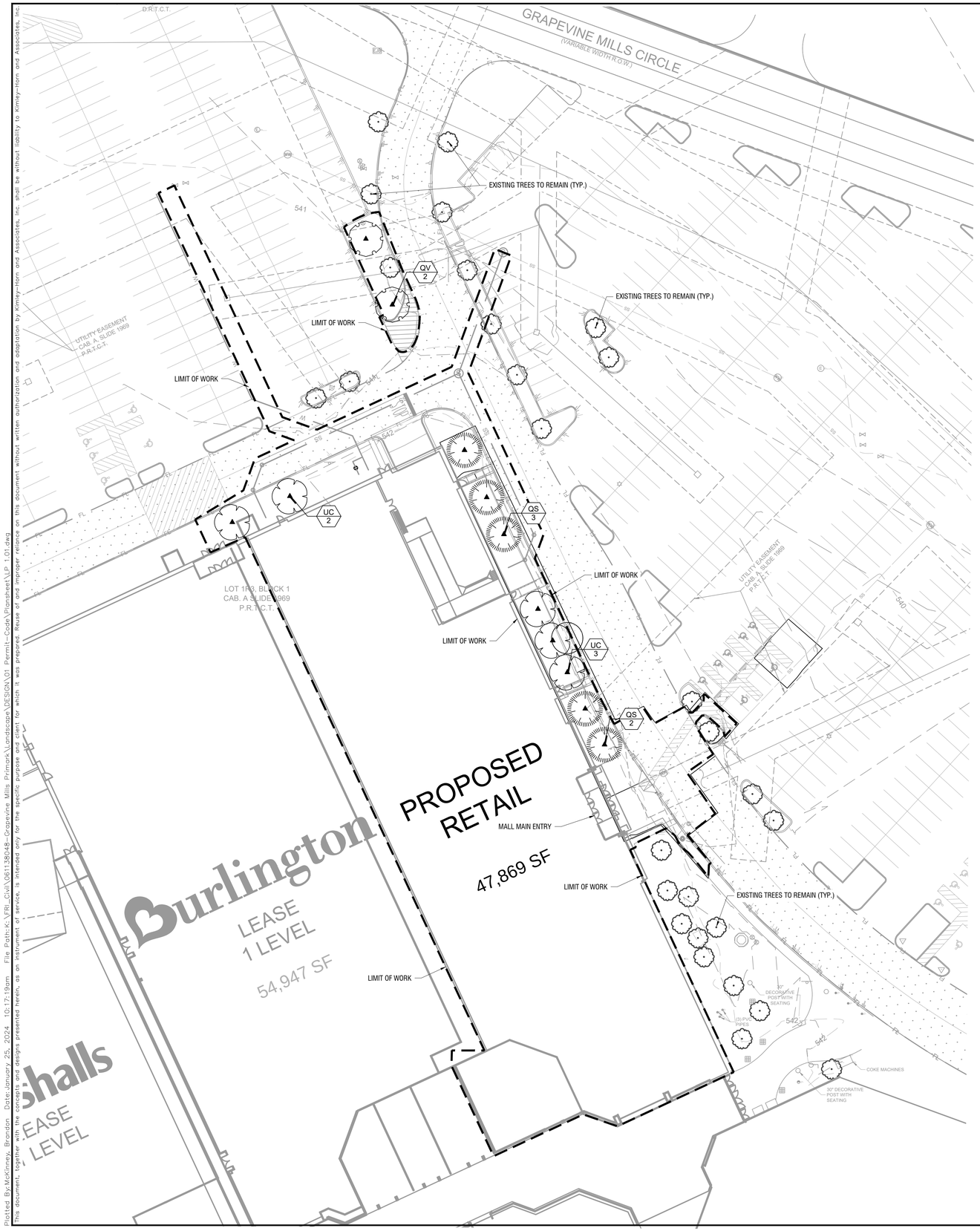

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CITY OF GRAPEVINE NOTES

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

CITY OF GRAPEVINE LANDSCAPE NOTES

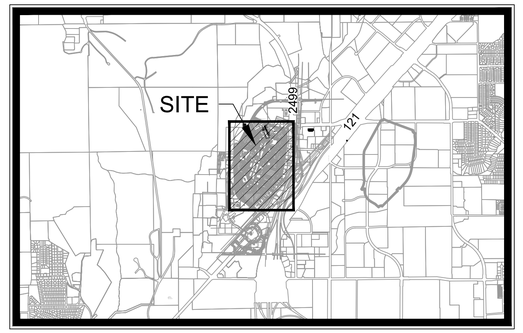
1. SHRUBS SHALL BE A MINIMUM OF TWO FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING HEDGES, WHERE INSTALLED, SHALL BE PLATED AND MAINTAINED TO FORM A CONTINUOUS UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE FEET HIGH WITHIN ONE YEAR AFTER TIME OF PLANTING.
2. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE OIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION .

NOTE:THE INFORMATION SHOWN ON THE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE. KIMLEY-HORN IS NOT RESPONSIBLE FOR ANY MISSING SURVEY INFORMATION. THE LOCATION OF EXISTING TREES IS PROVIDED BASED ON AERIAL DATA AND IS NOT SURVEYED.

NOTE: ALL TREES ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT, CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED

PURPOSE STATEMENT

THE PURPOSE OF CU24-01 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-23 FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS, LEASABLE SPACES. THIS REQUEST IS SPECIFICALLY TO SPLIT THE EXISTING BURLINGTON COAT FACTORY INTO TWO SEPARATE SUITES FOR A NEW RETAIL TENANT, CHANGES IN BUILDING ELEVATIONS FOR A NEW MAIN ENTRY, AND TO REVISE THE PARKING LOT TO INCLUDE SEVEN ADDITIONAL ADA PARKING SPACES, A CROSSWALK, A 5-FOOT SIDEWALK AND LOADING DOCK



SITE LOCATION MAP
(NOT TO SCALE)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QS	5	Quercus shumardii / Shumard Red Oak	5" cal, 12` ht, 5` spr	Full, Straight, Single Leader
	QV	2	Quercus virginiana / Southern Live Oak	5" cal, 12` ht, 5` spr	Full, Straight, Single Leader
	UC	5	Ulmus crassifolia / Cedar Elm	5" cal, 12` ht, 5` spr	Full, Straight, Single Leader

MISC	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	MULCH	TBD	Shredded Hardwood Mulch	3" depth, trees in sod to receive 4' dia. mulch ring

SITE DATA TABLE

LOT NUMBER	LOT SIZE	BUILDING COVERAGE	DENSITY	BUILDING HEIGHT	PAVED AREA	OPEN SPACE	TOTAL BLDG, PATIO & PAVED AREA	PARKING REQUIRED	PARKING PROVIDED
	SF	*SF*	*%*		*SF*	*SF - (%)*	*SF*		
APPLEBEE'S - LOT 3, BLOCK 5	62,485	7,189	11.51	22'-8"	39,870	15,405 - (24.66)	47,060	79	101
VACANT FORMERLY CARENOW - LOT 2, BLOCK 4	23,598	3,855	18.30	25'-0"	13,014	6,729 - (28.50)	18,889	25	25
CHICK-FIL-A - LOT 1, BLOCK 5	53,768	3,822	7.11	25'-0"	31,337	18,810 - (34.80)	35,159	37	47
CHIPOTLE MEXICAN GRILL - LOT 2, BLOCK 5	38,898	3,457	8.89	24'-0"	21,977	13,144 - (33.80)	25,754	29	42
CHUCK E. CHEESE'S - LOT 5, BLOCK 2	88,581	6,600	13.51	20'-2"	62,274	14,358 - (16.21)	74,223	146	147
VACANT FORMERLY CHINA BUFFET - LOT 3, BLOCK 3	77,755	8,429	12.10	30'-0"	49,481	19,045 - (24.50)	58,690	126	126
DISCOUNT TIRE - LOT 1, BLOCK 4	37,346	7,700	20.62	50'-0"	20,170	9,478 - (25.40)	57,570	19	27
VACANT FORMERLY PAPA'S CRAB - LOT 4, BLOCK 2	85,135	10,345	12.15	77'-0"	58,413	15,275 - (17.90)	69,858	126	147
GRAPEVINE MILLS MALL - LOT 1R, BLOCK B1	5,964,147	1,868,952					5,363,842	7,489	8,462
HOMEWOOD SUITES - LOT 2, BLOCK 6	119,335	14,604	14.01	69'-8"	45,101	46,772 - (39.19)	68,063	128	128
HYATT PLACE - LOT 1, BLOCK 6	108,488	5,903	11.01	21'-11"	58,322	36,615 - (33.80)	71,873	126	130
VACANT FORMERLY FED-EX/ KINKOS - LOT 4, BLOCK 4	47,899	3,880	7.08	64'-1"	20,522	25,571 - (53.38)	27,122	42	38
VACANT FORMERLY DAYLIGHT GOLF - LOT 1, BLOCK 3	104,239	14,604	14.01	31'-0"	67,248	22,387 - (21.48)	81,852	176	176
VARIOUS BUSINESSES - LOT 1, BLOCK 2	110,581	28,742	24.18		56,104	17,735 - (16.00)	92,546	139	139
ROOMS TO GO - LOT 2, BLOCK 2	184,171	39,870	21.85	25'-8"	90,000	54,301 - (29.50)	128,870	205	228
BLUE GOOSE - LOT 3, BLOCK 4	53,676	5,903	11.01	21'-11"	33,071	12,054 - (22.50)	38,980	66	88
SPRINGHILL SUITES - LOT 3, BLOCK 6	101,244	22,962	19.24		51,287	33,085 - (32.68)	68,159	114	114
VACANT FORMERLY STEAK-N-SHAKE - LOT 4, BLOCK 5	54,791	16,872	16.66		33,827	17,084 - (31.18)	37,707	45	54
TOTAL	7,316,137	2,073,689					6,366,217	9,117	10,219

SITE DATA TABLE WAS PREPARED USING DATA LISTED ON THE MASTER SITE PLAN FOR GRAPEVINE MILLS MALL PREPARED FOR CASE NUMBER: CU22-23 BOSK LANES PROJECT APPROVED 06/09/2022. SITE DATA TABLE WAS UPDATED TO REFLECT THIS PROJECT.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS, LAWN, AND GRAVEL/DG AREAS. REFERENCE SITE PLAN.
5. PROVIDE GRASS SEEDING OR LAY BUFFALO SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE TEMPORARY IRRIGATION AS NECESSARY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
7. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
8. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BUFFALO SOD AND TEMPORARILY IRRIGATED.
9. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
10. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BUFFALO SEED OR SOD AND TEMPORARILY IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.

EXISTING TREES ON SITE WITHIN THE LIMIT OF WORK						
TAG #	DBH	COMMON NAME	*SCIENTIFIC NAME*	STATUS	REASON	MITIGATION INCHES
1	18.0	LIVE OAK	*QUERCUS VIRGINIANA*	REMOVED	IN ROADWAY	18.0
2	18.0	RED OAK	*QUERCUS RUBRA*	REMOVED	IN ROADWAY	18.0
3	16.0	LIVE OAK	*QUERCUS VIRGINIANA*	REMAIN	-	-
4	24.0	LIVE OAK	*QUERCUS VIRGINIANA*	REMAIN	-	-
5	20.0	RED OAK	*QUERCUS RUBRA*	REMOVED	IN SIDEWALK	20.0
6	20.0	LIVE OAK	*QUERCUS VIRGINIANA*	REMAIN	-	-
TOTAL EXISTING TREES WITHIN THE LIMIT OF WORK						6.0
PROPOSED TREES ON SITE						
QTY	DBH	COMMON NAME	*SCIENTIFIC NAME*	CODE	REASON	TOTAL INCHES
5	5"	SHUMARD RED OAK	QUERCUS SHUMARDII	QS		25
2	5"	SOUTHERN LIVE OAK	*QUERCUS VIRGINIANA*	QV		10
5	5"	CEDAR ELM	ULMUS CRASSIFOLIA	UC		25
TOTAL PROPOSED TREES						10.0

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

OWNER:
COMPANY NAME: SIMON
CONTACT: MARK LINGELBACH
ADDRESS: 225 WEST WASHINGTON STREET
INDIANAPOLIS, IN 46204
PHONE NUMBER: 317.263.7992

PREPARER:
COMPANY NAME: KIMLEY-HORN
CONTACT: MARISSA VOLK
ADDRESS: 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE NUMBER: 972.335.3580

CASE NAME: GRAPEVINE MILLS MALL - BURLINGTON RECONFIGURATION
CASE NUMBER: CU24-01
LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 7 OF 9

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

PLANNING SERVICES DEPARTMENT

LANDSCAPE PLAN
FOR
GRAPEVINE MILLS - REMODEL
GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
AB. NO. A-1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.0989 AC OR 47,869 SF
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: JANUARY 25, 2024

No.	REVISIONS	DATE

Kimley»Horn
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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

REGISTERED LANDSCAPE ARCHITECT
BRIAN K. CARMICHAEL
5900
STATE OF TEXAS
01/25/24

SCALE AS SHOWN | DESIGNED BY BTM | DRAWN BY BTM | CHECKED BY LMC

LANDSCAPE PLAN

SIMON PROPERTY GROUP
CITY OF GRAPEVINE, TEXAS

DATE 01/25/24

PROJECT NO. CU24-01

SHEET NUMBER 7 OF 9

Plotted By:McKinney, Brandon Date:January 25, 2024 10:17:28am File Path:K:\FTW_Civil\061138048-Grapevine Mills Primark\Landscape\DESIGN\01 Permits-Code\Pinsheet\LP 3.01.dwg
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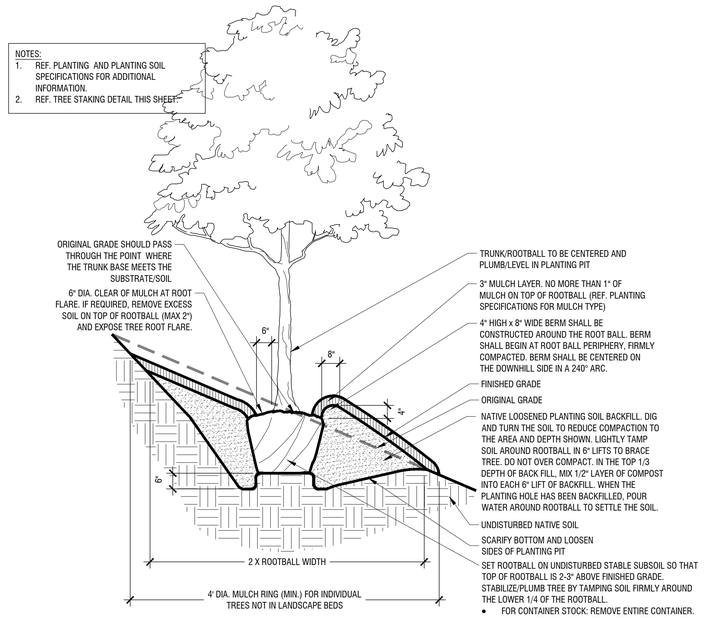
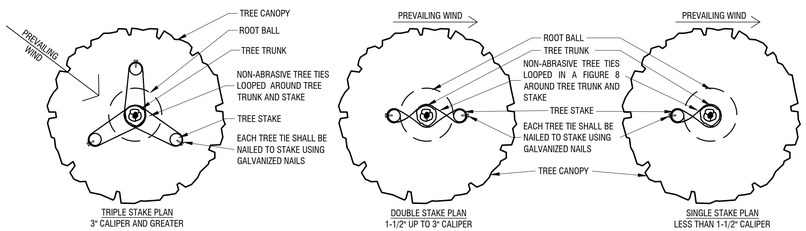
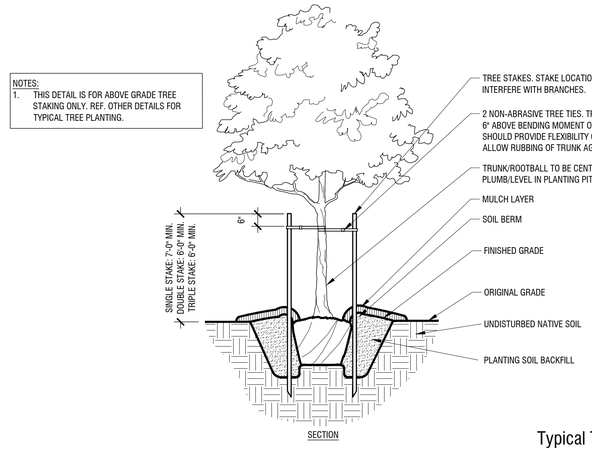


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes) D

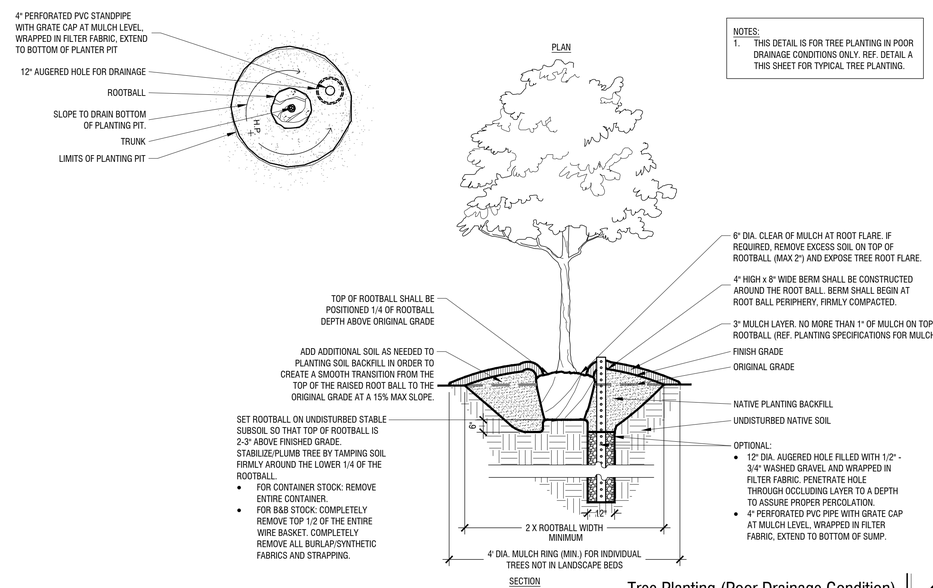
Scale: NTS





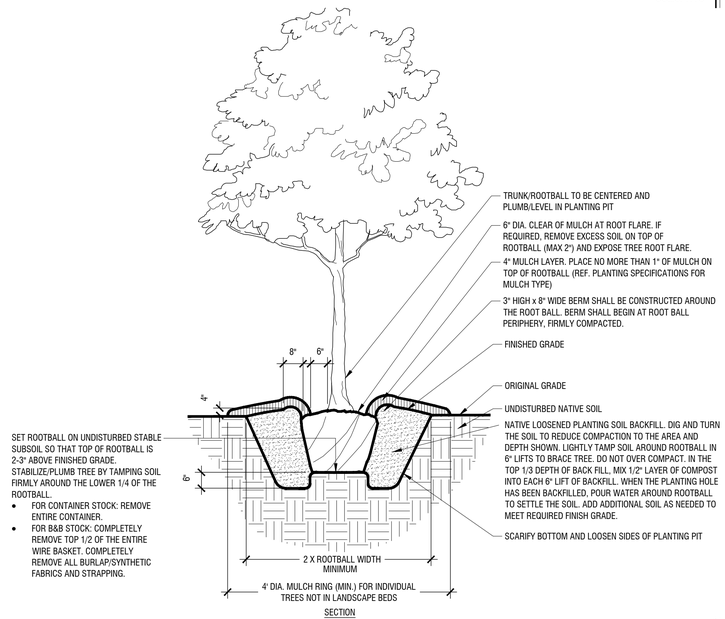
Typical Tree Staking B

Scale: NTS



Tree Planting (Poor Drainage Condition) C

Scale: NTS



Typical Tree Planting (Up to 3" Caliper) A

Scale: NTS

OWNER:
COMPANY NAME: SIMON
CONTACT: MARK LINGELBACH
ADDRESS: 225 WEST WASHINGTON STREET
INDIANAPOLIS, IN 46204
PHONE NUMBER: 317.263.7992

PREPARER:
COMPANY NAME: KIMLEY-HORN
CONTACT: MARISSA VOLK
ADDRESS: 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE NUMBER: 972.335.3580

CASE NAME: GRAPEVINE MILLS MALL - BURLINGTON RECONFIGURATION
CASE NUMBER: CU24-01
LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 8 OF 9

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

PLANNING SERVICES DEPARTMENT

LANDSCAPE DETAILS
FOR
GRAPEVINE MILLS - REMODEL
GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
AB. NO. A-1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.0989 AC OR 47,869 SF
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Kimley»Horn
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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

REGISTERED LANDSCAPE ARCHITECT
BRIAN M. CANNEDY
2300
STATE OF TEXAS
01/25/24

SCALE: AS SHOWN
DESIGNED BY BTM
DRAWN BY BTM
CHECKED BY LMC

SIMON PROPERTY GROUP
CITY OF GRAPEVINE, TEXAS

LANDSCAPE DETAILS

DATE 01/25/24

PROJECT NO. CU24-01

SHEET NUMBER 8 OF 9

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS. THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268. NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
   a. ORGANIC SOIL AMENDMENTS
      1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
      2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
      3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
      4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
      5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
      6. WORM CASTINGS: EARTHWORMS.
   b. INORGANIC SOIL AMENDMENTS
      1. LIME: ASTM.C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
      2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
      3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
      4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
      5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
   c. PLANTING SOIL MIX
      1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
      2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
      2. SOD/SEED AREA TOPSOIL
         ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL; AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MLORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR; QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.
11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.
15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000

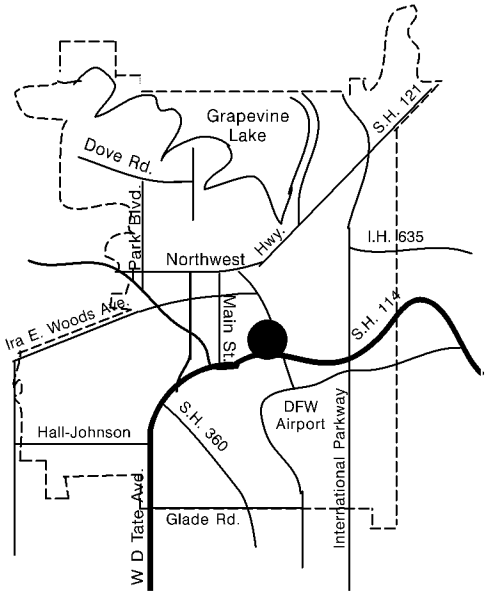
CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

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

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

MEETING DATE: MAY 21, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION AND PLANNED DEVELOPMENT OVERLAY CU24-11/PD24-03; AVONDALE PORSCHE



APPLICANT: David Bond – Spiars Engineering

PROPERTY LOCATION AND SIZE:

The subject property is located at 1280 Texan Trail and platted as Block 1, Lot 2RA1, Park Place Mercedes Addition. The site contains 15.3 acres and has approximately 722 feet of frontage along Texan Trail and 261 feet of frontage along Minters Chapel Road.

REQUESTED CONDITIONAL USE, PLANNED DEVELOPMENT OVERLAY, AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU16-14 (Ord. 2016-042)/PD16-05 (Ord. 2016-043) for a planned commercial center in conjunction with an automotive dealership with sales and service of new and used vehicles specifically to include an additional dealership and allow for a 20-foot pylon sign and a planned development overlay to deviate from, but not be limited to, a reduction in the masonry requirements. This request is specifically to allow for a 13,184-square-foot addition to the existing Porsche dealership along with four electric vehicle (EV) charging stations. The applicant is also requesting a planned development overlay (PD24-03) to deviate from, but not be limited to, a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73.

The applicant is proposing to expand the existing Porsche dealership by adding a 13,184-square-foot area to the north of the existing building, which will be used for vehicle service and preparation. The proposed addition will have an aluminum composite metal façade that matches the existing structure. Due to this consistency, the applicant is requesting a planned development overlay to deviate from the reduction in masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73. The site requires 334 parking spaces, and 1,084 parking spaces are provided. Of those, 138 parking spaces are designated for employees, and 29 spaces are for customers. There are currently four electric vehicle (EV) charging stations located adjacent to the south property line to the rear of the dealership. The applicant is requesting to bring the existing EV charging stations into compliance since they were established in March of 2022 with an electrical permit, prior to the approval of AM23-02 (Ord. 2023-051) on January 16, 2024. AM23-02 was an amendment to the zoning ordinance relative to electric vehicle (EV) charging stations and their supply equipment that established use-specific requirements and permitting through the conditional use permit process.

PRESENT ZONING AND USE:

The property is currently zoned “CC”, Community Commercial District, and is an existing automotive dealership.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned “C-W”, Commercial Warehouse District and “I-1”, Light Industrial District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “CC”, Community Commercial District.

- On July 16, 2013, City Council approved conditional use request, CU13-15 (Ord. 2013-33) to establish a planned commercial center (the Park Place Mercedes site and Grapevine Porsche site) and to allow additional parking.

- On June 21, 2016, City Council approved conditional use request, CU16-14 (Ord. 2016-042) to allow an additional automotive dealership (Grapevine Porsche) with sales and service of new and used vehicles and a 20-foot pylon sign.

- On June 21, 2016, City Council approved a planned development overlay, PD16-05 (Ord. 2016-043) to deviate from but not be limited to a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73

- On February 5, 2020, the Site Plan Review Committee (SPRC) approved conditional use permit, CU19-40 to allow the addition of shade structures placed atop of 807 parking spaces to the subject site.

- On July 7, 2021, SPRC approved conditional use permit, CU21-18 to allow property line adjustment due to acquiring former TxDot right-of-way along Texan Trail.

- On June 9, 2022, SPRC approved conditional use permit, CU22-19 to allow three additional shade structures in the rear parking area of the subject site.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "LI", Light Industrial District – Multitenant Warehouse Development

SOUTH: "CC", Community Commercial District – Park Place Mercedes Dealership

EAST: DFW Airport Property

WEST: "LI", Light Industrial District – Grapevine Collision Autobody shop and Insco Distributing, Inc.

AIRPORT IMPACT:

The subject tract is located within "Zone B" zone of middle 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 theaters, 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:

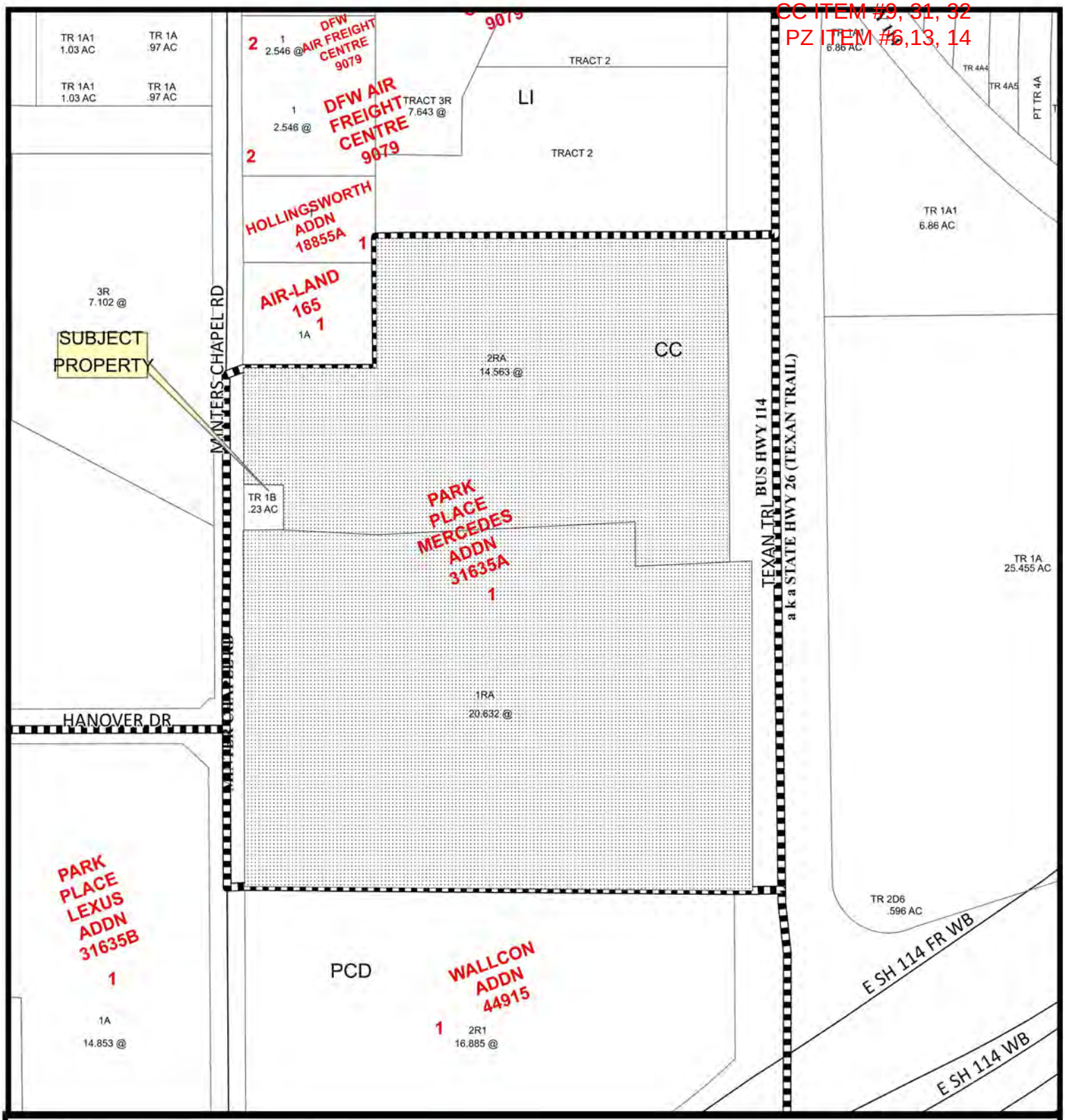
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as a Commercial (CO) land use. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates Texan Trail as a Type A, Major Arterial with a minimum 100-foot of right-of-way developed as six lanes with a center median. Minters Chapel Road is designated as a Type E Collector with a minimum 75-foot right-of-way developed as four lanes.

/ng

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14



0 140 280 420 560 Feet

GRAPEVINE TEXAS

N W E S

CU24-11/ PD24-03; Avondale Porsche
1280 Texan Trail

Date Prepared: 5/9/2024

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 #9, 31, 32
PZ ITEM #6,13, 14

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) PARK PLACE MERCEDES, LOT 2RA, BLOCK 1	Gross area of parcel (to nearest tenth of acre) 19.6
Street frontage & distance to nearest cross street 1280 TEXAN TRAIL	Describe the Proposed Use CAR DEALERSHIP
Proposed Zoning N/A	Existing Zoning CC w/ CUP
Future Land Use Designation IN - INDUSTRIAL	Subject Property Address 1280 TEXAN TRAIL

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 MR. RICK STONE Owner Phone Number 214-224-1970

Company DKK WEST LTD.

Address 2021 MCKINNEY AVE., SUITE 420

City DALLAS State TX Zip Code 75201

Email [redacted]

APR 01 2024

CU24-11 / PD24-03

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

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Spiars Engineering - David Bond *(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 3.27.2024

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Richard Stone *(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 March, 2024

_____

NOTARY PUBLIC in and for the State of Texas

PATRIZIA LEITCH
NOTARY PUBLIC
ID# 130766205
State of Texas
Comm. Exp. 08-04-2024

APR 01 2024

CU24-11 | PD24-03

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
PARK PLACE MERCEDES, LOT 1RA, BLOCK 1

Gross area of parcel (to nearest tenth of acre)
20.6

Street frontage & distance to nearest cross street
1300 TEXAN TRAIL

Describe the Proposed Use
EX. CAR DEALERSHIP

Proposed Zoning
N/A

Existing Zoning
CC W/ CUP

Future Land Use Designation
IN - INDUSTRIAL

Subject Property Address
1300 TEXAN TRAIL

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.

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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 MR. RICK STONE Owner Phone Number 214-224-1970

Company PPMC REALTY, LTD.

Address 2021 MCKINNEY AVE., SUITE 420

City DALLAS State TX Zip Code 75201

Email [redacted]

APR 01 2024

CU24-11 / PD24-03

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- ☐ I will represent the application myself; OR
- ☒ I hereby designate SPIARS ENGINEERING - DAVID BOND *(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 3.27.2024

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Richard Stan *(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 March, 2024

_____

NOTARY PUBLIC in and for the State of Texas

PATRIZIA LEITCH
NOTARY PUBLIC
ID# 130766205
State of Texas
Comm. Exp. 08-04-2024

APR 01 2024

CU24-11 / PD24-03

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

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name DAVID BOND Company SPIARS ENGINEERING

Address 501 W. PRESIDENT GEORGE BUSH HWY., SUITE 200

City RICHARDSON, TX State TX Zip Code 75080

Phone 972.422.0077 Email [redacted]

Applicant's Signature David Bond Date 3/25/24

STATE OF: Texas
COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared David Bond *(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 25th day of March, 2024

RACHEL RIMA
Notary ID #129048500
My Commission Expires
February 1, 2027

Rachel Rima
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

CU24-11 APR 01 2024
/PD24-03

(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 #9, 31, 32
PZ ITEM #6,13, 14

Public Information Report

Public Information Report
DKK WEST, LTD.
Report Year :2023

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

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

Title	Name and Address
GENERAL PA	**AVONDALE LAND GP LLC** 11 GREENWAY PLAZA, STE. 3100 HOUSTON, TX 77046

APR 01 2024

CU24-111 PD24-03

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

WRITTEN CONSENT OF
THE MANAGERS OF
AVONDALE LAND GP LLC
(Election of Officers)

The undersigned, being the Managers of Avondale Land GP LLC, a Texas limited liability company (the "Company"), do hereby consent to approve and adopt the following resolutions:

RESOLVED, that the following persons be designated as officers of the Company, with the titles indicated below, to hold such offices until their successor are duly designated and qualified, until their deaths, or until they resign or are removed, as provided by the Limited Liability Agreement of the Company:

Name	Office
Kenneth L. Schnitzer	President
Douglas W. Schnitzer	Vice President
Rick Stone	Vice President and Chief Financial Officer
David C. Bruce	Vice President
Aubrey Bennett	Secretary

BE IT FURTHER RESOLVED, that the above constitutes an all-inclusive list of all officers currently elected, chosen and qualified; and,

BE IT FURTHER RESOLVED, that all acts of the officers in the general conduct of the business of the Company since the last annual meeting, be and hereby are ratified, approved and confirmed.

EFFECTIVE as of the 1st day of March, 2023.

Kenneth L. Schnitzer, Manager

Douglas W. Schnitzer, Manager

APR 01 2024

CU24-11 / PD24-03

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

Public Information Report

Public Information Report
AVONDALE LAND GP LLC
Report Year :2022

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

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

Title	Name and Address
SECRETARY	**AUBREY BENNETT** 11 GREENWAY PLAZA STE 3100 HOUSTON, TX 77046
MANAGER/V.	**DOUGLAS W SCHNITZER** 11 GREENWAY PLAZA SUITE 3100 HOUSTON, TX 77046
SEC/V.P.	**JACK KINS** 11 GREENWAY PLAZA SUITE 3100 HOUSTON, TX 77046
MANAGER/PR	**KENNETH L SCHNITZER** 2021 MCKINNEY AVENUE SUITE 420 DALLAS, TX 75201
CFO/V.P.	**RICK STONE** 2021 MCKINNEY AVENUE SUITE 420 DALLAS, TX 75201

APR 01 2024

CU24-11 / PD24-03

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. AMENDED

☐ 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 1280 TEXAN TRAIL

Legal description of subject property
LOT 2RA, BLOCK 1, PARK PLACE MERCEDES ADDITION

Justin Turner — MARCH 29, 2024

Public Works Department — Date

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

SPIARS
ENGINEERING & SURVEYING

May 13, 2024

Ms. Erica Mahronic
City of Grapevine – Planning Services
200 S. Main Street
Grapevine, Texas 75051

Re: **Avondale Porsche Shop Expansion**
CU24-11
1280 Texan Trail

Dear Ms. Mahronic:

Please accept this letter of request for a revised Conditional Use Permit associated with the existing Porsche Grapevine dealership located at 1280 Texan Trail. This project is a proposed 13,184 SF addition to the existing structure that will provide additional service and vehicle preparation areas in association with the existing dealership. The proposed structure will be consistent with the existing building. Additionally, the proposal incorporates approximately 45 feet of acquired TxDOT ROW into the subject property and plans for four EV charging stations.

Please do not hesitate to contact my office should you have any questions or concerns regarding this request.

Regards,
Spiars Engineering, Inc.

David Bond

David J. Bond, P.E.

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

APR 03 2024

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Lot 2R, Block 1, Park Place Mercedes Addition	Gross area of parcel (to nearest tenth of acre) 15.3
Street frontage & distance to nearest cross street 1280 Texan Trail	Describe the Proposed Use Car Dealership
Proposed Zoning N/A	Existing Zoning CC w/CUP
Future Land Use Designation Industrial	Subject Property Address 1280 Texan Trail

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 Rick Stone

Company DKK West Ltd. / PPMC Realty, Ltd.

Address 2021 McKinney Avenue, Suite 420

City Dallas State TX Zip Code 75201

Phone 214-224-1970 Email [redacted]

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

CU24-11 / PD24-03

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name David Bond Company Spiars Engineering, Inc.

Address 501 President George Bush Hwy., Suite 200

City Richardson State TX Zip Code 75080

Phone 972-422-0077 Email [redacted]

Applicant's Signature David Bond Date 4/2/24

STATE OF: Texas
COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared David Bond *(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 2nd day of April, 20 24

RACHEL RIMA
Notary ID #129048500
My Commission Expires
February 1, 2027

Rachel R
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

APR 03 2024

(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 #9, 31, 32
PZ ITEM #6,13, 14

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Spiars Engineering - David Bond *(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 4.2.2024

STATE OF: Texas
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 2 day of April, 20 24

_____
NOTARY PUBLIC in and for the State of Texas

Faith Nicole Sourber
My Commission Expires
8/11/2025
Notary ID
133262075

APR 03 2024

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

CU24-11 / PD24-03

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Spiars Engineering - David Bond *(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 4.2.2024

STATE OF: Texas
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 2 day of April, 20 24

_____
NOTARY PUBLIC in and for the State of Texas

Faith Nicole Sourber
My Commission Expires
8/11/2025
Notary ID
133262075

APR 03 2024

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

CU24-11 / PD24-03

CC ITEM #9, 31, 32
PZ ITEM #6,13, 14

ORDINANCE NO. 2024-045

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-11 FOR A PLANNED COMMERCIAL CENTER IN CONJUNCTION WITH AN AUTOMOTIVE DEALERSHIP WITH SALES AND SERVICE OF NEW AND USED VEHICLES AND TO INCLUDE AN ADDITIONAL DEALERSHIP AND ALLOW FOR A 20-FOOT PYLON SIGN, SPECIFICALLY TO ALLOW FOR A 13,184 SQUARE-FOOT ADDITION TO THE EXISTING PORSCHE DEALERSHIP ALONG WITH FOUR ELECTRIC VEHICLE (EV) CHARGING STATIONS FOR BLOCK 1, LOT 2RA1, PARK PLACE MERCEDES ADDITION (1280 TEXAN TRAIL) 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 for a planned commercial center in conjunction with an automotive dealership with sales and service of new and used vehicles to include an additional dealership and allow for a 20-foot pylon sign, specifically to allow for a 13,184 square-foot addition to the existing Porsche dealership along with four electric vehicle (EV) charging stations in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 2RA1, Park Place Mercedes Addition (1280 Texan Trail) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of May, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2024-046

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD24-03 TO DEVIATE FROM, BUT NOT BE LIMITED TO, A REDUCTION IN THE MASONRY REQUIREMENTS FROM SECTION 54 OF THE COMPREHENSIVE ZONING ORDINANCE, NO. 82-73 REQUIREMENTS WITHIN THE FOLLOWING DESCRIBED PROPERTY: BLOCK 1, LOT 2RA1, PARK PLACE MERCEDES ADDITION (1280 TEXAN TRAIL) 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 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. PD24-03 to deviate from, but not be limited to, a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73 within the following described property: Block 1, Lot 2RA1, Park Place Mercedes Addition (1280 Texan Trail) 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, 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 21st day of May, 2024.

APPROVED:

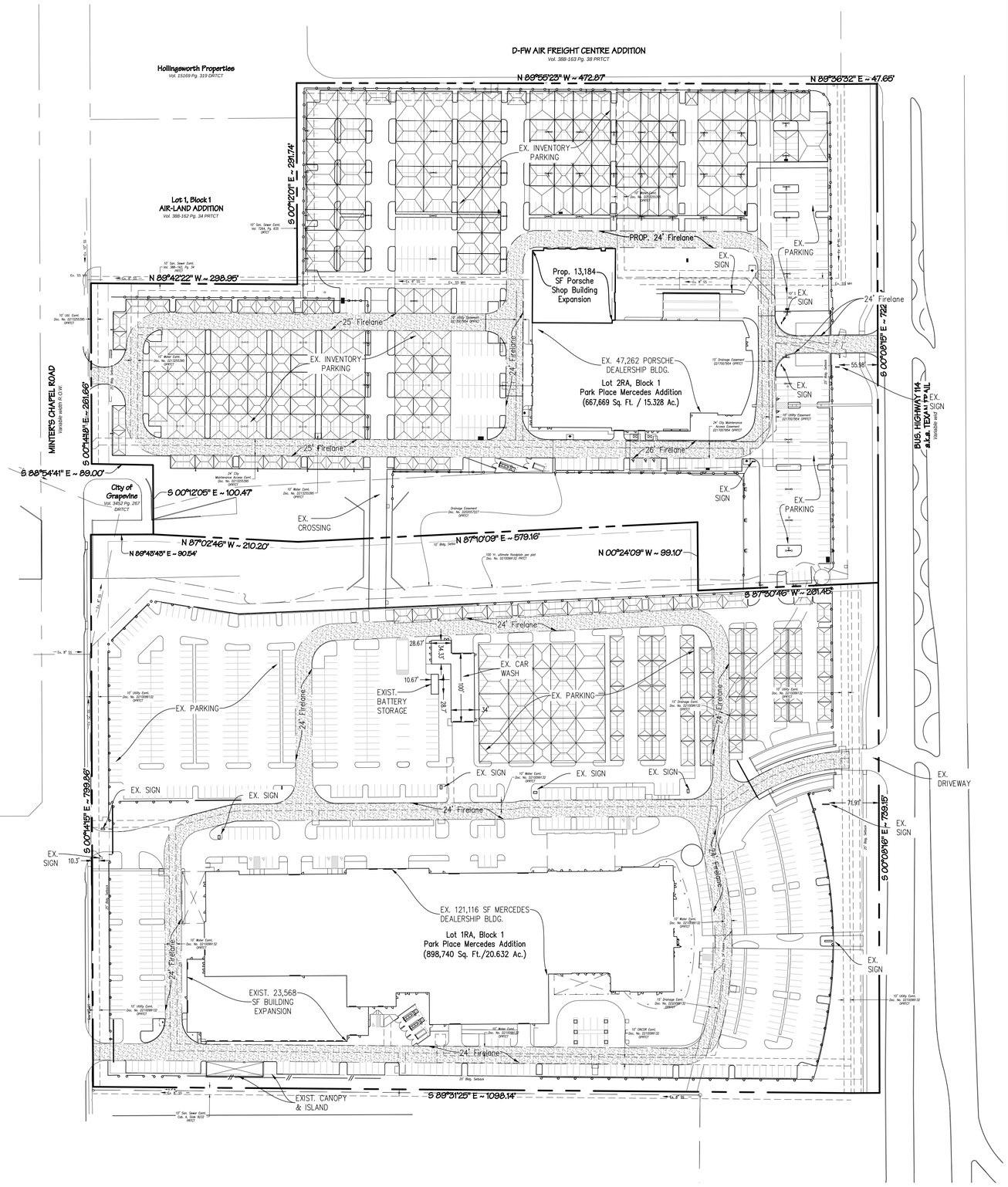
_____
William D. Tate
Mayor

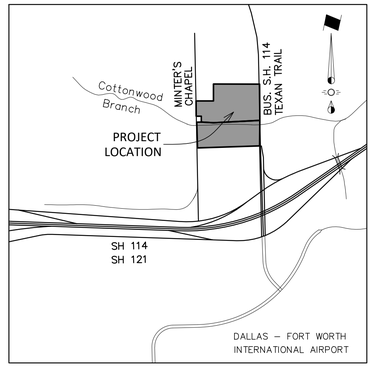
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney





LOCATION MAP
NTS

N
W E
S

0 40 80 160
1 inch = 80 ft.

Site Data Summary Table

SYNOPSIS	LOT 1RA, BLOCK 1	LOT 2RA, BLOCK 1
Zoning	CC Community Commercial	CC Community Commercial
Land Use	Automotive Dealership	Automotive Dealership
Lot Area	20.632 Ac. (898,740 Sq. Ft.)	15.328 Ac. (667,669 Sq. Ft.)
Total Building Footprint Area	144,684 Sq. Ft.	60,446 Sq. Ft.
Lot Coverage	16% Of Site	9.03% Of Site
Floor Area Ratio	0.19:1	0.0903:1
Parking Required	435 Spaces	334 Spaces
Parking Provided	1,198 Spaces	1,064 Spaces
Impervious Surface	686,737 Sq. Ft.	472,820 Sq. Ft.
Pervious Surface	234,271 Sq. Ft.	194,849 Sq. Ft.

NOTES:

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

PARKING LEGEND

(Inv) – Inventory Parking
(Emp) – Service & Employee Parking
(C) – Customer Parking
– Fabric Hail Structure

LEGEND

Firelane

CASE NAME: Avondale
CASE NUMBER: CU24–11/PD24–02
LOCATION: 1280 Texan Trail
Lot 2RA1, Block 1
Park Place Mercedes Addition

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 Conditional Use Permit CU24–11 is to allow for a 13,184 sq.ft. addition to the existing Porsche Dealership along with four additional electriv vehicle (EV) charging stations. The purpose of the planned development overlay PD24–03 is to deviate from but not be limited to a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82–73.

MASTER SITE PLAN

AVONDALE PORSCHE SHOP EXPANSION

LOT 1RA & 2RA1, BLOCK 1
IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
B.B.B. & C.C.O. CO. SURVEY ABSTRACT NO. 205
1,566,409 Sq. Ft./35.960 Acres
Zoned: CC - Community Commercial

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422–0077
TBPE No. F–2121
Contact: David J. Bond

OWNER/DEVELOPER
DKK West, Ltd.
2100 McKinney Ave., Ste. 1760
Dallas, Texas 75201
Telephone (214) 224–1970
Contact: Rick Stone

Sheet 1 of 1 Scale: 1"=80' May–24 SEI Job No. 24–074

SSARCO

KEY PLAN

GRAPEVINE PORSCHE

LOT 2R, BLOCK 1 - PARK PLACE
MERCEDES ADDITION GRAPEVINE, TX

CONDITIONAL USE PERMIT

No. Date Revision

STATE OF TEXAS
DAVID J. BOND
122081
LICENSED PROFESSIONAL ENGINEER
5/9/24

Author Drawn By
Approver Reviewed By

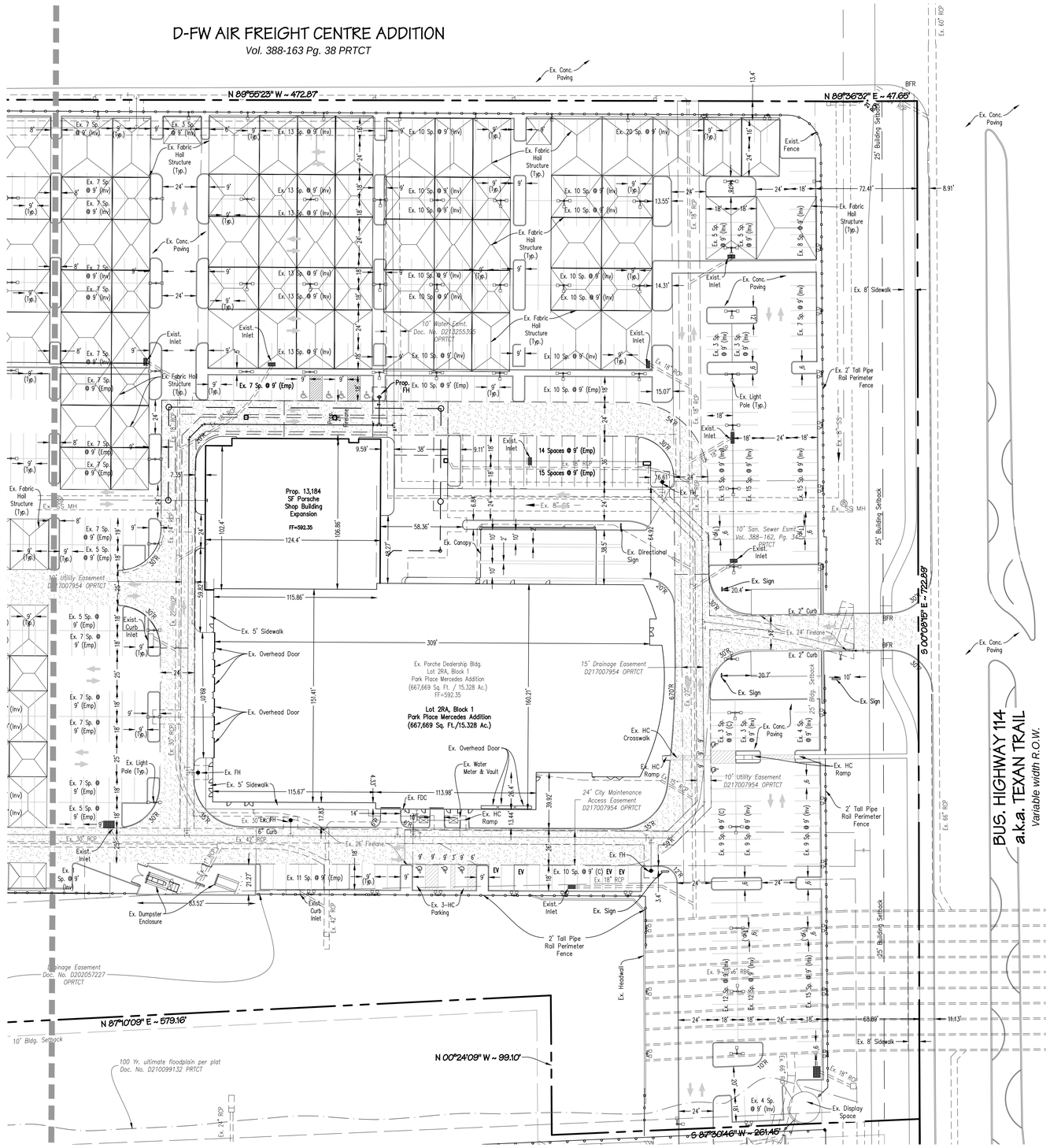
Project No. 14324.00
Date 05.06.24

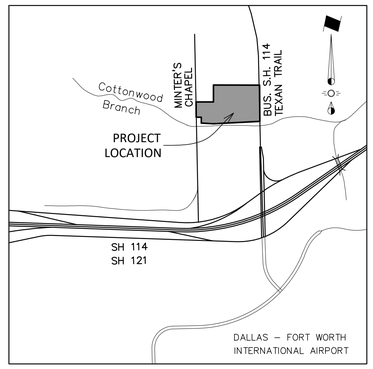
MASTER SITE PLAN

1

D-FW AIR FREIGHT CENTRE ADDITION

Vol. 388-163 Pg. 38 PRTCT





LOCATION MAP

NTS

SITE DATA SUMMARY TABLE

SYNOPSIS	LOT 2RA1, BLOCK 1
Zoning	CC Community Commercial
Land Use	Automotive Dealership
Lot Area	15.328 Ac. (667,669 Sq. Ft.)
Total Building Footprint Area	60,446 Sq. Ft.
Total Building Area	74,848 Sq. Ft.
Building Height	36'-0"
Lot Coverage	8.99% Of Site
Floor Area Ratio	0.0899:1
PARKING	
Proposed Parking Ratio:	1 Sp./2,000 sf of Site Area
Required Parking:	334 Spaces
Surface Parking Provided	167 Spaces= (138 Employee Sp.) + (29 Customer Sp.)
Inventory Parking Provided	897 Spaces
Accessible Parking Required	4 Spaces
Accessible Parking Provided	7 Spaces
Total Parking Provided	1,064 Spaces (Incl. HC)
Impervious Area	472,820 Sq. Ft.
Pervious Area	194,849 Sq. Ft.

NOTES:

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

The purpose of conditional use permit CU2-11 is to allow for a 13,184 square foot addition to the existing Porsche Dealership along with four electric vehicle (EV) charging stations. The purpose of the planned development overlay PD24-03 is to deviate from but not be limited to a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73.

N

W E

S

0 20 40 80

1 inch = 40 ft.

PARKING LEGEND

(Inv) – Inventory Parking
(Emp) – Service & Employee Parking
(C) – Customer Parking

– Fabric Hail Structure

LEGEND

Firelane

NOTES:

1. Handicap Parking Is Provided In Accordance w/ ADA Standards.
2. No Floodplain Exists On The Site.
3. All The Requirements Of The Grapevine Soil Erosion Control Ordinance Shall Be Met During The Period Of Construction.
4. All On-Site Electrical Conductors Associated With New Construction Shall Be Located Underground.
5. Site Plan Is For Informational Purposes Only. It Is Not A Construction Document.
6. All dimensions are to face of curb.

CASE NAME: Avondale
CASE NUMBER: CU24-11/PD24-02
LOCATION: 1280 Texan Trail
Lot 2RA1, Block 1
Park Place Mercedes Addition

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

DIMENSIONAL CONTROL SITE PLAN

AVONDALE PORSCHE SHOP EXPANSION

LOT 2RA1, BLOCK 1
IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
B.B.B. & C.C.O. CO. SURVEY ABSTRACT NO. 205
667,669 Sq. Ft./15.328 Acres
Zoned: CC - Community Commercial

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David J. Bond

OWNER/DEVELOPER
DKK West, Ltd.
2100 McKinney Ave., Ste. 1760
Dallas, Texas 75201
Telephone (214) 224-1970
Contact: Rick Stone

Sheet 1 of 2 Scale: 1"=40' May-24 SEI Job No. 24-074

SSARCO

KEY PLAN

GRAPEVINE PORSCHE

LOT 2R, BLOCK 1 - PARK PLACE
MERCEDES ADDITION GRAPEVINE, TX

CONDITIONAL USE PERMIT

No. Date Revision

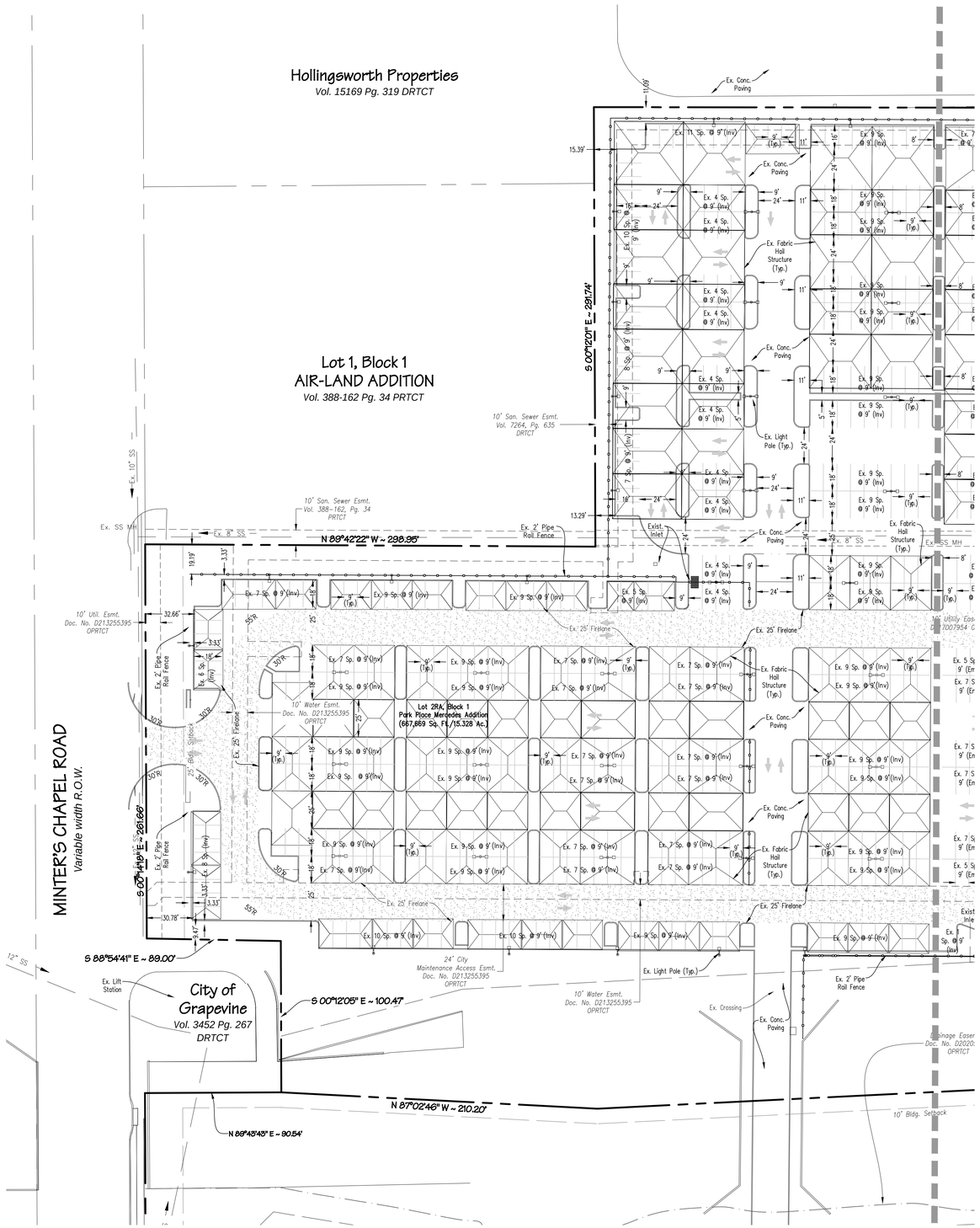
STATE OF TEXAS
DAVID J. BOND
122081
LICENSED
PROFESSIONAL ENGINEER
5/9/24

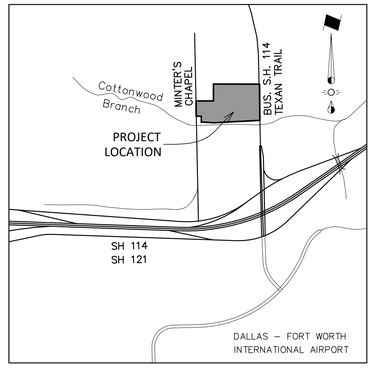
Author
Drawn By
Approver
Reviewed By

Project No. 14324.00
Date 05.06.24

DIMENSIONAL CONTROL SITE PLAN

2





LOCATION MAP
NTS

N
W E
S

0 20 40 80
1 inch = 40 ft.

PARKING LEGEND
(Inv) – Inventory Parking
(Emp) – Service & Employee Parking
(C) – Customer Parking
– Fabric Hail Structure

LEGEND
Firelane

The purpose of conditional use permit CU24–11 is to allow for a 13,184 square foot addition to the existing Porsche Dealership along with four electric vehicle (EV) charging stations. The purpose of the planned development overlay PD24–03 is to deviate from but not be limited to a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82–73.

CASE NAME:	Avondale
CASE NUMBER:	CU24–11/PD24–02
LOCATION:	1280 Texan Trail Lot 2RA1, Block 1 Park Place Mercedes Addition

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

DIMENSIONAL CONTROL SITE PLAN

AVONDALE PORSCHE SHOP EXPANSION

LOT 2RA1, BLOCK 1
IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
B.B.B. & C.C.O. CO. SURVEY ABSTRACT NO. 205
667,669 Sq. Ft./15.328 Acres
Zoned: CC - Community Commercial

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422–0077
TBPE No. F–2121
Contact: David J. Bond

OWNER/DEVELOPER
DKK West, Ltd.
2100 McKinney Ave., Ste. 1760
Dallas, Texas 75201
Telephone (214) 224–1970
Contact: Rick Stone

Sheet 2 of 2 Scale: 1"=40' May–24 SEI Job No. 24–074

SSARCO

KEY PLAN

GRAPEVINE PORSCHE

LOT 2R, BLOCK 1 - PARK PLACE MERCEDES ADDITION GRAPEVINE, TX

CONDITIONAL USE PERMIT

No.	Date	Revision

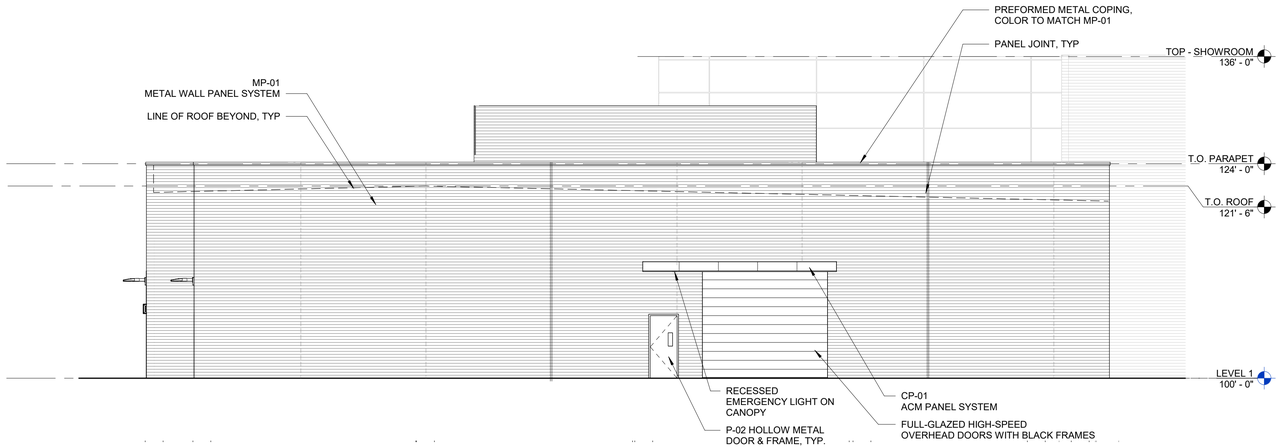
STATE OF TEXAS
DAVID J. BOND
122081
LICENSED PROFESSIONAL ENGINEER
5/9/24

Author
Drawn By
Approver
Reviewed By

Project No. 14324.00
Date 05.06.24

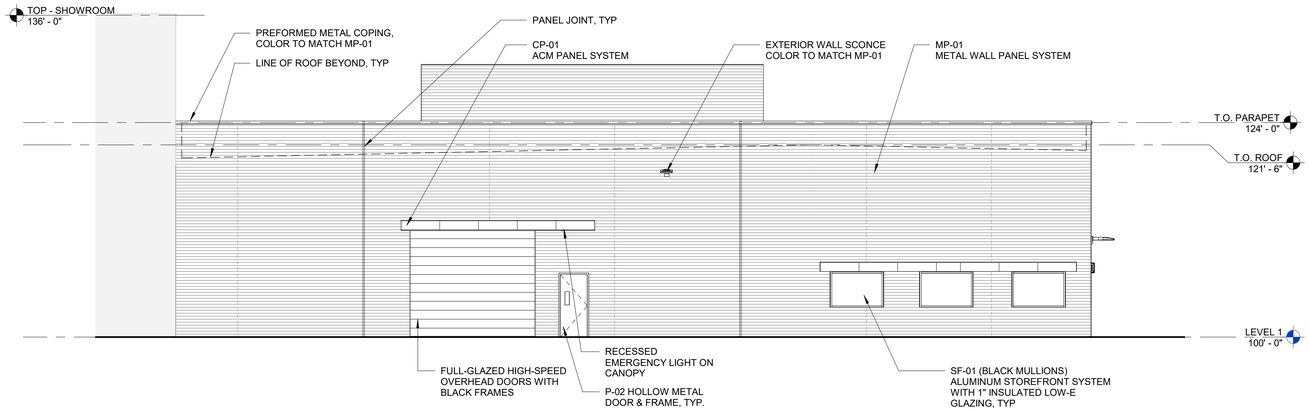
DIMENSIONAL CONTROL SITE PLAN

3



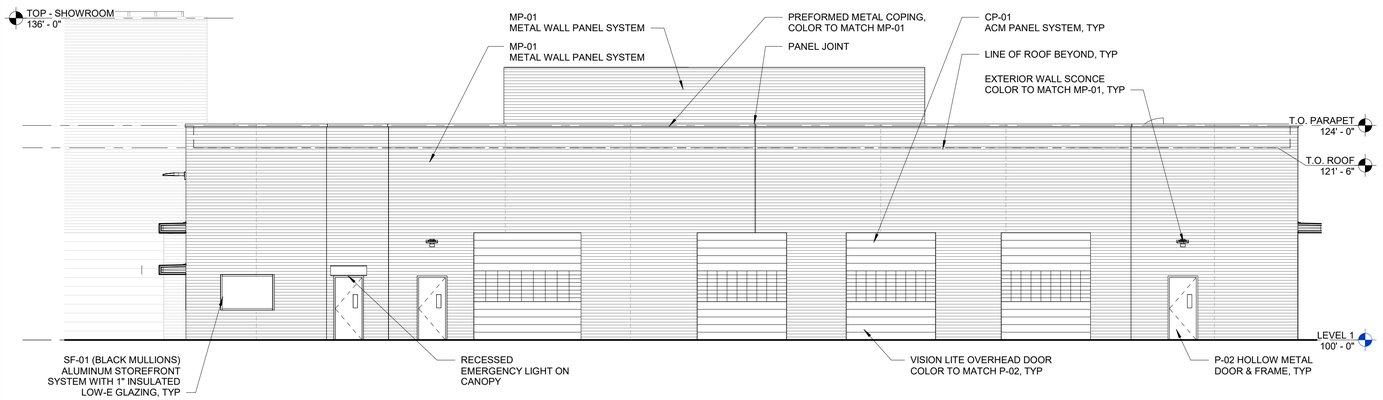
9 WEST BUILDING ELEVATION

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



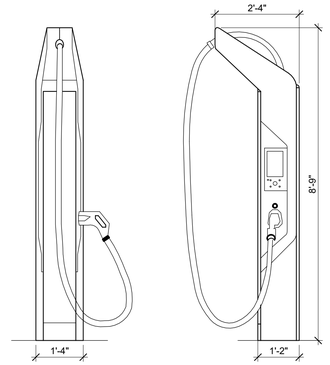
8 EAST BUILDING ELEVATION

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



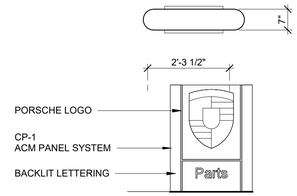
7 NORTH BUILDING ELEVATION

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



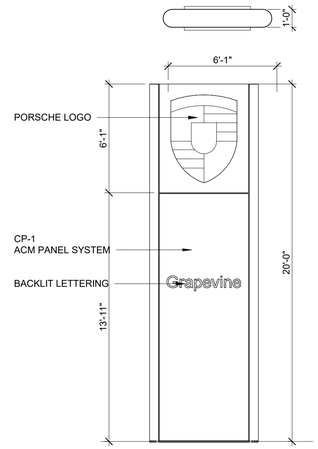
6 EXISTING EV CHARGERS

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



5 EXISTING SIGNAGE-DIRECTIONAL

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



4 EXISTING SIGNAGE-ENTRY

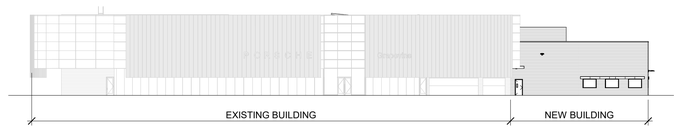
Scale: 1/4" = 1'-0"

3 NORTH BUILDING KEY ELEVATION

Scale: 1/32" = 1'-0"

2 WEST BUILDING KEY ELEVATION

Scale: 1/32" = 1'-0"



1 EAST BUILDING KEY ELEVATION

Scale: 1/32" = 1'-0"

NOTES

1. ALL SIGNAGE SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL.
2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

EXTERIOR MATERIAL CALCULATIONS

APPLICABLE FACADE AREA	7,060 SF
MASONRY MATERIAL AREA	0 SF
% MASONRY	0%

EXTERIOR FINISH SCHEDULE

NAME	TYPE	COLOR
CP-01	ALUMINUM COMPOSITE METAL SYSTEM	BLACK
MP-01	TRAPEZIUM CORRUGATED METAL WALL PANELS	BLACK
SF-01	ALUMINUM STOREFRONT SYSTEM	BLACK MULLIONS
P-02	PAINT	BLACK

The purpose of conditional use permit CU24-11 is to allow for a 13,184-square-foot addition to the existing Porche Dealership along with four additional electric vehicle (EV) charging stations. The purpose of the planned development overlay PD24-03 is to deviate from but not be limited to a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73.

CASE NUMBER: Avondale
CASE NAME: CU24-11/PD24-02
LOCATION: 1280 Texan Trail
Lot 2RA1, Block 1
Park Place Mercedes Addition

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

SSARCO

KEY PLAN

GRAPEVINE PORSCHE

LOT 2R, BLOCK 1 - 1280 TEXAN TRAIL, GRAPEVINE, TX 76051

CONDITIONAL USE PERMIT

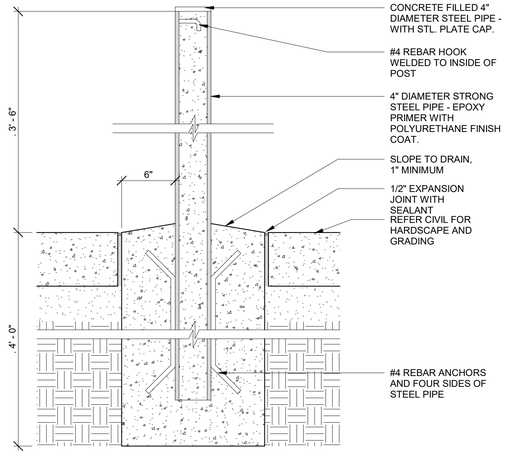
No.	Revision	Date

05.10.24
DM Drawn By
SS Reviewed By

Project No. 14324.00
Date 05.10.24

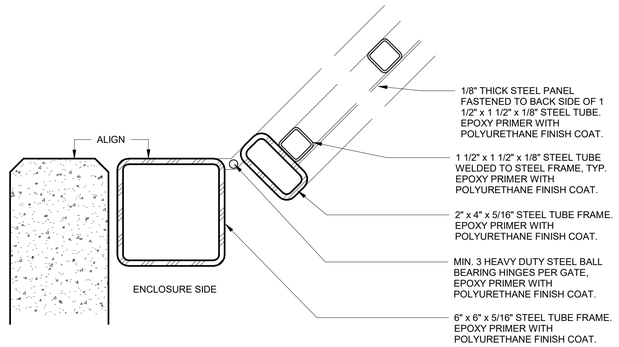
BUILDING ELEVATIONS

6 of 7



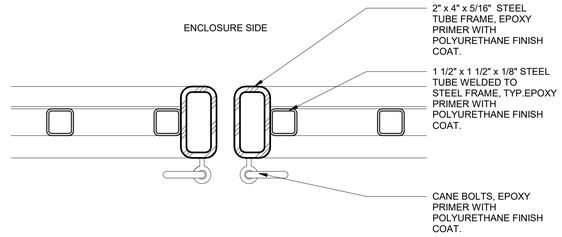
5 DETAIL at BOLLARD

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



4 PLAN DETAIL at DUMPSTER GATE

Scale: 3" = 1'-0"



3 PLAN DETAIL at DUMPSTER GATE

Scale: 3" = 1'-0"

CASE NUMBER: Avondale
CASE NAME: CU24-11/PD24-02
LOCATION: 1280 Texan Trail
Lot 2RA1, Block 1
Park Place Mercedes Addition

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

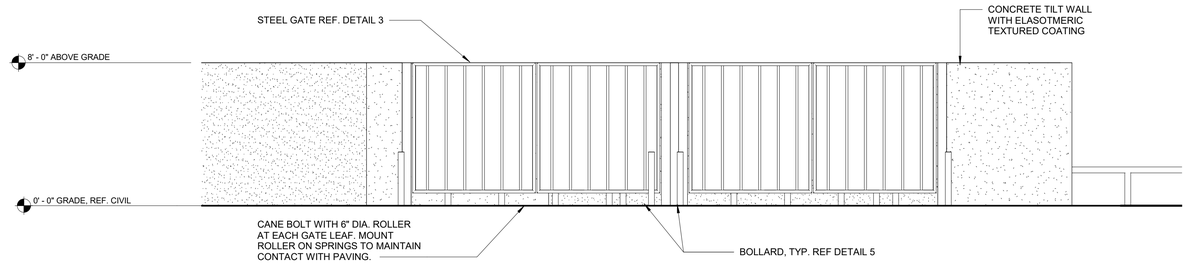
CHAIRMAN

DATE: _____

SHEET: __ OF __

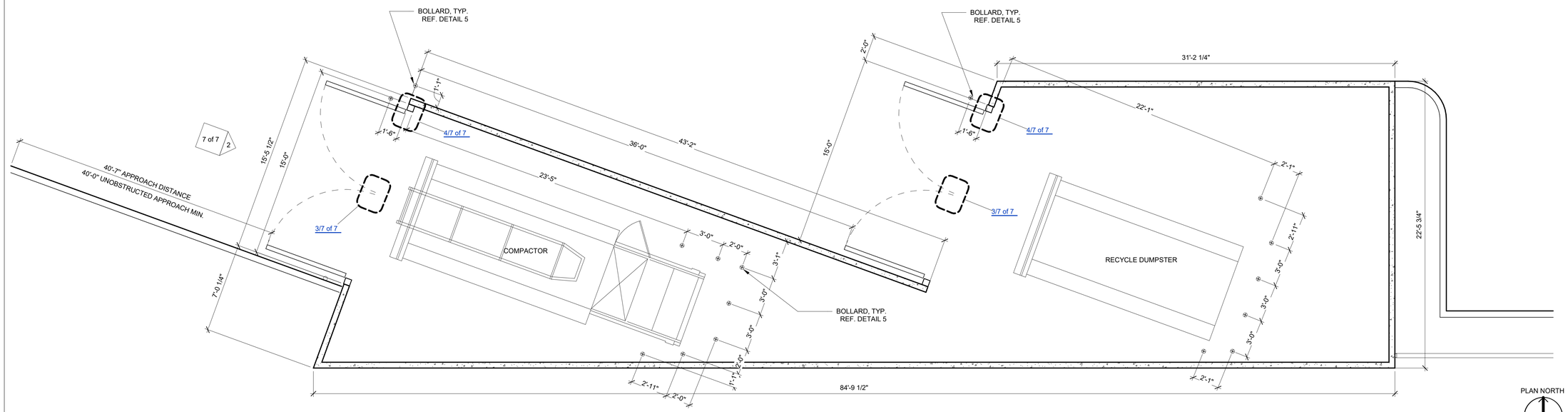
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

The purpose of conditional use permit CU24-11 is to allow for a 13,184-square-foot addition to the existing Porche Dealership along with four additional electric vehicle (EV) charging stations. The purpose of the planned development overlay PD24-03 is to deviate from but not be limited to a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73.



2 EXISTING DUMPSTER ELEVATION

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



1 ENLARGED EXISTING DUMPSTER PLAN

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

PLAN NORTH

KEY PLAN

GRAPEVINE PORSCHE

LOT 2R, BLOCK 1 - 1280 TEXAN TRAIL, GRAPEVINE, TX 76051

CONDITIONAL USE PERMIT

No.	Revision	Date

05.10.24

DM Drawn By

SS Reviewed By

Project No. 14324.00

Date 04.19.24

DUMPSTER ENCLOSURE DETAILS

7 of 7

GARDCO by Signify

Site & Area

EcoForm

ECF-S small area light

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No.
Type:
Lamps: Qty:
Notes:

Ordering guide

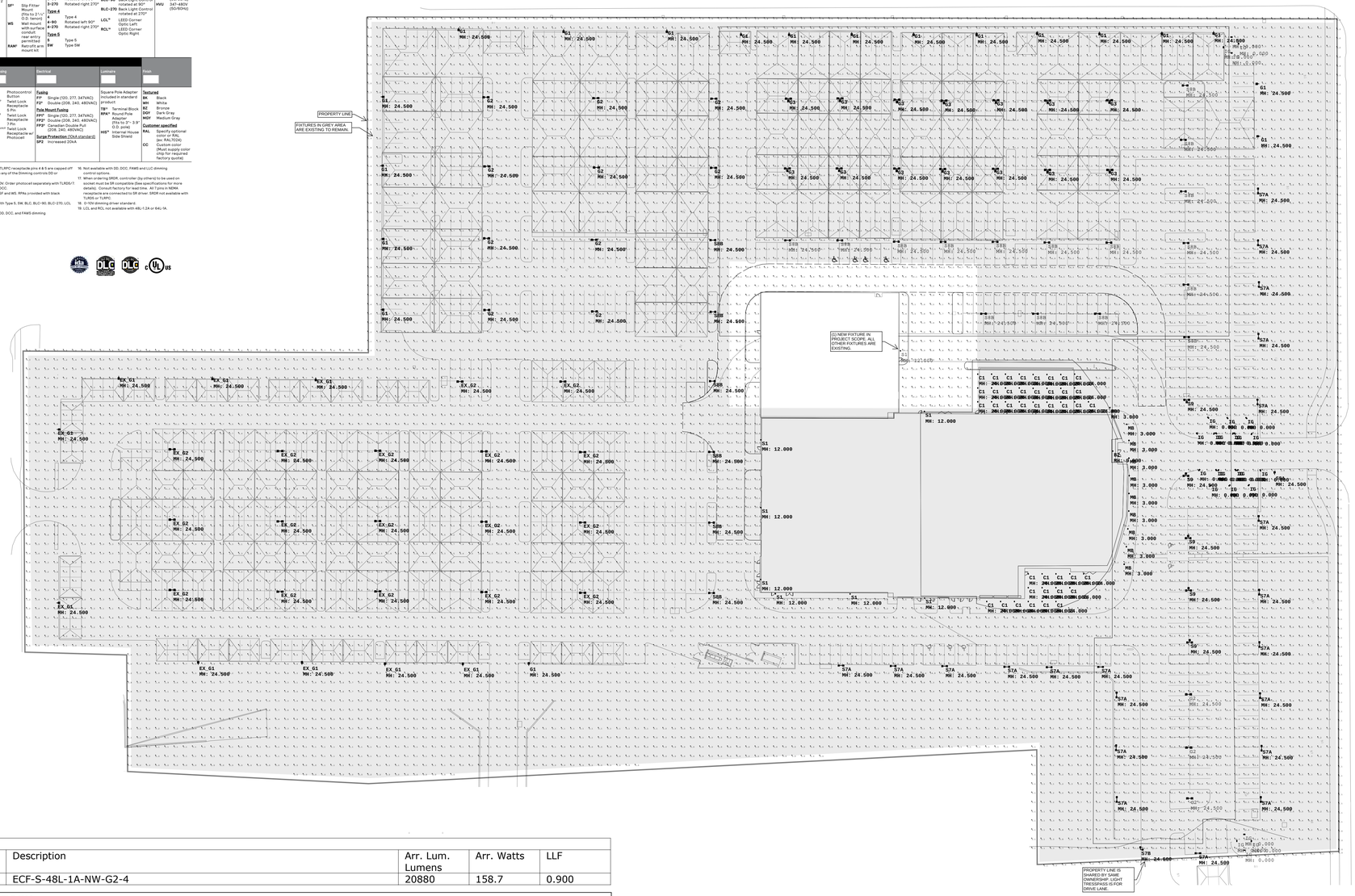
example: ECF-S-64L-900-NW-G2-AR-S-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution		Voltage
ECF-S							
ECF-S EcoForm site and area, small	32L 32 LEDs (2 modules) 48L 48 LEDs (3 modules) 64L 64 LEDs (4 modules)	365 mA 530 mA 700 700 mA 1A 1050 mA 1.2A 1200 mA 900 900 mA 1A* 1050 mA	WW-G2 Warm White 3000K, 70CRI Generation 2 NW-G2 Neutral White 4000K, 70CRI Generation 2 CW-G2 Cool White 5000K, 70CRI Generation 2	AR[1] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) SP[2] Slip Fitter Mount (Fits to 2 1/4" O.D. tenon) WS[3] Wall Mount with surface conduit entry permitted. Requires one mount kit. RAM[4] Round Arm Mount Kit	Type 2 2 Type 2 Rotated left 90° 2-270 Rotated right 270° Type 3 3 Type 3 Rotated left 90° 3-270 Rotated right 270° Type 4 4 Type 4 Rotated left 90° 4-270 Rotated right 270° Type 5 5 Type 5 5W Type 5W AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270° BLC Back Light Control BLC-90 Back Light Control rotated at 90° BLC-270 Back Light Control rotated at 270° LCL[5] LED Corner Optic Left RCL[6] LED Corner Optic Right	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVG 347-480V (50/60Hz)

Options						
Dimming controls	Motion sensing lens	Photo-sensing	Electrical		Luminaire	Finish
DD[7,8] 0-10V External dimming (for controls by others) **DCC**[7,8,9] Dual Circuit Control **FAWD**[7,8,9] Field Adjustable Wattage Selector **LLC**[7,8,9,10] Integral wireless module **SL**[7,8,9] Bi-level functionality **SRDM**[7,8,9,11] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CMSD**[7] Safety 50% Dimming, 7 hours **CMSD**[7] Median 50% Dimming, 8 hours **CMSD**[7] Safety 30% Dimming, 7 hours **CMSD**[7] Median 30% Dimming, 8 hours	**IMBS**[7] Integral with #2 lens **IMBD**[7] Integral with #7 lens	**PCB**[9] Photocontrol Button **TLRDS**[9,10] Twist Lock Receptacle 5 Pin **TLRDT**[9,10] Twist Lock Receptacle 7 Pin **TLRPC**[9,10,11] Twist Lock Receptacle w/ Photocell	**Fusing** **FP** Single (120, 277, 347VAC) **FP2** Double (208, 240, 480VAC) **Pole Mount Fusing** **FPT** Single (120, 277, 347VAC) **FPT2** Double (208, 240, 480VAC) **FPT3** Triple (120, 277, 347VAC) (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA		Square Pole Adapter included in standard product **TB**[14] Terminal Block **SPA**[15] Square Pole Adapter (Fits to 3"- 3.5" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **MGY** Medium Grey **HGY** **Customized** **RAL** Specify optional color from (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRS07 equipped with out-boarded sensor housing when voltage is HVG (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with motion sensor options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRDS, TLRDT and TLRPC receptacle pins 4 & 5 are capped-off when ordered with any of the Dimming controls DD or FAWD or LLC.
11. Not available in 480V. Order photocell separately with TLRDS/T.
12. Not available with DCC.
13. Not available with SP and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDM, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle must be connected to SR driver. SRDM not available with TLRDS or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

ECF-S_EcoForm_area_small 01/22 page 1 of 9



Luminaire Schedule					
Symbol	Label	Description	Arr. Lum. Lumens	Arr. Watts	LLF
	S1	ECF-S-48L-1A-NW-G2-4	20880	158.7	0.900

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
StatArea_1	Illuminance	Fc	8.49	37.2	0.0	N.A.

1 MEP SITEPLAN - PHOTOMETRICS
NTS

The purpose of conditional use permit CU24-11 is to allow for a 13,184-square-foot addition to the existing Porche Dealership along with four additional electric vehicle (EV) charging stations. The purpose of the planned development overlay PD24-03 is to deviate from but not be limited to a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT D. IRWIN, P.E. # 136854 ON MAY 10, 2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF TELIOS, INC. 146 PAYNE STREET, DALLAS, TEXAS, 75204.

CASE NAME: Avondale
CASE NUMBER: CU24-11/PD24-02
LOCATION: 1280 Texan Trail
Lot 2RA1, Block 1
Park Place Mercedes Addition

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: __ OF __

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

PLANNING SERVICES DEPARTMENT

SSARCO

TELIOS engineering
Telios Corporation
146 Payne Street
Dallas, TX 75207
214.744.6199
Texas Registration #F-6494

KEY PLAN

GRAPEVINE PORSCHE

LOT 2R, BLOCK 1 - 1280 TEXAN TRAIL, GRAPEVINE, TX 76051

CONDITIONAL USE PERMIT

No.	Date	Revision

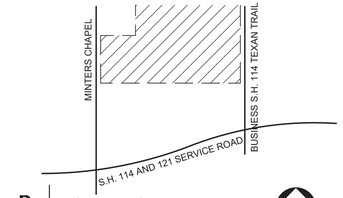
ROBERT D. IRWIN 136854

05.10.24
Drawn By: J.C.
Reviewed By: R.I.

Project No. 14324.00
Date 05.10.24

PHOTOMETRIC PLAN

4 of 7



B | LOCATION MAP

NTS

C | LEGEND

- EXISTING TREE
- EXISTING ORNAMENTAL TREE
- PROPOSED TREE
- SHRUB SCREENING

D | TREE SCHEDULE

1. EXISTING TREE COUNT - 202
2. NEW TREE ADDED - 2
3. NEW TREE TOTAL - 204

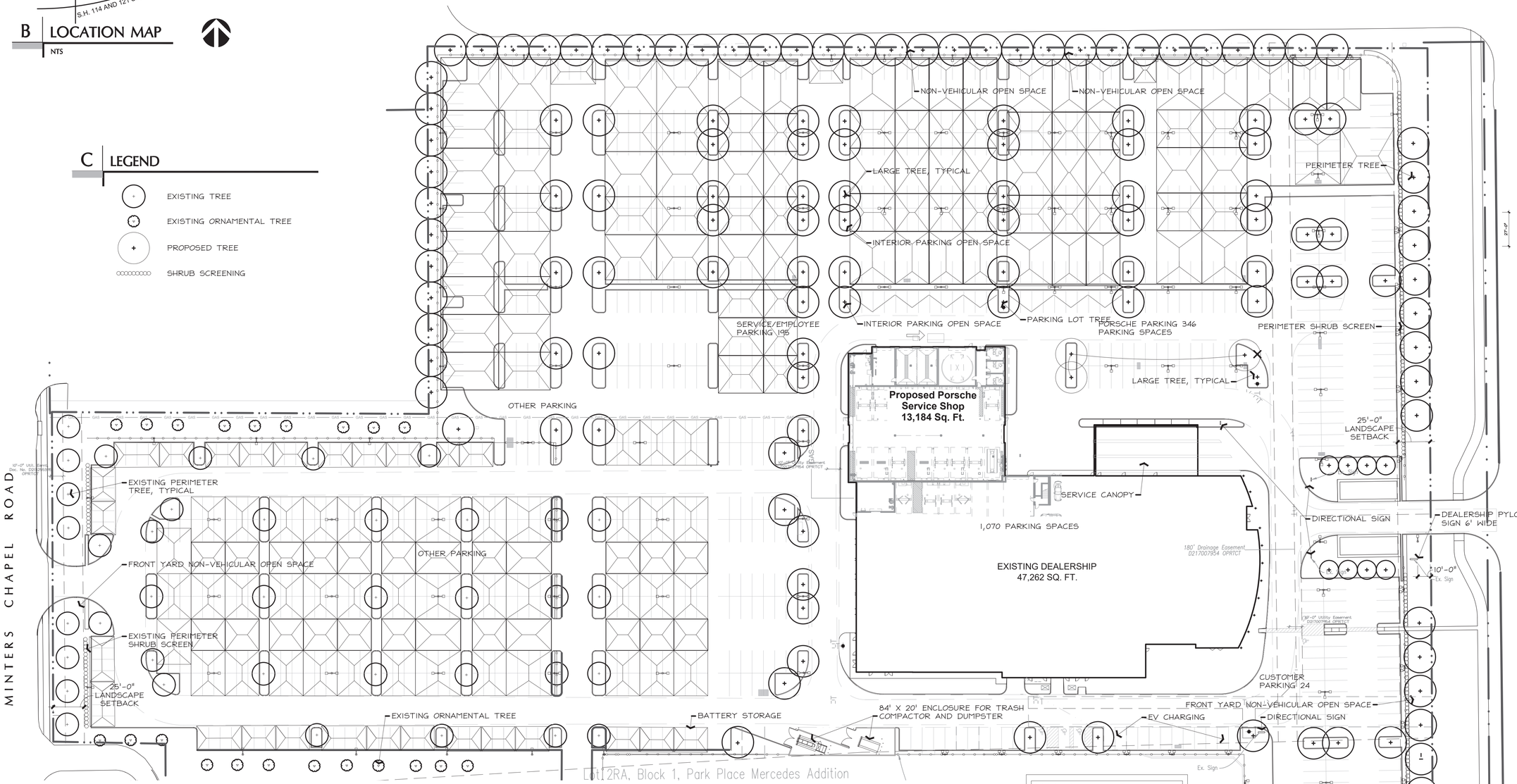
E | PREPARATION GENERAL NOTES

PLAN PREPARED BY:

MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

F | CUP PLAN PLANTING NOTES

1. ALL EXISTING PLANTING MATCHES THE APPROVED PLANT LIST.
2. ALL PROPOSED PLANTING WILL BE PER THE APPROVED PLANT LIST.
3. ALL TREES WILL BE SELECTED FROM THE REQUIRED TREE LIST AND WILL BE A MINIMUM OF 3" CALIPER MEASURED 4" ABOVE GRADE AND 7' MINIMUM HEIGHT AT THE TIME OF PLANTING.



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A | CONDITIONAL USE PERMIT LANDSCAPE PLAN

1" = 40'-0" 0 20' 40' 80'

CASE NAME:	Avondale
CASE NUMBER:	CU24-11/PD24-02
LOCATION:	1280 Texan Trail Lot 2RA1, Block 1 Park Place Mercedes Addition

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

SSARCO

KEY PLAN

GRAPEVINE PORSCHE

LOT 2R, BLOCK 1 - 1280 TEXAN TRAIL,
GRAPEVINE, TX 76051

CONDITIONAL USE PERMIT

BUSINESS HIGHWAY 114

No.	Date	Revision

05.10.2024

DRG Drawn By

MSK Reviewed By

Project No. 14324.00
Date 04.01.24

LANDSCAPE PLAN

5 of 7

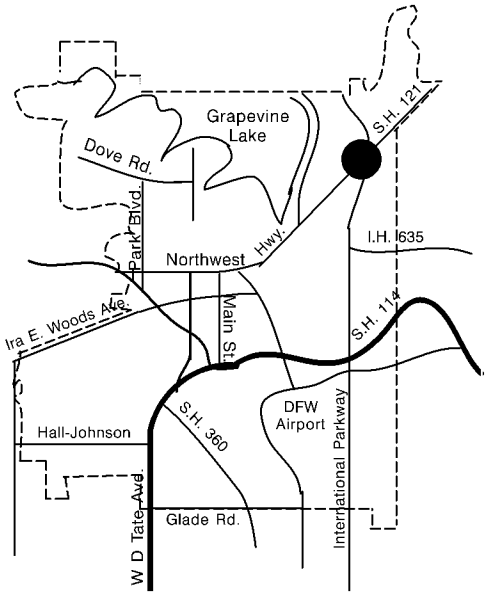
CC ITEM #10, 33
PZ ITEM #7, 15

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

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

MEETING DATE: MAY 21, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-13; JIFFY LUBE



APPLICANT: Drew Donosky – Clay Moore Engineering

PROPERTY LOCATION AND SIZE:

The subject property is located at 3500 Grapevine Mills Boulevard North and platted as Block A, Lot 6A1 Grapevine Mills Crossing Addition. The lot contains approximately 1.76 acres and has 295 feet of frontage along Grapevine Mills Parkway and 224 feet of frontage along Grapevine Mills Boulevard North.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved planned commercial center CU06-55 (Ord. 2007-06) to develop an automotive repair garage with a full-service drive-thru car wash.

The applicant intends to develop a 32-foot, 6,106-square-foot automotive repair garage and full-service car wash (Jiffy Lube) that includes an indoor auto service area, two offices, equipment rooms, employee breakroom, restrooms, a lobby for patrons and a tunnel style drive-thru car wash. A 10-foot, 5,292-square-foot outdoor customer convenience canopy is proposed.

There will be three points of access; an access off Grapevine Mills Parkway at the southwest corner of the site, one off Grapevine Mills Boulevard North at the northeast corner, and the other through an existing access easement at the southeast corner of the subject site. The total number of parking spaces required is 32. The provided number of

parking spaces is 36.

PRESENT ZONING AND USE:

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

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in the 1984 City-wide Rezoning from "I-1", Light Industrial District to "CC", Community Commercial District.

- On February 20, 2007, City Council approved CU06-55 (Ord. 2007-06) to establish a planned commercial center, Block A, Lots 1-6, Grapevine Mills Crossing Addition.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"CC", Community Commercial District – Kwik Kar Wash and Auto
SOUTH:	"CC", Community Commercial District – Lazy Boy Furniture Galleries
EAST:	"CC", Community Commercial District – Multi-tenant building, Corky's Gaming Bistro, Altitude Trampoline Park, and Martial Arts
WEST:	"HCO", Hotel/ Corporate Office District – Chesapeake well site, and undeveloped property, and "CC" Community Commercial District - undeveloped

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.

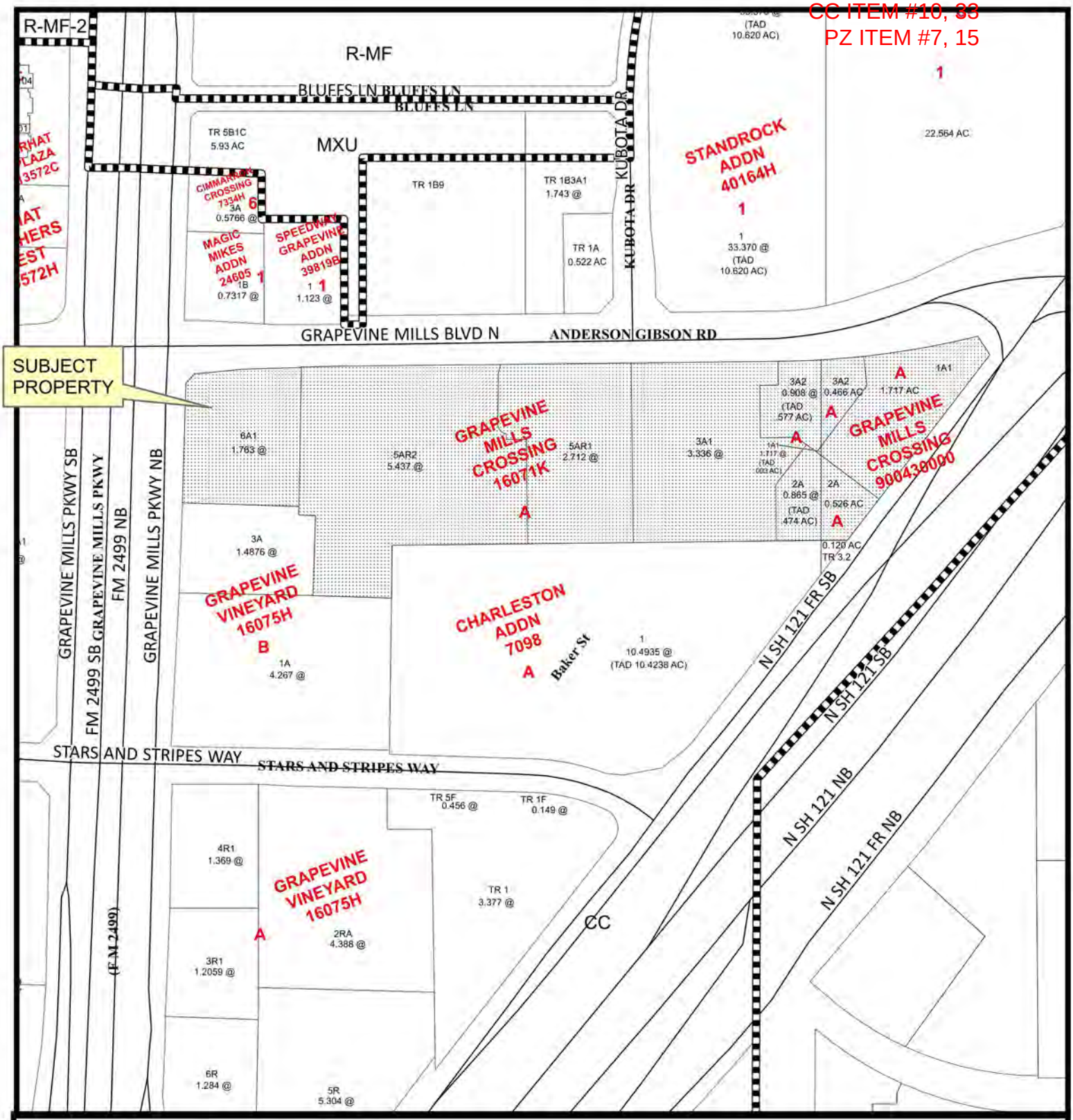
MASTER PLAN APPLICATION:

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 Grapevine Mills Parkway as a Type A, Major Arterial with a right of way width determined by TxDOT. North Grapevine Mills

Boulevard is designated as a Type B, Major Arterial with a minimum 80-foot right-of-way and is developed as six lanes with a median.



CU24-13; Jiffy Lube
3500 Grapevine Mills Boulevard, North

Date Prepared: 5/9/2024

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 #10, 33
PZ ITEM #7, 15

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)
GRAPEVINE MILLS CROSSING BLOCK A LOT 6A1

Gross area of parcel (to nearest tenth of acre)
1.7630

Street frontage & distance to nearest cross street

Describe the Proposed Use
AUTOMOTIVE COMMERCIAL DEVELOPMENT

Proposed Zoning
CC

Existing Zoning
CC

Future Land Use Designation
CO

Subject Property Address
3500 GRAPEVINE MILLS PKWY, GRAPEVINE, TX

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 DENNIS W. CLARK Owner Phone Number 817-329-7795

Company ENCORE RETAIL DEVELOPMENT CO

Address 1705 W NORTHWEST HWY SUITE 260

City GRAPEVINE State TX Zip Code 76051

Email [redacted]

MAR 04 2024

CU24-13

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 •

CC ITEM #10, 33
PZ ITEM #7, 15

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate DREW DONOSKY *(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 29 FEB 24

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared DENNIS W. CLARK *(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 29TH day of FEBRUARY, 20 24

_____

NOTARY PUBLIC in and for the State of Texas

TINA CHISHOLM
Notary ID #12373282
My Commission Expires
June 20, 2025

MAR 04 2024

CU24-13

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 •

CC ITEM #10, 33
PZ ITEM #7, 15

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

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

Name DREW DONOSKY Company CLAYMOORE ENGINEERING, INC.

Address 1903 CENTRAL DR.

City BEDFORD State TX Zip Code 76021

Phone 817.281.0572 Email [redacted]

Applicant's Signature Drew Donosky Date 3/1/2024

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Drew Donosky *(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 1st day of March, 20 24

Melissa M. Andrews
NOTARY PUBLIC in and for the State of Texas

MELISSA M. ANDREWS
Notary Public, State of Texas
Comm. Expires 01-21-2025
Notary ID 130952780

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

MAR 04 2024

CU24-13

(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 #10, 33
PZ ITEM #7, 15

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

Subject: Narrative

To whom it may concern:

Please let this Letter as Narrative for the proposed Development located at the SE corner of Grapevine Mills Parkway and Grapevine Mills Blvd. The project site is currently zoned CC and will remain as CC.

The proposed use of this project is Auto Service Repair and Carwash with a total floor area of 6,106 sf. Access lanes and vehicle parking will be constructed complete with all utilities and underground drainage system.

The proposed use is permitted in this area or zone and will be a good addition in this site that is surrounded by Existing Retails.

Thank you.

Drew Donosky, PE

MAR 04 2024

CU24-13

METES AND BOUNDS:

Being a 1.76 acre tract of land out of the James Gibson Survey, Abstract No. 587, situated in the City of Grapevine, Tarrant County, Texas, being a portion of Lot 6A, Block A of Grapevine Mills Crossing, a subdivision of record in Document Number D209046718 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum TxDOT monument found in the south right-of-way line of Grapevine Mills Boulevard (variable width right-of-way), being the easternmost southeast corner of a called 0.2697 acre tract of land conveyed as Parcel 76C to The State of Texas by judgement of record in Document Number D214198458 of the Official Public Records of Tarrant County, Texas, and being in the east line of said Lot 6A and common west line of Lot 5A of said Block A;

THENCE, leaving the south right-of-way line of Grapevine Mills Boulevard, along the east line of said Lot 6A and common west line of said Lot 5A, the following two (2) courses and distances:

1. S00°34'35"E, a distance of 88.65 feet to a 5/8 inch iron rod found;
2. S01°49'38"W, a distance of 223.29 feet to a 5/8 inch iron rod with red plastic cap stamped "RPLS 5199" found at the southeast corner of said Lot 6A, being the northernmost northeast corner of Lot 3, Block B of Grapevine Vineyard, a subdivision of record in Cabinet A, Slide 11133 of said Plat Records;

THENCE, N88°09'37"W, along the south line of said Lot 6A and common north line of said Lot 3, a distance of 269.78 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of Grapevine Mills Parkway / FM 2499 (variable width right-of-way), being southernmost southeast corner of said Parcel 76C;

THENCE, along the east right-of-way line of Grapevine Mills Parkway / FM 2499, being the common east line of said Parcel 76C, the following two (2) courses and distances:

1. N01°52'15"E, a distance of 177.36 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N06°47'26"E, a distance of 60.98 feet to a 5/8 inch iron rod found at the south end of a cutback line at the intersection of the east right-of-way line of Grapevine Mills Parkway / FM 2499 and the south right-of-way line of Grapevine Mills Boulevard;

THENCE, N46°44'36"E, along said cutback line, a distance of 56.34 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the north end of said cutback line;

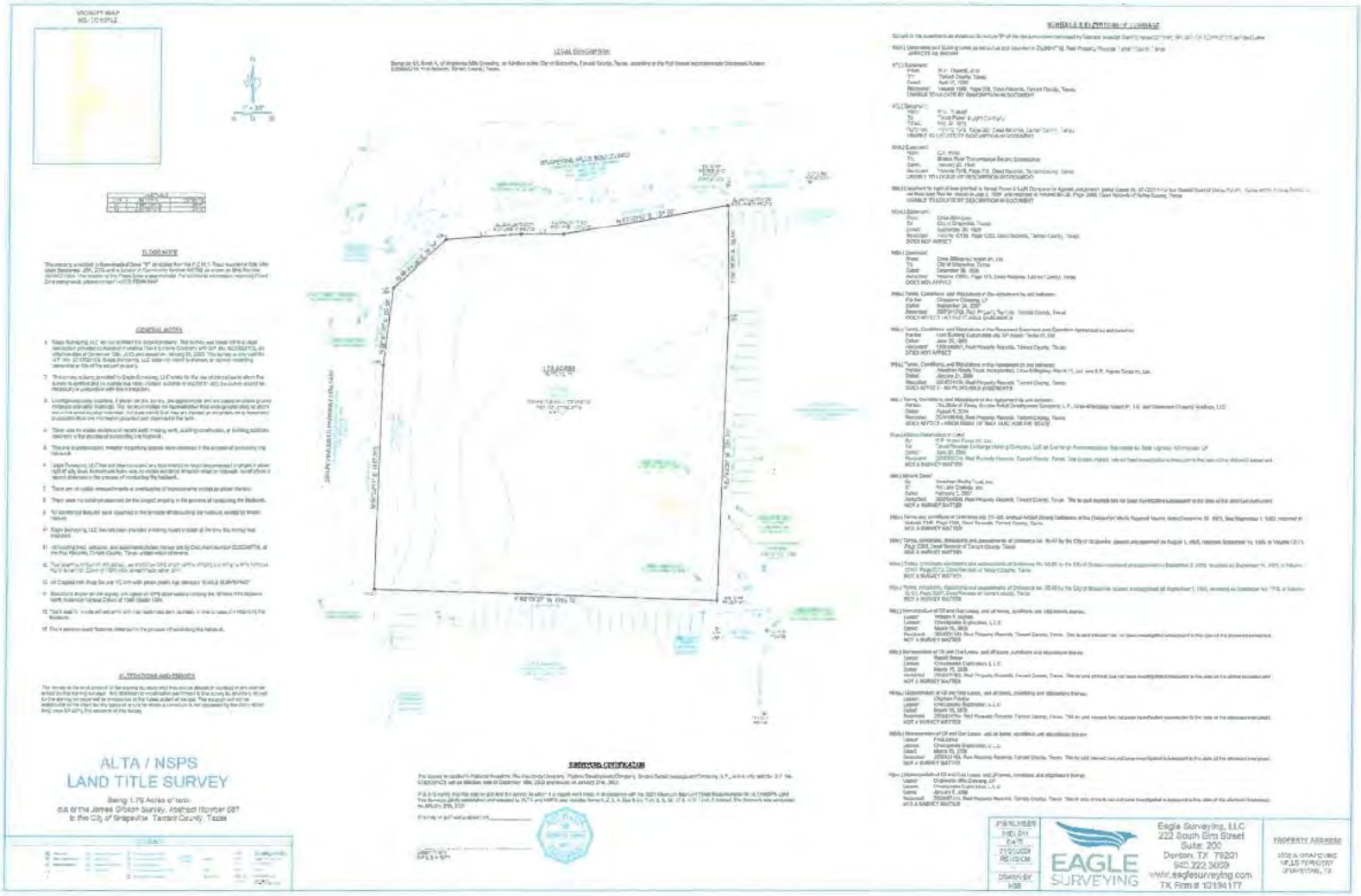
THENCE, along the south right-of-way line of Grapevine Mills Boulevard, being the common south line of said Parcel 76C, the following three (3) courses and distances:

MAR 04 2024

CM24-13

1. N86°11'40"E, a distance of 59.47 feet to an aluminum TxDOT monument found;
2. S89°59'29"E, a distance of 33.12 feet to an aluminum TxDOT monument found;
3. N80°00'42"E, a distance of 131.36 feet to the **POINT OF BEGINNING**, and containing an area of 1.76 acres (76,779 square feet) of land.

MAR 04 2024



ALTA / NSPS
LAND TITLE SURVEY

Being 1.776 Acres of land
out of the James Gibson Survey, Abstract Number 687
in the City of Grapevine Tarrant County, Texas

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3699
www.eaglesurveying.com
TX Firm # 10194177

MAR 04 2024

FOR INFORMATIONAL ONLY

CC ITEM #10, 33
PZ ITEM #7, 15

WENDY BURGESS
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR

100 E. Weatherford, Fort Worth, TX 76196
(817) 884-1100
e-mail:taxoffice@tarrantcountytx.gov
web:www.tarrantcountytx.gov

IN GOD WE TRUST

V4.8
1

Facebook.com/TarrantCountyTAC
@TarrantCoTax

Visit our website for online credit card and eCheck payments.
Pay by phone at 817-884-1110

DATE: 03/01/2024

2023 TAX STATEMENT

ACCOUNT: [redacted]

LEGAL: GRAPEVINE MILLS CROSSING BLOCK A LOT 6A1

OWNER: ENCORE RETAIL DEVELOPMENT CO
PARCEL ADDRESS: 0003500 N GRAPEVINE MILLS BLVD
EXEMPTIONS:

LAND VALUE 1,497,756	APPRAISED VALUE 1,497,756					
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER $100	BASE TAX	TAXES DUE CURRENTLY
TARRANT COUNTY	1,497,756	0	1,497,756	0.194500	2913.14	0.00
T C HOSPITAL	1,497,756	0	1,497,756	0.194500	2913.14	0.00
T C COLLEGE	1,497,756	0	1,497,756	0.112170	1680.03	0.00
				Total Taxes	7,506.31	0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

TOTAL AMOUNT DUE*
***INCLUDES PAYMENT RECEIVED**

0.00

MAR 04 2024

CU24-13

ENCORE RETAIL DEVELOPMENT CO

RETURN WITH PAYMENT

PAY THIS AMOUNT
DUE UPON RECEIPT **$0.00**

Delinquent after: 1/31/2024

AMOUNT DUE

IF PAID IN	
APR	0.00
MAY	0.00

00041484509 2023
16071K---A----6A1 TC

ENCORE RETAIL DEVELOPMENT CO
1705 W NORTHWEST HWY STE 260
GRAPEVINE TX 76051-8125

Make checks payable to:
WENDY BURGESS, TAX ASSESSOR-COLLECTOR

SCAN BARCODE TO PAY NOW

00041484509 0000000000 0000000000 0000000000 03012024000000

ORDINANCE NO. 2024-047

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-13 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU06-55 (ORDINANCE No. 2007-006) TO DEVELOP AN AUTOMOTIVE REPAIR GARAGE AND FULL SERVICE DRIVE-THRU CAR WASH (JIFFY LUBE) FOR BLOCK A, LOT 6A1, GRAPEVINE MILLS CROSSING ADDITION (3500 NORTH GRAPEVINE MILLS BOULEVARD) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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 CU24-13 to amend the previously approved site plan CU06-55 (Ordinance No. 2007-006) to develop an automotive repair garage with a full service drive-thru car wash (Jiffy Lube) in a district zoned “CC”, Community Commercial District within the following described property: Block A, Lot 6A1, Grapevine Mills Crossing Addition (3500 North Grapevine Mills Boulevard) 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 the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of May, 2024.

APPROVED:

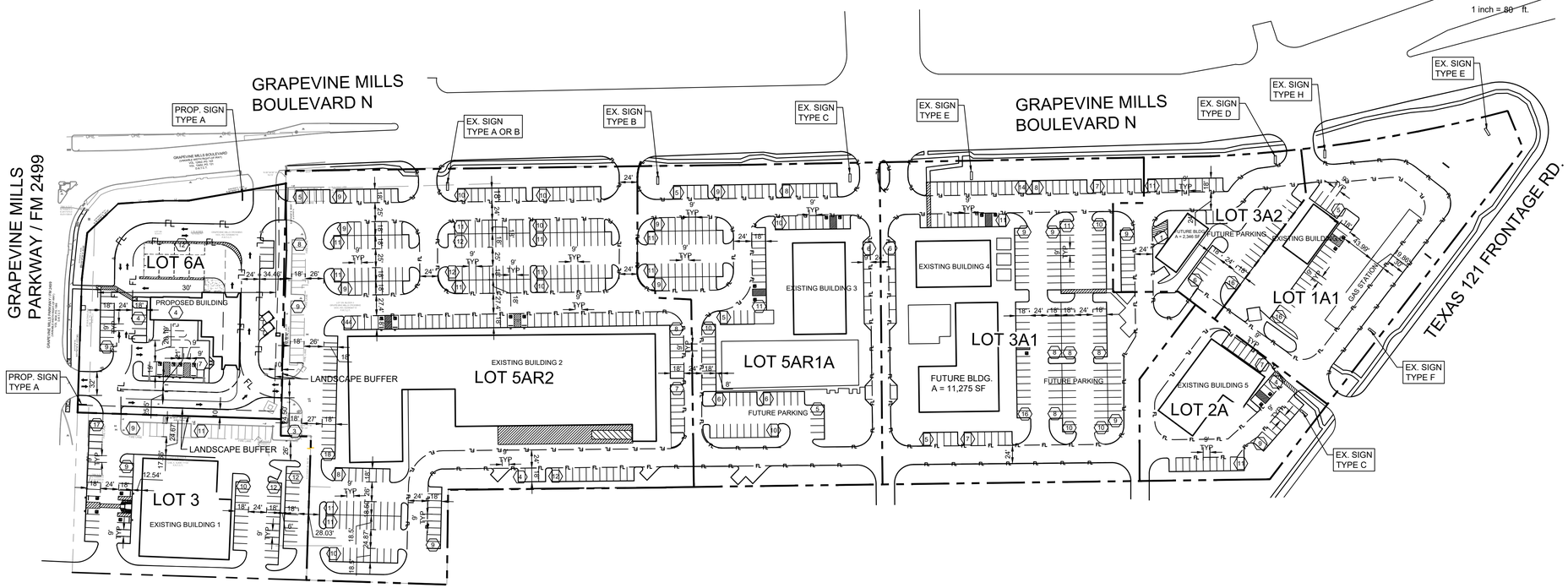
_____
William D. Tate
Mayor

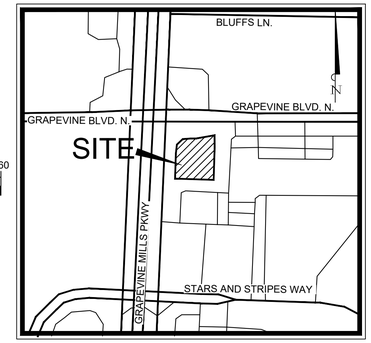
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney





VICINITY MAP
N.T.S.

ARCHITECT

CASCO
12 SUNNEN DR.
SUITE #100
ST. LOUIS, MO 63143
PH. 314.238.2036
CONTACT: KEN KAMMERER
EMAIL: KEN.KAMMERER@THECDCOMPANIES.COM

LANDSCAPE

EVERGREEN DESIGN GROUP
15455 DALLAS PKWY
SUITE #600
ADDISON, TX 75001
PH. 800.680.6630
CONTACT: RODNEY MCNABB
EMAIL: RODNEY@EVERGREENDESIGNGROUP.COM

PURPOSE OF REQUEST:
CONDITIONAL USE REQUEST CU24-13 IS A REQUEST TO AMEND A PLANNED COMMERCIAL CENTER TO DEVELOP A 3,929 AUTOMOTIVE REPAIR GARAGE AND A 2,177 SQUARE FOOT TUNNEL STYLE AUTOMOBILE WASH, WITHIN A 6,106 SQUARE FOOT BUILDING INCLUDING A ROOF CANOPY WITH AN AREA OF 5,292 SQUARE FOOT. TOTAL BUILDING AREA IS 11,398 SQUARE FOOT.

PROJECT DATA

LOT	LAND AREA	BUILDING AREA	OCCUPPANCY	BUILDING HEIGHT	PARKING REQUIRED	PARKING PROVIDED	BUILDING COVERAGE	OPEN SPACE	IMPERVIOUS SURFACE
LOT 6A (PROJECT SITE)	76,779 SF	6,106 SF	AUTO SERVICE/REPAIR & CAR WASH	32'-3"	32	36	7.95 %	21,022 SF	55,757 SF
LOT 1A1	74,814 SF	3,042 SF	GAS/CONVENIENCE	18'-10"	21	36	4.07 %	33,459 SF	41,355 SF
LOT 2A	37,680 SF	7,900 SF	RETAIL	22'	32	31	20.97 %	6,675 SF	31,005 SF
LOT 3A1	145,340 SF	17,275 SF	RETAIL/RESTAURANT	27''	217	189	11.89 %	25,266 SF	120,074 SF
LOT 3A2	39,554 SF	2,346 SF	RESTAURANT	25'-10"	59	45	5.93 %	9,233 SF	30,321 SF
LOT 5AR1A	118,138 SF	8,160 SF	RETAIL/REST./PATIO	20'-4"	115	143	6.91 %	30,431 SF	87,707 SF
LOT 5AR2	236,822 SF	48,931 SF	REST/RET/IND. COMM.	32'-4"	306	308	20.66 %	31,335 SF	205,487 SF
TOTAL	729,127 SF	93,760 SF			782	788	12.86 %	157,421 SF	571,706 SF

PARKING SCHEME:
RETAIL (4 SP. PER. 1,00 SF), RESTAURANT IN CENTER (10 ADDL. SPACE PER 1,000 SF), INDOOR COMMERCIAL AMUSEMENT (1 PER 100 SF), REST. WITH DRIVE THRU. (1 PER 50 SF + 12), GAS STATION/CONVENIENCE (5+1 PER 200 SF).

CASE NAME: JIFFY LUBE
CASE NUMBER: CU 24-13
LOCATION : 3500 GRAPEVINE MILLS BOULEVARD NORTH

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISION

CHAIRMAN

DATE _____

SHEET: 1 OF 16

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

PLANNING SERVICES DEPARTMENT

ZONING DESCRIPTION:
EXISTING ZONING: COMMUNITY COMMERCIAL, C-C

OWNER:
PAVILION DEVELOPMENT COMPANY
5605 CARNEGIE BLVD., SUITE 110
CHARLOTTE, NC 28209
PH: 704.944.5971 CONTACT NAME: ANDREW DAVIES

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE SUITE #406
BEDFORD, TX. 76021
PH: 817.281.0572 CONTACT NAME: CLAY CRISTY

SURVEYOR:
EAGLE SURVEYING, LLC
210 S. ELM ST. SUITE #200
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION:
LOTS 6A, BLOCK A, OF GRAPEVINE MILLS CROSSING, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.76 ACRES

CITY:	STATE:
GRAPEVINE	TX.

COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	JAMES GIBSON SURVEY	587

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE 817.281.0572
WWW.CLAYMOORENG.COM

STATE OF TEXAS
DREW DONOSKY
125651
LICENSED
PROFESSIONAL ENGINEER
Drew Donosky 4/29/2024

JIFFY LUBE
AUTO REPAIR & CAR WASH
GRAPEVINE, TX

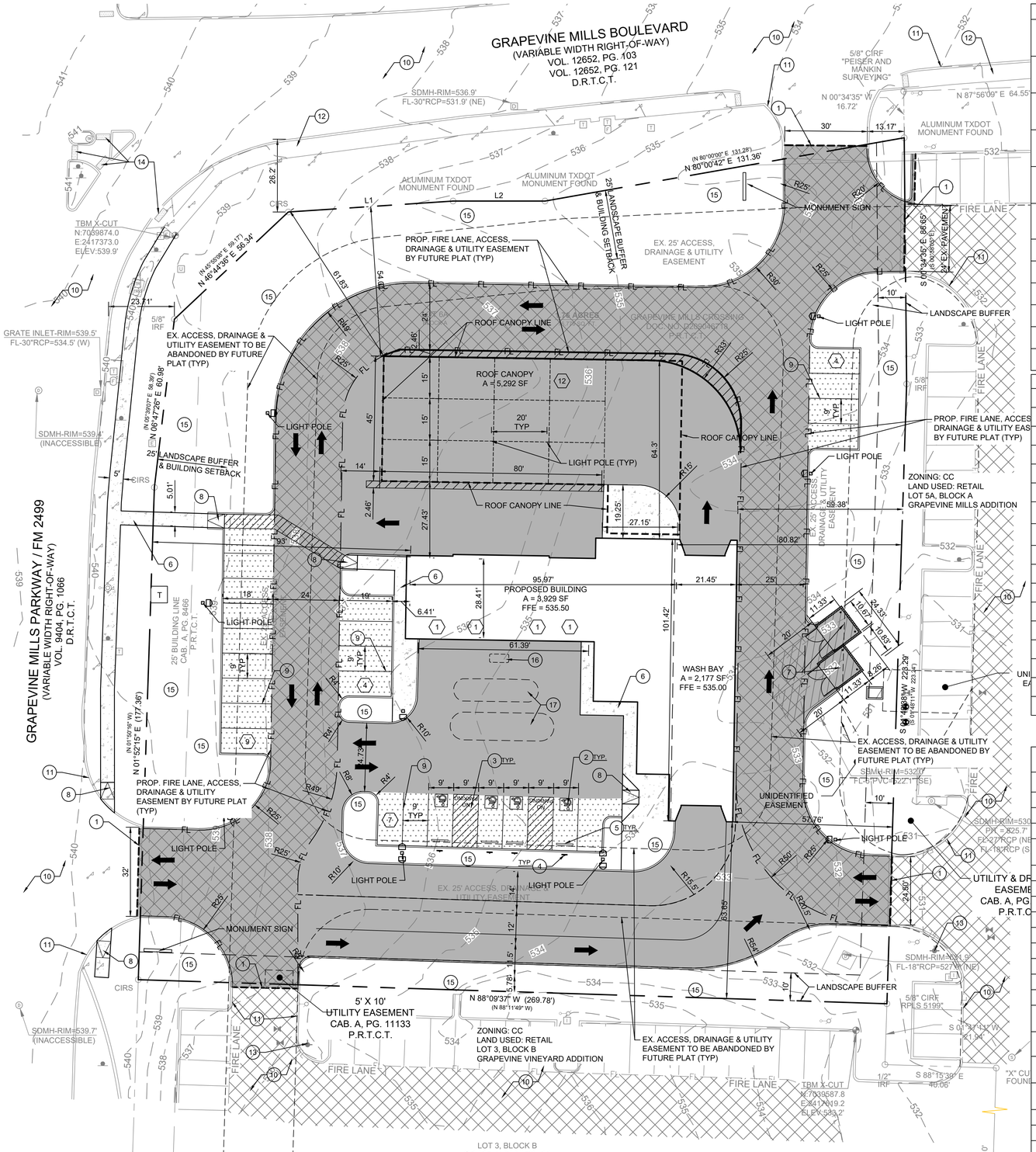
No.	DATE	REVISION	BY

MASTER SITE PLAN

DESIGN: MBT
DRAWN: MBT
CHECKED: DD
DATE: 4/29/2024

SHEET
1 OF 16

File No. 2024-006



LEGEND

	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	HEAVY DUTY FIRE LANE PAVEMENT
	HEAVY DUTY EXISTING FIRE LANE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DUMPSTER CONCRETE PAVING
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FULL-DEPTH SAWCUT
FL	FIRE LANE
	EASEMENT LINE
10	PARKING COUNT

CONSTRUCTION SCHEDULE

1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	HANDICAP SYMBOL
3	PAVEMENT STRIPING
4	HANDICAP SIGN
5	CURB STOP
6	SIDEWALK
7	PROPOSED DUMPSTER AREA AND ENCLOSURE
8	RAMP 12:1 MAX. SLOPE
9	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
10	EXISTING PAVEMENT
11	EXISTING CURB & GUTTER
12	EXISTING SIDEWALK
13	EXISTING FIRE HYDRANT
14	EXISTING RAMP
15	LANDSCAPE AREA
16	OIL / WATER / SAND SEPARATOR
17	WATER RECLAMATION TANKS

SITE PLAN DATA SUMMARY TABLE

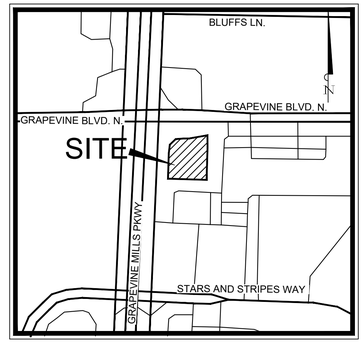
ITEM	Required	Proposed
Zoning	CC	
Land Use	Auto Repair and Carwash	
Total Lot Area (SF and AC)	1.76 AC (76,779 SF)	
First Floor-Bldg Footprint area (SF)	6,106 SF	
Total Building Area (SF)	6,106 SF	
Building Height	32' - 3"	
Floor Area Ratio	1:125 MAX	7.95%
PARKING		
Parking Ratio	1 PER 125 SF	
Accessible Parking (# of spaces)	32	36
LANDSCAPE PLAN DATA SUMMARY TABLE		
Landscape Area		
Landscape Perimeter Area (SF)	10,457	18,775
Interior Landscape Area-Parking Lot Landscaping (SF)	583	1,722
Additional Interior Landscape Area	0	0
Other Landscape Area within the lot (SF)	477	525
Total Landscape Area	11,517	21,022
Impervious Area		
Building Footprint Area (SF)	6,106 SF	
Area of Sidewalks, Pavement & other Impervious Flatwork (SF)	50,130 SF	
Total Open Space (SF and Percentage)	15,366 SF (20%)	21,022 SF (27.40%)
Total Impervious Area (SF and Percentage)	55,757 SF (72.60%)	

PARKING CALCULATION

		REQUIRED RATIO	REQUIRED	PROVIDED	HC REQUIRED	HC PROVIDED
	BUILDING SIZE(SF)	AUTO SERVICE & REPAIR				
LOT 6A	3,929	1 PER 125 SF	32	36*	2	4

***NOTE: TOTAL NUMBER OF PARKING SPACES INSIDE AND UNDERNEATH THE CANOPY = 12**

PURPOSE OF REQUEST:
CONDITIONAL USE REQUEST CU24-13 IS A REQUEST TO AMEND A PLANNED COMMERCIAL CENTER TO DEVELOP A 3,929 AUTOMOTIVE REPAIR GARAGE AND A 2,177 SQUARE FOOT TUNNEL STYLE AUTOMOBILE WASH, WITHIN A 6,106 SQUARE FOOT BUILDING INCLUDING A ROOF CANOPY WITH AN AREA OF 5,292 SQUARE FOOT. TOTAL BUILDING AREA IS 11,398 SQUARE FOOT.



VICINITY MAP
N.T.S.

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

ARCHITECT
CASCO
12 SUNNEN DR.
SUITE #100
ST. LOUIS, MO 63143
PH. 314.238.2036
CONTACT: KEN KAMMERER
EMAIL: KEN.KAMMERER@THECDCOMPANIES.COM

LANDSCAPE
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY
SUITE #600
ADDISON, TX 75001
PH. 800.680.6630
CONTACT: RODNEY MCNABB
EMAIL: RODNEY@EVERGREENDESIGNGROUP.COM

Site Plan/Landscape Plan/Photometric Plan/Facade Plan
for
The Pavilion Development Company
Lot 6A, Block A, of Grapevine Mills Crossing
1.76 AC or 76,779 SF
Zone: "CC" Community Commercial,
Proposed Auto Repair & Carwash
Date of Preparation: March 21, 2024

CASE NAME: JIFFY LUBE
CASE NUMBER: CU 24-13
LOCATION : 3500 GRAPEVINE MILLS BOULEVARD NORTH

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISION

CHAIRMAN _____

DATE _____

SHEET: 2 OF 16

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

PLANNING SERVICES DEPARTMENT

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 3' UNLESS OTHERWISE SPECIFIED.
3. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. 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.
5. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
7. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
8. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
9. 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.
10. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
11. 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.
12. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
13. LIGHT FIXTURES INCLUDING THE BASE MAY NOT EXCEED 30-FEET OR THE HEIGHT, OR THE BUILDING, HEIGHT WHICHEVER IS LESS.
14. ALL LIGHT FIXTURES SHALL BE RECESSED TO PREVENT GLARE.

ZONING DESCRIPTION:
EXISTING ZONING: COMMUNITY COMMERCIAL, C-C

OWNER:
PAVILION DEVELOPMENT COMPANY
5605 CARNEGIE BLVD., SUITE 110
CHARLOTTE, NC 28209
PH: 704.944.5971 CONTACT NAME: ANDREW DAVIES

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE SUITE #406
BEDFORD, TX. 76021
PH: 817.281.0572 CONTACT NAME: CLAY CRISTY

SURVEYOR:
EAGLE SURVEYING, LLC
210 S. ELM ST. SUITE #200
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION:
LOTS 6A, BLOCK A, OF GRAPEVINE MILLS CROSSING,
AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.76 ACRES

CITY:	STATE:	
GRAPEVINE	TX.	
COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	JAMES GIBSON SURVEY	587

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
PHONE 817.281.0572
WWW.CLAYMOORE.COM
1903 CENTRAL DR. SUITE #406
BEDFORD, TEXAS

STATE OF TEXAS
DREW DONOSKY
125651
LICENSED
PROFESSIONAL ENGINEER
Drew Donosky 4/29/2024

JIFFY LUBE
AUTO REPAIR & CAR WASH
GRAPEVINE, TX

No.	DATE	REVISION	BY

DIMENSIONAL CONTROL SITE PLAN

DESIGN: MBT
DRAWN: MBT
CHECKED: DD
DATE: 4/29/2024

SHEET
2 OF 16

File No. 2024-006

PLOTTED BY DENG TORRES 4/29/2024 9:30 AM
DWG NAME Z:\PROJECTS\2024-006 PAVILION DEVELOPMENT CO. AUTO DEV. GRAPEVINE\CAD\SHEETS\2 OF 16 DIMENSIONAL CONTROL SITE PLAN.DWG
LAST SAVED 4/29/2024 9:28 AM
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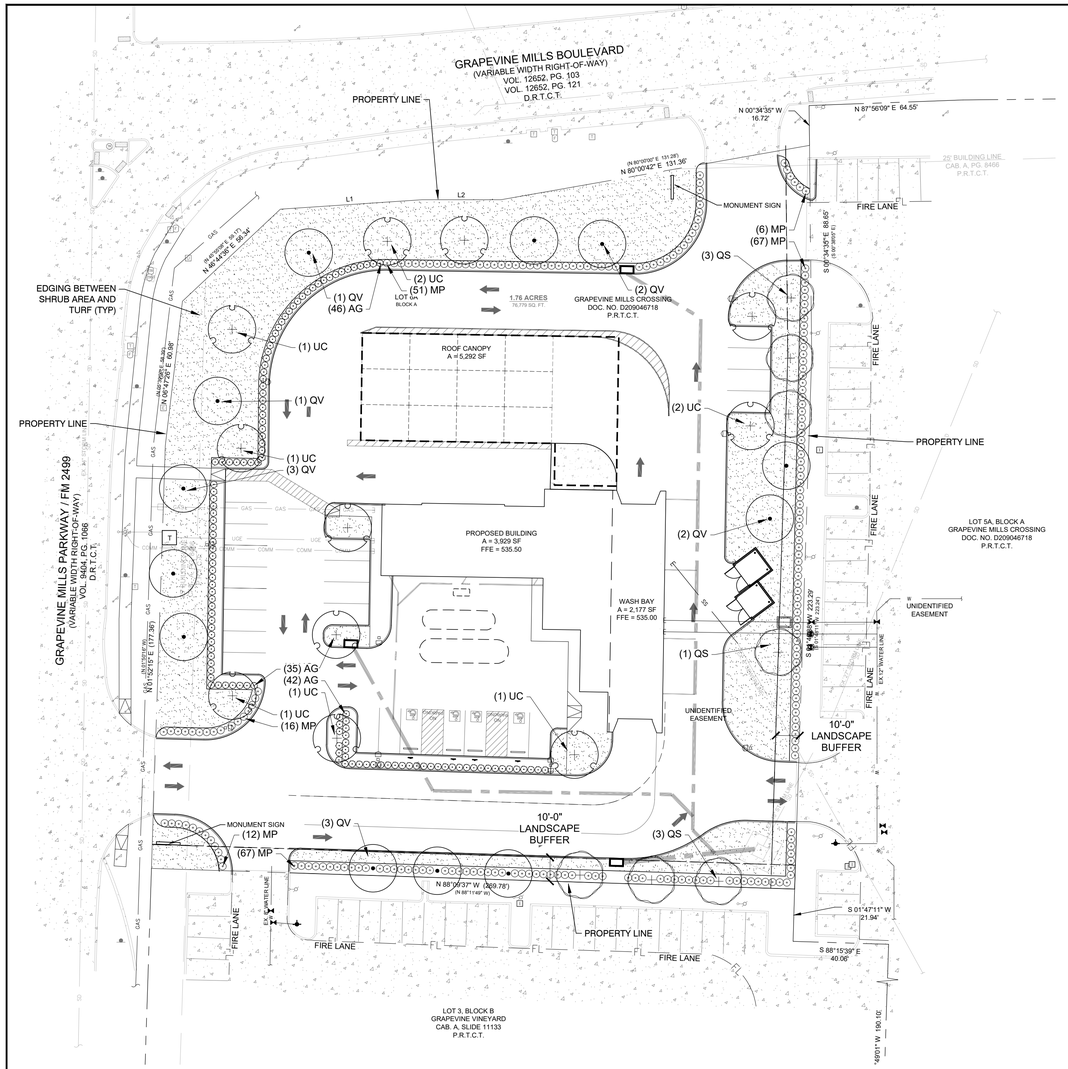


PLANT_SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL/DBH	HEIGHT
CANOPY TREES							
	QS	7	QUERCUS SHUMARDII	SHUMARD RED OAK	CONT.	3" CAL MIN	12` HT MIN
	QV	12	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	CONT.	3" CAL MIN	12` HT MIN
	UC	10	ULMUS CRASSIFOLIA	CEDAR ELM	CONT.	3" CAL MIN	12` HT MIN
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	HEIGHT
SHRUBS							
	AG	123	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5 GAL	36" OC	24" HT MIN
	MP	221	MYRICA PUSILLA	DWF. WAX MYRTLE	5 GAL	36" OC	24" HT MIN
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT
GROUND COVERS							
SOD/SEED							
	SOD	17,985 SF	CYNODON DACTYLON `TIFTUF`	TIFTUF BERMUDA GRASS	SOD		

LANDSCAPE CALCULATIONS

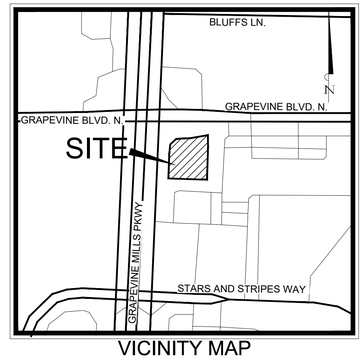
TOTAL SITE AREA:	76,779 SF (1.76 AC)
ZONING:	CC (COMMUNITY COMMERCIAL DISTRICT
LANDSCAPE AREA REQUIRED:	15,356 SF (20% OF SITE AREA)
TOTAL LANDSCAPE AREA PROVIDED:	21,130 SF (27.5% OF SITE AREA)
NON-VEHICULAR OPEN SPACE PROVIDED:	18,248 SF (23.8% OF SITE AREA)
LANDSCAPE AREA REQUIRED IN FRONT YARD:	5,759 SF (50% OF REQUIRED LANDSCAPE)
LANDSCAPE AREA PROVIDED IN FRONT YARD:	13,534 SF (88.1% OF REQUIRED LANDSCAPE)
TOTAL TREES REQUIRED:	29 TREES
TOTAL TREES PROVIDED:	29 TREES PROPOSED
TOTAL PERIMETER:	1,100 LINEAR FEET
TOTAL TREES REQUIRED:	22 (1 TREE PER 50 LINEAR FEET)
NORTH - 254 LF	
TREES REQUIRED:	5
TREES PROVIDED:	5
EAST - 312 LF	
TREES REQUIRED:	6
TREES PROVIDED:	6
SOUTH - 270 LF	
TREES REQUIRED:	6
TREES PROVIDED:	6
WEST - 265 LF	
TREES REQUIRED:	5
TREES PROVIDED:	5
TOTAL TREES PROVIDED:	22

NON-VEHICULAR OPEN SPACE

TREES REQUIRED IN REQUIRED LANDSCAPE:	7 TREES (1 TREE PER 2500 SF)
TREES PROVIDED:	7 TREES PROPOSED

VEHICULAR USE AREAS

PARKING SPACES:	24 SPACES
GROSS PARKING AREA:	5,826 SF
LANDSCAPE AREA REQUIRED:	583 SF (10% OF VUA)
LANDSCAPE AREA PROVIDED:	1,722 SF
TREES REQUIRED IN INTERIOR PARKING AREAS:	2 TREES (1 PER 400 SF REQUIRED LANDSCAPE)
TREES PROVIDED IN INTERIOR PARKING AREAS:	3 TREES PROPOSED
PERIMETER HEDGE REQUIRED:	CONTINUOUS 30" HEIGHT AT PLANTING
PERIMETER HEDGE PROVIDED:	AS REQUIRED
TREES REQUIRED IN PERIMETER PARKING AREAS:	19 TREES (1 PER 50 LF - 934 LF)
TREES PROVIDED IN PERIMETER PARKING AREAS:	19 TREES PROPOSED



VICINITY MAP
N.T.S.

0' 15' 30' 60'

Scale 1" = 30'

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

CITY OF GRAPEVINE NOTES

1. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED 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.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

Landscape Plan Data Summary Table		
Item	Required	Proposed
Landscape Area		
Landscape Perimeter Area (SF)	10,457	18,775
Interior Landscape Area - Parking Lot Landscaping (SF)	583	1,722
Other Landscape Area within the lot (SF)	477	525
Total Landscape Area	11,517	21,022
Impervious Area		
Building Footprint Area (SF)		6,106
Area of sidewalks, Pavement & other impervious Flatwork (SF)		50,130
Other Impervious Area		
Total Open Space (SF & percentage)	15,366 SF (20%)	21,022 SF (27.4%)
Total Impervious Area (SF & percentage)	61,423 SF (80%)	55,757 SF (72.6%)

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

ARCHITECT

CASCO
12 SUNNEN DR.
SUITE #100
ST. LOUIS, MO 63143
PH. 314.238.2036
CONTACT: KEN KAMMERER
EMAIL: KEN.KAMMERER@THECDCOMPANIES.COM

LANDSCAPE

EVERGREEN DESIGN GROUP
15455 DALLAS PKWY
SUITE #600
ADDISON, TX 75001
PH. 800.680.6630
CONTACT: STEPHEN SALES
EMAIL: STEPHEN@EVERGREENDESIGNGROUP.COM

CASE NAME:
CASE NUMBER: CU24-13
LOCATION: 3500 GRAPEVINE MILLS BOULEVARD NORTH

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 3 OF 16

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

PLANNING SERVICES DEPARTMENT

ZONING DESCRIPTION:
EXISTING ZONING: COMMUNITY COMMERCIAL, C-C

OWNER:
PAVILION DEVELOPMENT COMPANY
5605 CARNEGIE BLVD., SUITE 110
CHARLOTTE, NC 28209
PH: 704.944.5971 CONTACT NAME: ANDREW DAVIES

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE SUITE #406
BEDFORD, TX. 76021
PH: 817.281.0572 CONTACT NAME: CLAY CRISTY

SURVEYOR:
EAGLE SURVEYING, LLC
210 S. ELM ST. SUITE #200
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION:
LOTS 6A, BLOCK A, OF GRAPEVINE MILLS CROSSING, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.76 ACRES

CITY:	STATE:
GRAPEVINE	TX.

COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	JAMES GIBSON SURVEY	587

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOORE.COM
1903 CENTRAL DR. SUITE #406
BEDFORD, TEXAS

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
04/25/2024

JIFFY LUBE
AUTO REPAIR & CAR WASH
GRAPEVINE, TX

No.	DATE	REVISION	BY

LANDSCAPE PLANTING

DESIGN: SWS
DRAWN: SWS
CHECKED: RM
DATE: 3/1/2024

SHEET
LP-1

File No. 2024-006

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
4. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
6. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE G. ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT H. 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE DOC-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER K. THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO
	STABILIZE THE TREE	

7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. WINTER MIX (OCTOBER 1 - MARCH 31)
50# CELLULOSE FIBER MULCH
2# UNHULLED BERMUDA SEED
2# ANNUAL RYE SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
50# CELLULOSE FIBER MULCH
2# HULLED BERMUDA SEED
15# 15-15-15 WATER SOLUBLE FERTILIZER
2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
a. GENERAL
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
SEED RATE PER LEGEND

DRILL SEEDING
1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
4# ORGANIC BINDER

I. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

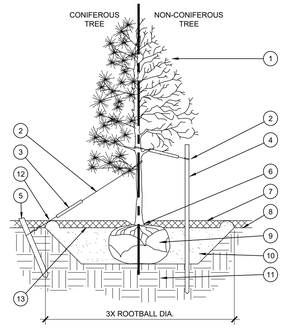
J. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

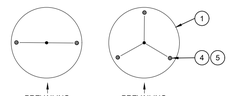
L. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

N. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



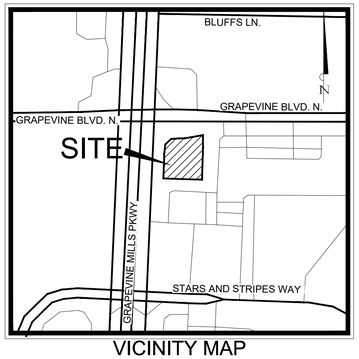
STAKING EXAMPLES (PLAN VIEW)



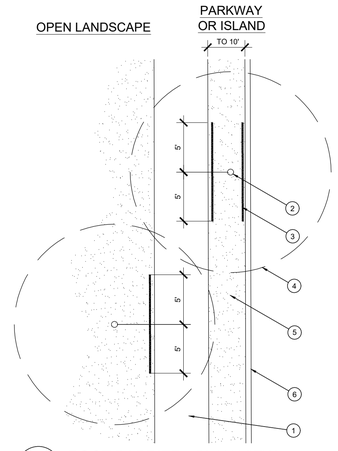
A TREE PLANTING
SCALE: NOT TO SCALE

1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

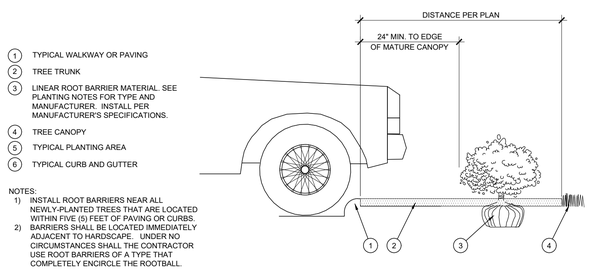
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



VICINITY MAP
N.T.S.

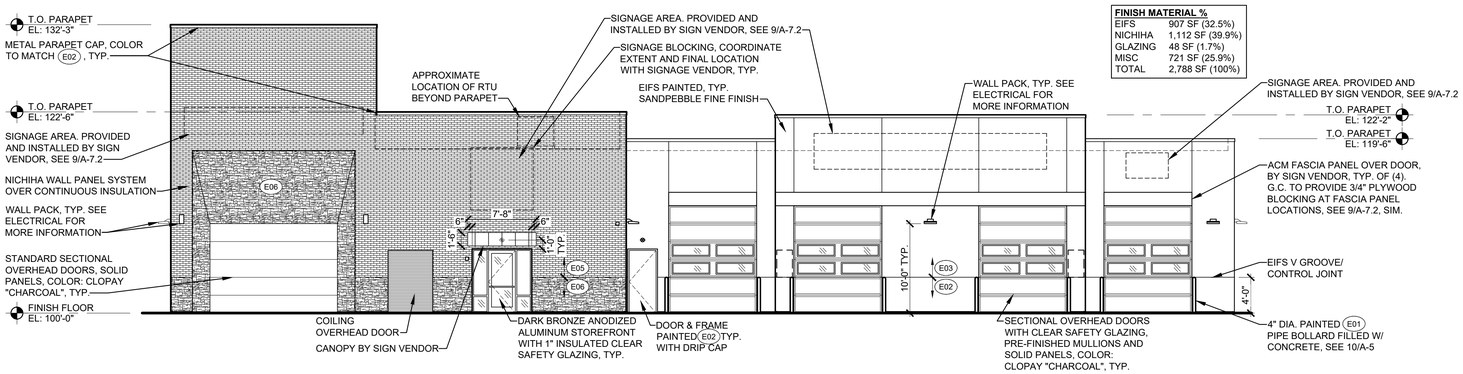


D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

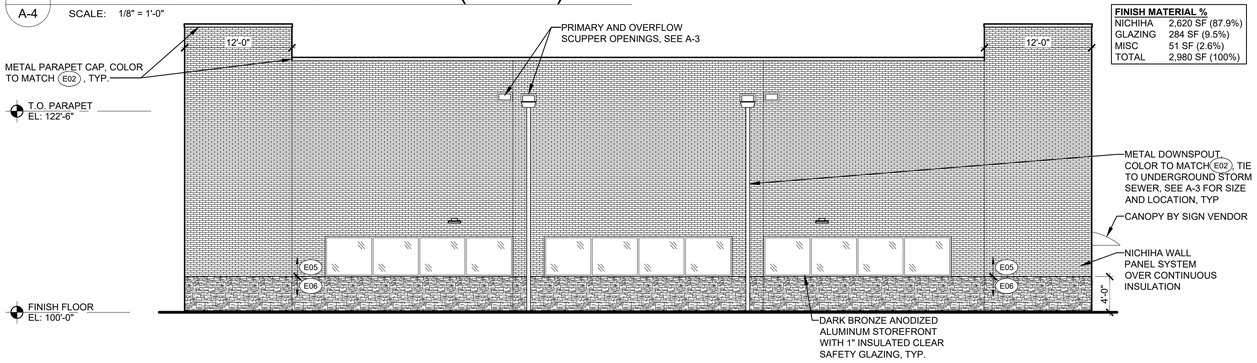
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5)



FINISH MATERIAL %		
EIFS	907 SF	(32.5%)
NICHIHA	1,112 SF	(39.9%)
GLAZING	48 SF	(1.7%)
MISC	721 SF	(25.9%)
TOTAL	2,788 SF	(100%)

1 A-4 EXTERIOR ELEVATION - FRONT (NORTH)

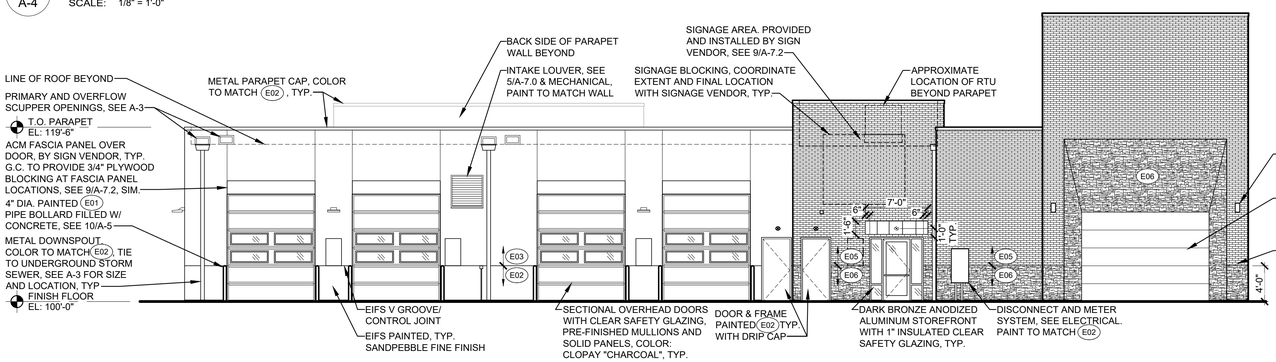
SCALE: 1/8" = 1'-0"



FINISH MATERIAL %		
NICHIHA	2,620 SF	(87.9%)
GLAZING	284 SF	(9.5%)
MISC	51 SF	(2.6%)
TOTAL	2,980 SF	(100%)

2 A-4 EXTERIOR ELEVATION - LEFT SIDE (EAST)

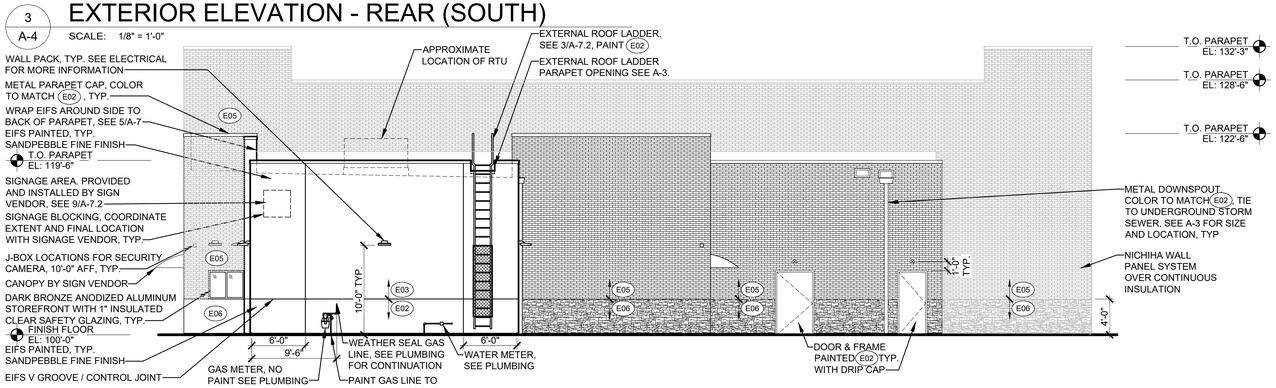
SCALE: 1/8" = 1'-0"



FINISH MATERIAL %		
EIFS	830 SF	(31.2%)
NICHIHA	1,079 SF	(40.5%)
GLAZING	43 SF	(1.6%)
MISC	711 SF	(26.7%)
TOTAL	2,663 SF	(100%)

3 A-4 EXTERIOR ELEVATION - REAR (SOUTH)

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

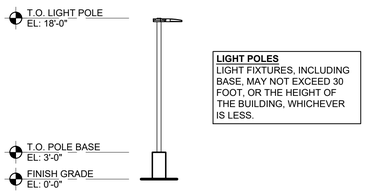


FINISH MATERIAL %		
EIFS	568 SF	(19.0%)
NICHIHA	2,173 SF	(72.9%)
GLAZING	13 SF	(0.4%)
MISC	229 SF	(7.7%)
TOTAL	2,983 SF	(100%)

RTU SCREENING
BASED ON A SIMPLE SITE LINE STUDY, A PERSON WOULD HAVE TO STAND OVER 450 FEET AWAY FROM THE BUILDING BEFORE THE RTU BECOMES VISIBLE FROM THIS ELEVATION.

4 A-4 EXTERIOR ELEVATION - RIGHT SIDE (WEST)

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



LIGHT POLES
LIGHT FIXTURES, INCLUDING BASE, MAY NOT EXCEED 30 FOOT, OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS.

5 A-4 LIGHT POLE

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

SCALE
0 5 10 15 25

MARK	EXTERIOR FINISH SCHEDULE:	MATERIAL	MFR #	COLOR
E01	EXT. : HANDRAILS / GUARD RAILS / TRAFFIC BOLLARDS	PAINT (SEMI-GLOSS)	SW6314	LUXURIOUS RED
E02	EXT. : SIGN POLES / FENCES / EXT. DOORS AND TRIM	PAINT (SATIN / SEMI-GLOSS)	SW7674	PEPPERCORN
E03	EXT. : EIFS	PAINT (SEMI-GLOSS)	SW7666	FLUER DE SEL
E04	EXT. : APPLY OVER RED E01. (EXTERIOR LOCATIONS ONLY)	PAINT (SEMI-GLOSS)	CLEAR COAT	SHER-CLEAR
E05	EXT. : COMPOSITE FIBER PANELS ABOVE WAINSCOT	NICHIHA	CANYONBRICK	SHALE BROWN
E06	EXT. : COMPOSITE FIBER PANEL WAINSCOT	NICHIHA	STACKEDSTONE	MOUNTAIN

GENERAL NOTE:
1. ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS. DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS 'SW' COLORS)
2. APPLY CLEAR COAT (E04) OVER "LUXURIOUS RED" (E01) ON EXTERIOR APPLICATIONS.
3. ALL SECURITY CAMERA LOCATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL FINAL LOCATIONS TO BE COORDINATED WITH SECURITY VENDOR.
4. REFER TO THE PHOTOMETRICS PLAN FOR ALL LIGHTING INFORMATION.
5. REFER TO SHEET A-5.0 FOR ALL REFUSE ENCLOSURE DETAILS.

ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. ALL SIGNAGE IS UNDER SEPARATE PERMIT AND FINAL DESIGN AND PLACEMENT IS BY SIGNAGE VENDOR. GC MUST COORDINATE FINAL ELECTRICAL LOCATIONS WITH SIGN VENDOR.

CASE NAME: JIFFY LUBE
CASE NUMBER: CU24-13
LOCATION: 3500 GRAPEVINE MILLS BLVD NORTH

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISION

CHAIRMAN

DATE:
SHEET: 5 OF 16

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

PLANNING SERVICES DEPARTMENT

EXTERIOR ELEVATIONS
FOR
GRAPEVINE MILLS CROSSING
LOTS 6A, BLOCK A, GRAPEVINE MILLS
AB. NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TX
1.76 ACRES
ZONE: COMMUNITY COMMERCIAL C-C
DATE OF PREPARATION: 2/28/24

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

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MULTI-CARE SERVICES
CRITERIA V2023.06-1X4
GRAPEVINE MILLS CROSSING
3500 GRAPEVINE MILLS BOULEVARD NORTH
GRAPEVINE, TX

REVISIONS

CUP RESUBMITTAL	3/21/24

CASCO DIVERSIFIED CORPORATION
LIC. NO. BR 98
EXP. DATE 1/31/25

REGISTERED ARCHITECT JOHN VALENTIN RUSSO STATE OF TEXAS 30824

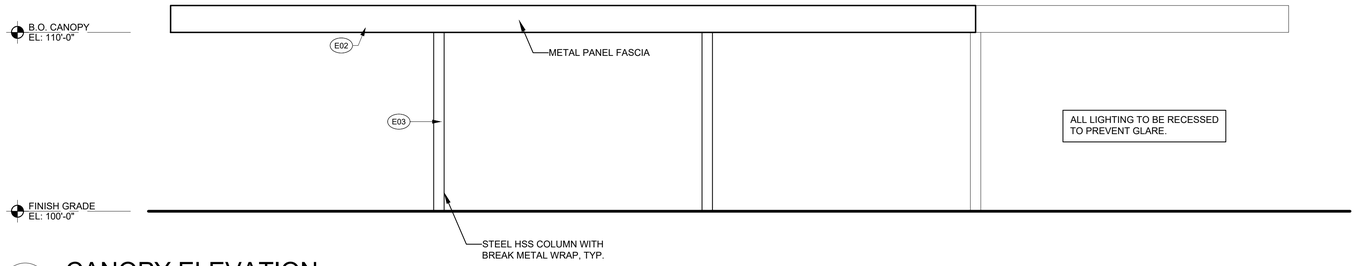
4/29/24

JOHN VALENTIN RUSSO
LIC. NO. 30824
EXP. DATE 3/31/25
PROFESSIONAL OF RECORD
PHONE: 314-821-1100

Drawn /Checked By:	XXX / XXX
Project Number	2404006
Owner Date	2-29-24
Permit Date	XX-XX-XX
Bid Date	XX-XX-XX

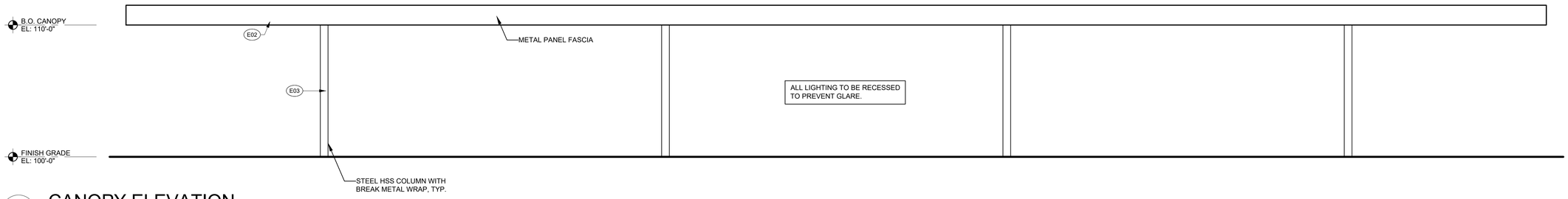
EXTERIOR ELEVATIONS

A-4



2 / A-5.1 CANOPY ELEVATION

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



2 / A-5.1 CANOPY ELEVATION

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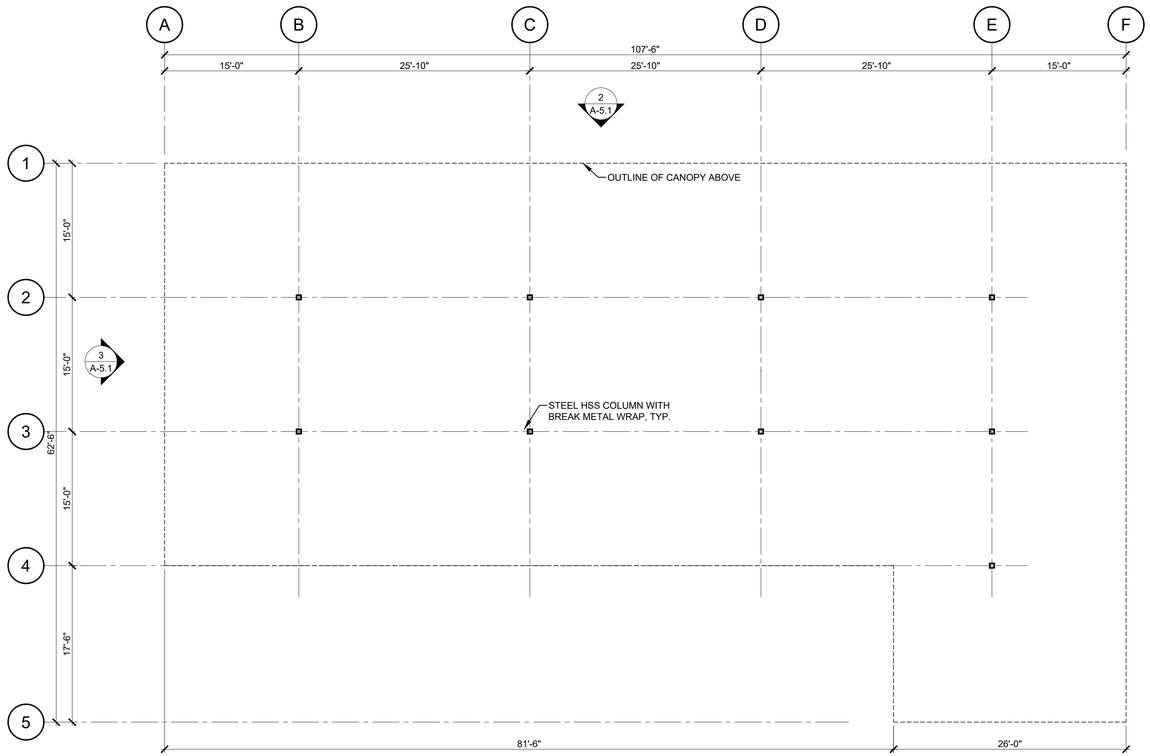

1 / A-5.1 CANOPY PLAN

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

CASE NAME: JIFFY LUBE
CASE NUMBER: CU24-13
LOCATION: 3500 GRAPEVINE MILLS BLVD NORTH

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISION

CHAIRMAN

DATE:
SHEET: 6 OF 16

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

PLANNING SERVICES DEPARTMENT

CANOPY
FOR
GRAPEVINE MILLS CROSSING
LOTS 6A, BLOCK A, GRAPEVINE MILLS
AB. NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TX
1.76 ACRES
ZONE: COMMUNITY COMMERCIAL C-C
DATE OF PREPARATION: 2/28/24

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CRITERIA V2023.06-1X4
GRAPEVINE MILLS CROSSING
3500 GRAPEVINE MILLS BOULEVARD NORTH
GRAPEVINE, TX

REVISIONS

CUP RESUBMITTAL	3/21/24

CASCO DIVERSIFIED CORPORATION
LIC. NO. BR 98
EXP. DATE 1/31/25

REGISTERED ARCHITECT
JOHN VALENTIN RUSSO
30824
STATE OF TEXAS

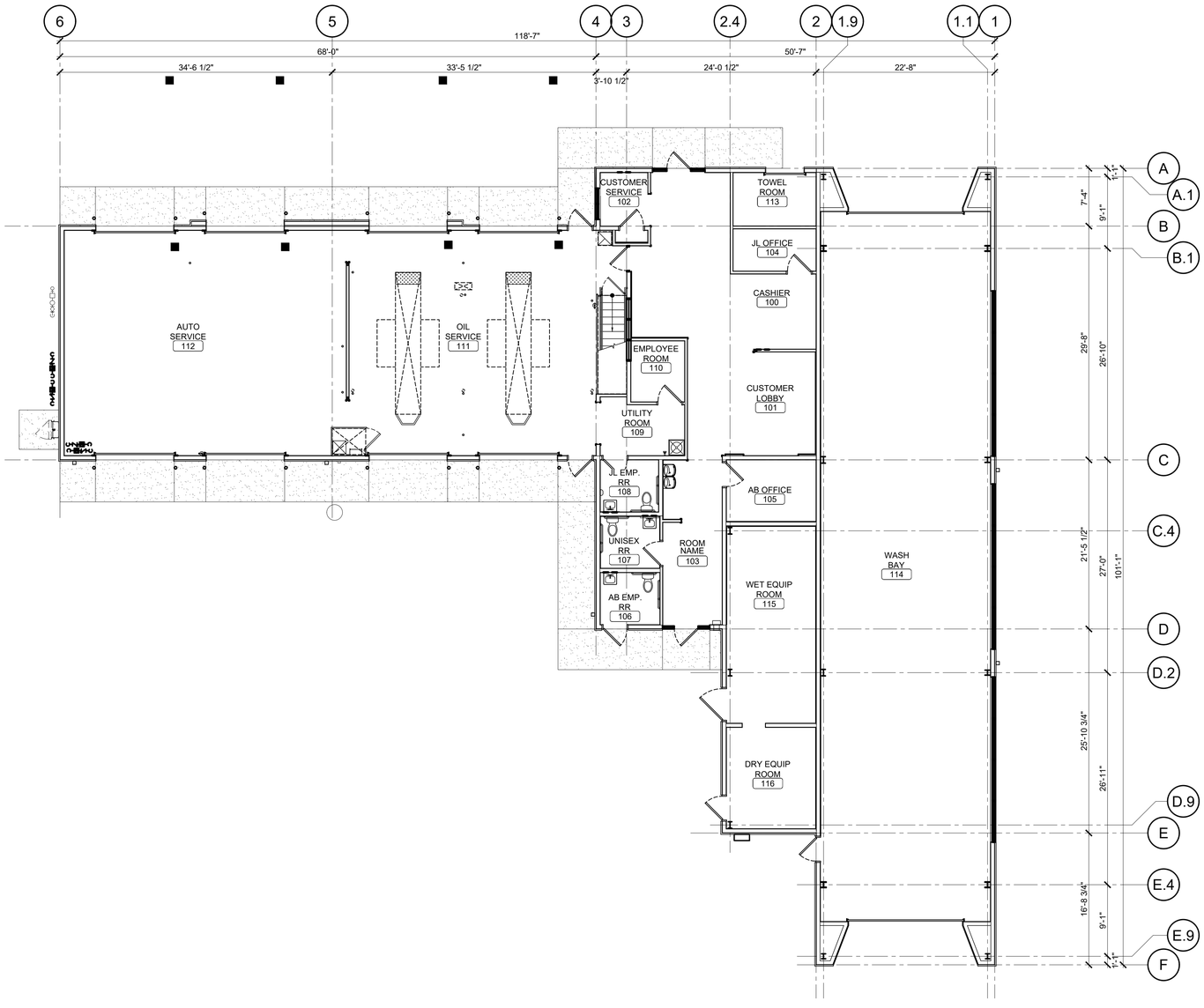
4/29/24

JOHN VALENTIN RUSSO
LIC. NO. 30824
EXP. DATE 3/31/25
PROFESSIONAL OF RECORD
PHONE: 314-821-1100

Drawn /Checked By:	XXX / XXX
Project Number	2404006
Owner Date	2-29-24
Permit Date	XX-XX-XX
Bid Date	XX-XX-XX

CANOPY

A-5.1



1
A-2.0

FLOOR PLAN - UPPER BAY

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

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MULTI-CARE SERVICES
CRITERIA V2023.06-1X4

GRAPEVINE MILLS CROSSING

3500 GRAPEVINE MILLS BOULEVARD NORTH
GRAPEVINE, TX

REVISIONS

CUP RESUBMITTAL	3/21/24

CASE NAME: JIFFY LUBE
CASE NUMBER: CU24-13
LOCATION: 3500 GRAPEVINE MILLS BLVD NORTH

MAYOR SECRETARY

DATE:
PLANNING AND ZONING COMMISION

CHAIRMAN

DATE:
SHEET: 7 OF 16

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PLANNING SERVICES DEPARTMENT

FLOOR PLAN
FOR
GRAPEVINE MILLS CROSSING
LOTS 6A, BLOCK A, GRAPEVINE MILLS
AB. NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TX
1.76 ACRES
ZONE: COMMUNITY COMMERCIAL C-C
DATE OF PREPARATION: 2/28/24

CASCO DIVERSIFIED CORPORATION
LIC. NO. BR 98
EXP. DATE 1/31/25

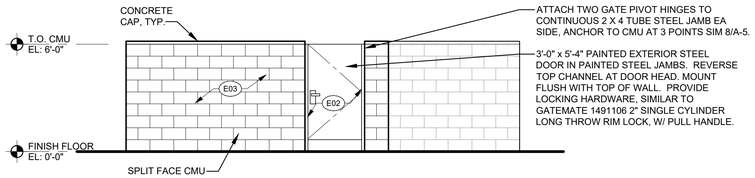
JOHN VALENTIN RUSSO
LIC. NO. 30824
EXP. DATE 3/31/25
PROFESSIONAL OF RECORD
PHONE: 314-821-1100

4/29/24

Drawn /Checked By:	XXX / XXX
Project Number	2404006
Owner Date	2-29-24
Permit Date	XX-XX-XX
Bid Date	XX-XX-XX

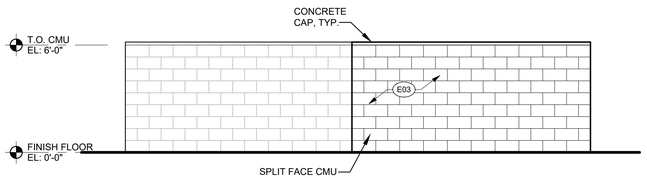
FLOOR PLAN - UPPER BAY

A-2



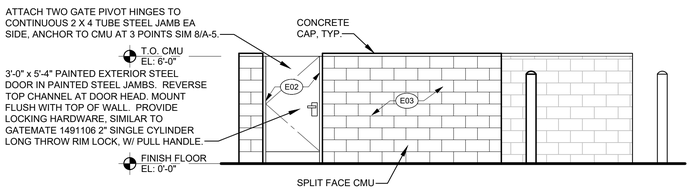
5 A-5.0 **SIDE ELEVATION**

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



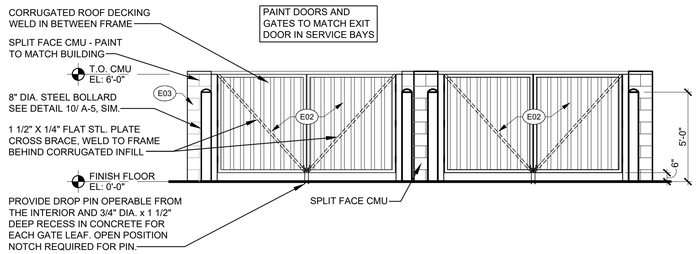
4 A-5.0 **REAR ELEVATION**

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



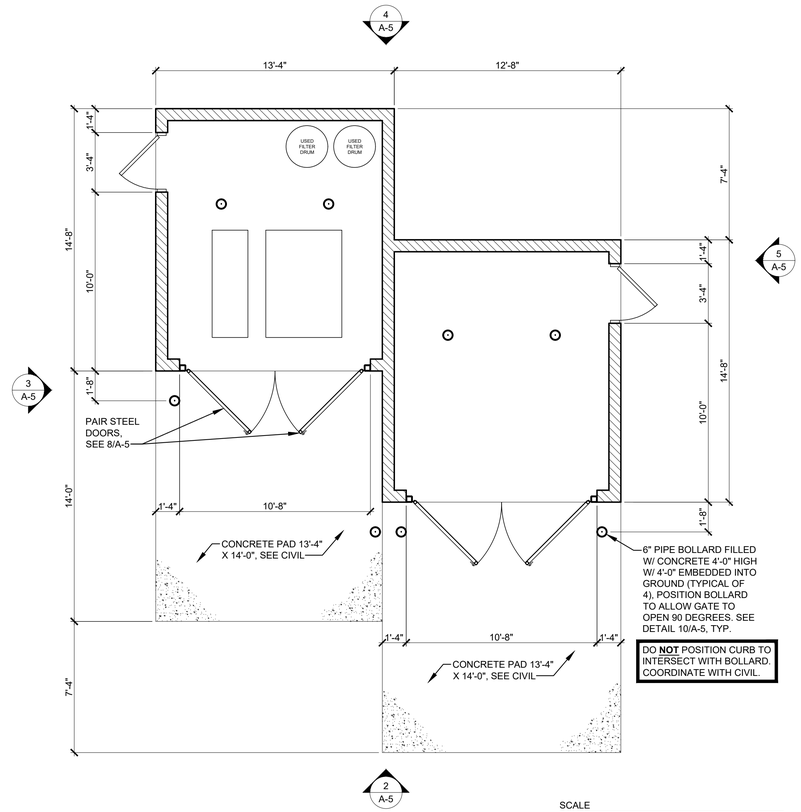
3 A-5.0 **SIDE ELEVATION**

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



2 A-5.0 **FRONT ELEVATION**

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



1 A-5.0 **CMU DUMPSTER ENCLOSURE**

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

SCALE
0 5 10 15 25

CASE NAME: JIFFY LUBE
CASE NUMBER: CU24-13
LOCATION: 3500 GRAPEVINE MILLS BLVD NORTH

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISION

CHAIRMAN

DATE:
SHEET: 8 OF 16

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PLANNING SERVICES DEPARTMENT

DUMPSTER ENCLOSURE

FOR
GRAPEVINE MILLS CROSSING
LOTS 6A, BLOCK A, GRAPEVINE MILLS
AB. NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TX
1.76 ACRES
ZONE: COMMUNITY COMMERCIAL C-C
DATE OF PREPARATION: 2/28/24

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3500 GRAPEVINE MILLS BOULEVARD NORTH
GRAPEVINE, TX

REVISIONS

CUP RESUBMITTAL	3/21/24

CASCO DIVERSIFIED CORPORATION
LIC. NO. BR 98
EXP. DATE 1/31/25

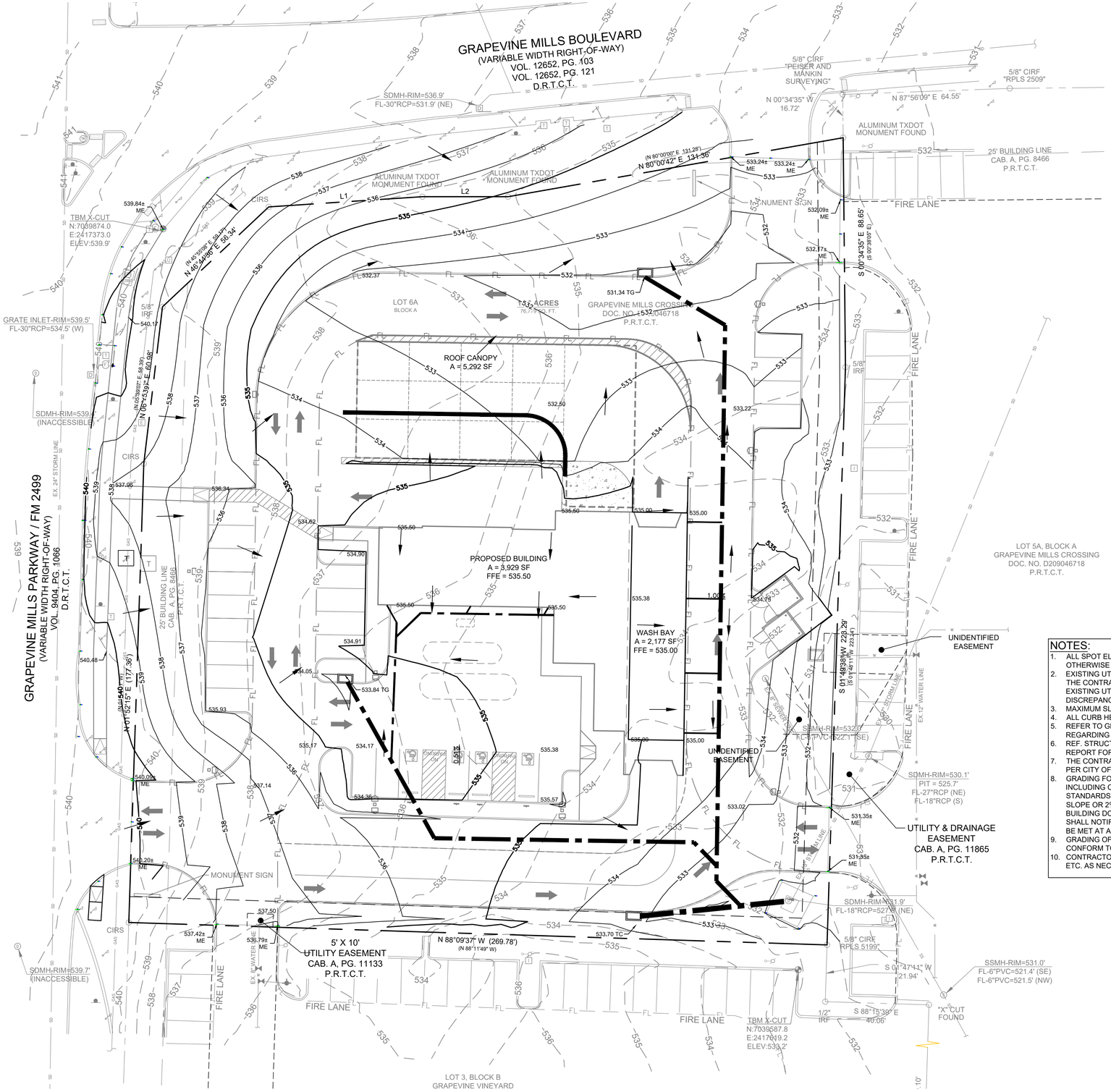
REGISTERED ARCHITECT JOHN VALENTIN RUSSO STATE OF TEXAS 4/29/24

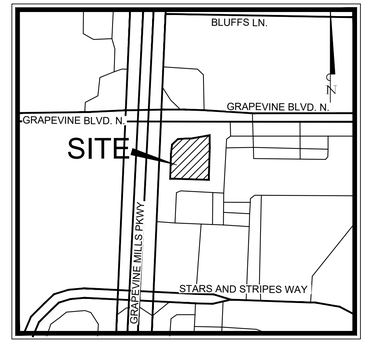
JOHN VALENTIN RUSSO
LIC. NO. 30824
EXP. DATE 3/31/25
PROFESSIONAL OF RECORD
PHONE: 314-821-1100

Drawn /Checked By:	XXX / XXX
Project Number	2404006
Owner Date	2-29-24
Permit Date	XX-XX-XX
Bid Date	XX-XX-XX

DUMPSTER ENCLOSURE

A-5.0





VICINITY MAP
N.T.S.

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

ARCHITECT
CASCO
12 SUNNEN DR.
SUITE #100
ST. LOUIS, MO 63143
PH. 314.238.2036
CONTACT: KEN KAMMERER
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EVERGREEN DESIGN GROUP
15455 DALLAS PKWY
SUITE #600
ADDISON, TX 75001
PH. 800.680.6630
CONTACT: RODNEY MCNABB
EMAIL: RODNEY@EVERGREENDESIGNGROUP.COM

LEGEND	
— — 534 — —	EXISTING CONTOUR
—— 534 ——	PROPOSED CONTOUR
×534.00	PROPOSED GRADE (TOP OF PAVEMENT)
ME	MATCH EXISTING
TC	TOP OF CURB

NOTES:
1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER FOR ANY DISCREPANCIES WITH THIS PLAN.
3. MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 4:1.
4. ALL CURB HEIGHTS ARE 6-INCHES UNLESS NOTED OTHERWISE.
5. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
6. REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CRITERIA.
7. THE CONTRACTOR SHALL CONSTRUCT ALL BARRIER FREE RAMPS PER CITY OF GRAPEVINE, TX AND ADA STANDARDS.
8. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
9. GRADING OF ALL HANDICAPPED SPACES AND ROUTES IS TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES.
10. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.

CASE NAME: JIFFY LUBE
CASE NUMBER: CU 24-13
LOCATION : 3500 GRAPEVINE MILLS BOULEVARD NORTH

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISION

CHAIRMAN

DATE _____

SHEET: 9 OF 16

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

PLANNING SERVICES DEPARTMENT

ZONING DESCRIPTION:
EXISTING ZONING: COMMUNITY COMMERCIAL, C-C

OWNER:
PAVILION DEVELOPMENT COMPANY
5605 CARNEGIE BLVD., SUITE 110
CHARLOTTE, NC 28209
PH: 704.944.5971 CONTACT NAME: ANDREW DAVIES

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE SUITE #406
BEDFORD, TX. 76021
PH: 817.281.0572 CONTACT NAME: CLAY CRISTY

SURVEYOR:
EAGLE SURVEYING, LLC
210 S. ELM ST. SUITE #200
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION:
LOTS 6A, BLOCK A, OF GRAPEVINE MILLS CROSSING,
AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.76 ACRES

CITY:	STATE:
GRAPEVINE	TX.

COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	JAMES GIBSON SURVEY	587

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PHONE 817.281.0572
WWW.CLAYMOOREENG.COM

STATE OF TEXAS
DREW DONOSKY
125651
LICENSED
PROFESSIONAL ENGINEER
Drew Donosky 4/29/2024

JIFFY LUBE
AUTO REPAIR & CAR WASH
GRAPEVINE, TX

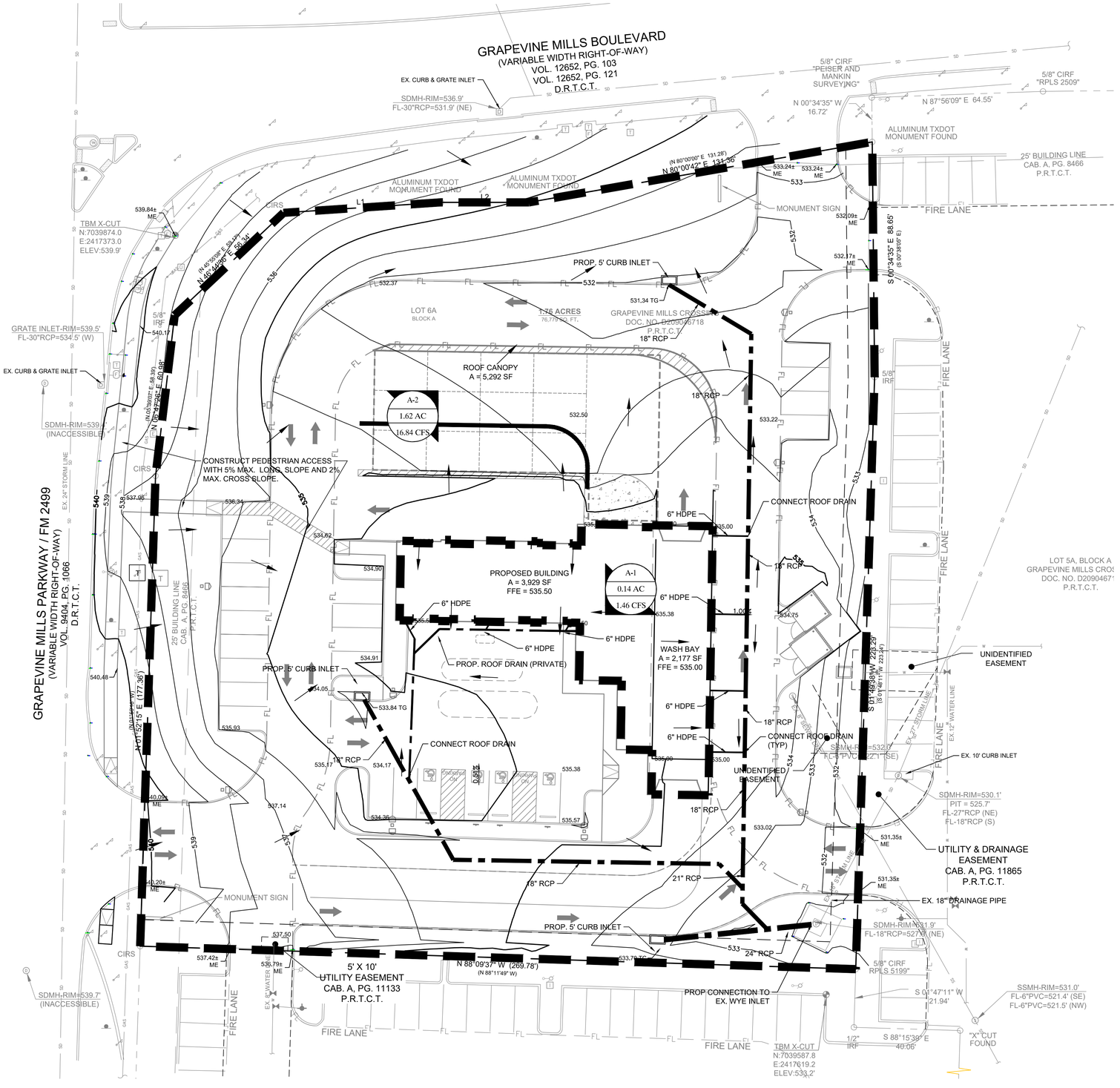
No.	DATE	REVISION	BY

PRELIMINARY GRADING PLAN

DESIGN: MBT
DRAWN: MBT
CHECKED: DD
DATE: 4/29/2024

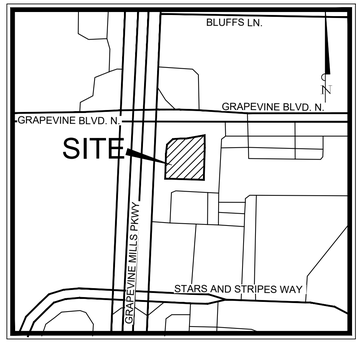
SHEET
9 OF 16

File No. 2024-006



HYDROLOGIC CALCULATIONS - POST DEVELOPMENT

DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I_{10} (IN/HR)	K10	Q_{10} (CFS)	I_{25} (IN/HR)	K25	Q_{25} (CFS)	I_{50} (IN/HR)	K50	Q_{50} (CFS)	I_{100} (IN/HR)	K100	Q_{100} (CFS)	COLLECTION POINT
A-1	0.14	10	0.90	6.51	1.00	0.82	7.55	1.10	1.05	8.40	1.20	1.27	9.24	1.25	1.46	DRAINS TO PROPOSED ROOF DRAIN
A-2	1.62	10	0.90	6.51	1.00	9.49	7.55	1.10	12.11	8.40	1.20	14.70	9.24	1.25	16.84	DRAINS TO PROPOSED INLET
TOTAL DRAINAGE	**1.76**					**10.31**			**13.16**			**15.97**			**18.30**	



VICINITY MAP
N.T.S.

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

ARCHITECT
CASCO
12 SUNNEN DR.
SUITE #100
ST. LOUIS, MO 63143
PH. 314.238.2036
CONTACT: KEN KAMMERER
EMAIL: KEN.KAMMERER@THECDCOMPANIES.COM

LANDSCAPE
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY
SUITE #600
ADDISON, TX 75001
PH. 800.680.6630
CONTACT: RODNEY MCNABB
EMAIL: RODNEY@EVERGREENDESIGNGROUP.COM

LEGEND	
# / AC / CFS	– DRAINAGE AREA –DRAINAGE AREA IN ACRES – FLOW FOR DRAINAGE AREA IN CFS
	DRAINAGE AREA BOUNDARY
	PROPOSED STORM DRAIN
	PROPOSED CURB INLET

CASE NAME: JIFFY LUBE
CASE NUMBER: CU 24-13
LOCATION : 3500 GRAPEVINE MILLS BOULEVARD NORTH

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISION

CHAIRMAN

DATE _____

SHEET: 10 OF 16

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

PLANNING SERVICES DEPARTMENT

ZONING DESCRIPTION:
EXISTING ZONING: COMMUNITY COMMERCIAL, C-C

OWNER:
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5605 CARNEGIE BLVD., SUITE 110
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PH: 704.944.5971 CONTACT NAME: ANDREW DAVIES

APPLICANT:
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PH: 817.281.0572 CONTACT NAME: CLAY CRISTY

SURVEYOR:
EAGLE SURVEYING, LLC
210 S. ELM ST. SUITE #200
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PH: 940.222.3009 CONTACT NAME: MASON DECKER

LEGAL DESCRIPTION:
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1.76 ACRES

CITY:	STATE:	
GRAPEVINE	TX.	
COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	JAMES GIBSON SURVEY	587

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

STATE OF TEXAS
DREW DONOSKY
125651
LICENSED
PROFESSIONAL ENGINEER
Drew Donosky 4/29/2024

JIFFY LUBE
AUTO REPAIR & CAR WASH
GRAPEVINE, TX

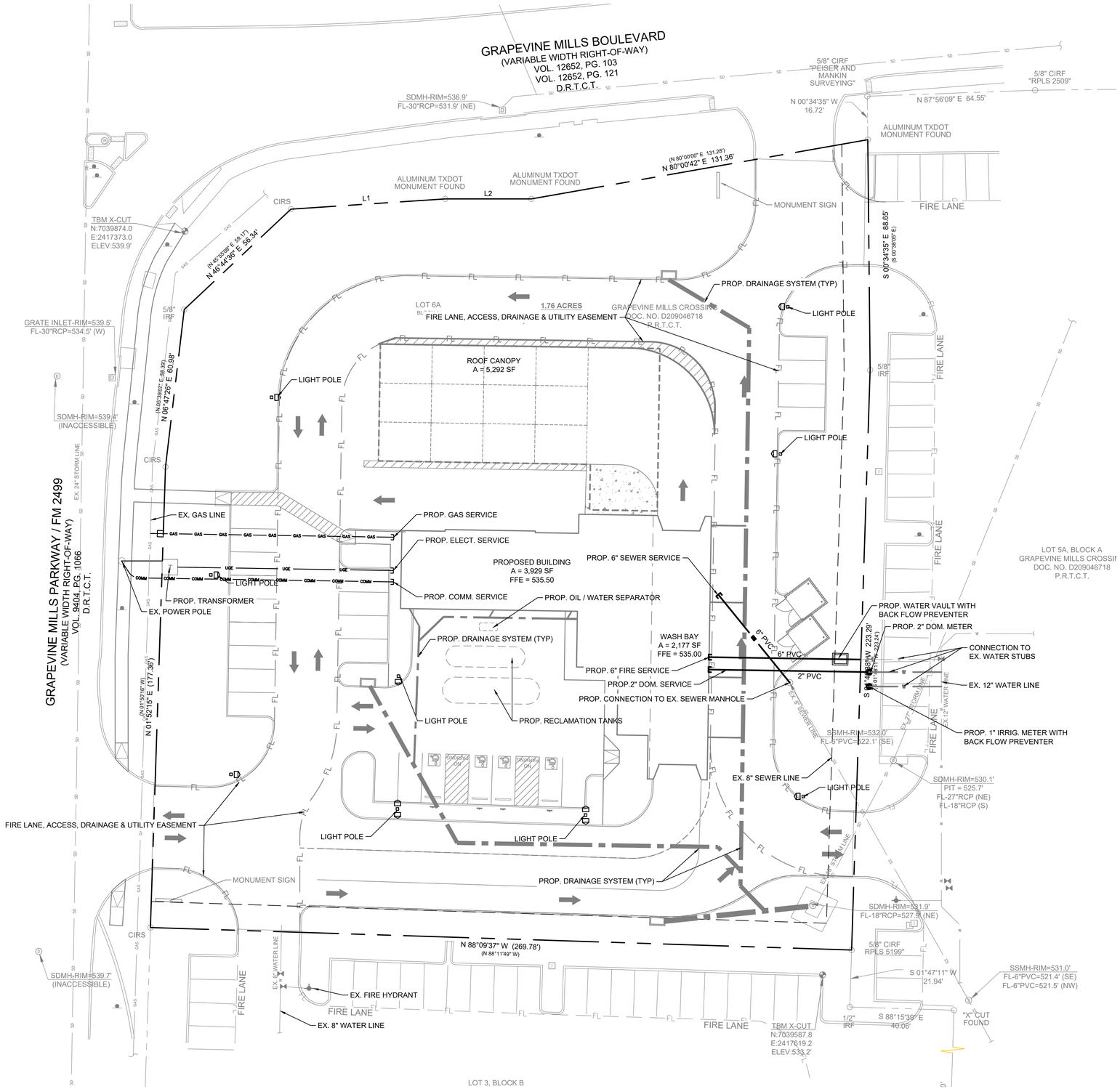
No.	DATE	REVISION	BY

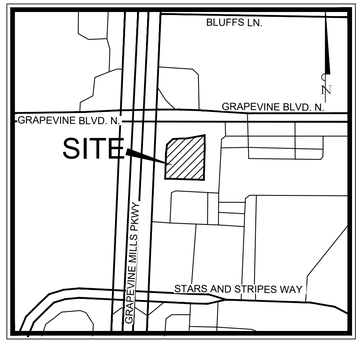
PRELIMINARY STORM DRAINAGE PLAN

DESIGN:	MBT
DRAWN:	MBT
CHECKED:	DD
DATE:	4/29/2024

SHEET
10 OF 16

File No. 2024-006





VICINITY MAP
N.T.S.

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

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CONTACT: RODNEY MCNABB
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NOTES

1. CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES AND IRRIGATION PLANS TO DETERMINE QUANTITY, SIZE, AND LOCATION FOR ALL CONDUIT AND SLEEVING REQUIRED TO SERVE BUILDING AND SITE. ALL CONDUIT AND SLEEVES SHALL BE INSTALLED PRIOR TO SUBGRADE PREPARATION AND PAVING.

FRANCHISE UTILITY NOTES:

1. THE GAS, ELECTRIC AND TELEPHONE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE LATEST INFORMATION AVAILABLE FROM THE RESPECTIVE FRANCHISE UTILITY COMPANIES. IT IS INTENDED FOR PURPOSES OF GENERAL BIDDING AND BASIC CLARITY. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED PER NOTES 2 THROUGH 4 BELOW. THE FRANCHISE UTILITY CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES INVOLVED.
2. THE FRANCHISE UTILITY CONTRACTOR SHALL CONTACT THE RESPECTIVE FRANCHISE UTILITY COMPANIES, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL, INCLUDING BUT NOT LIMITED TO, ALL METERS, TRANSFORMERS, CONDUIT, CONCRETE PADS, TRENCHING, AND BACKFILL NECESSARY FOR PROPER INSTALLATION. FRANCHISE UTILITY CONTRACTOR SHALL ALSO PAY ALL FEES AND CHARGES INCURRED AND COORDINATE WITH OTHER FRANCHISE UTILITY COMPANIES.
3. THE FRANCHISE UTILITY CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES AND EQUIPMENT. THE FRANCHISE UTILITY CONTRACTOR SHALL INCLUDE IN HIS BID SUFFICIENT FUNDS TO COVER ALL COSTS REQUIRED BY UTILITY COMPANIES TO PROVIDE NEW SERVICES AND/OR UPGRADE EXISTING SERVICES. NO ALLOWANCES WILL BE MADE FOR FRANCHISE UTILITY CONTRACTOR'S UNFAMILIARITY WITH THE EXISTING CONDITION, REQUIREMENTS OF THE NEW CONDITIONS, AND/OR FAILURE TO COORDINATE INSTALLATION.
4. CONTRACTOR SHALL VERITY THAT METER AND TRANSFORMER LOCATIONS SHOWN MEET DESIGN CRITERIA BY FRANCHISE UTILITY COMPANIES FOR, BUT NOT LIMITED TO, THE OFFSET DISTANCE FROM FACE OF BUILDING.

LEGEND	
W	EXISTING WATER MAIN
SS S	EXISTING SANITARY SEWER AND MANHOLE
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE AND CLEAN OUT
UGE	PROPOSED UNDERGROUND ELECTRIC
UGT	PROPOSED UNDERGROUND COMMUNICATION LINE
GAS	PROPOSED UNDERGROUND GAS LINE

CASE NAME: JIFFY LUBE
CASE NUMBER: CU 24-13
LOCATION : 3500 GRAPEVINE MILLS BOULEVARD NORTH

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISION

CHAIRMAN

DATE _____

SHEET: 11 OF 16

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

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LEGAL DESCRIPTION:
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1.76 ACRES

CITY:	STATE:
GRAPEVINE	TX.

COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	JAMES GIBSON SURVEY	587

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

STATE OF TEXAS
DREW DONOSKY
125651
LICENSED
PROFESSIONAL ENGINEER
4/29/2024

JIFFY LUBE
AUTO REPAIR & CAR WASH
GRAPEVINE, TX

No.	DATE	REVISION	BY

PRELIMINARY UTILITY PLAN

DESIGN: MBT
DRAWN: MBT
CHECKED: DD
DATE: 4/29/2024

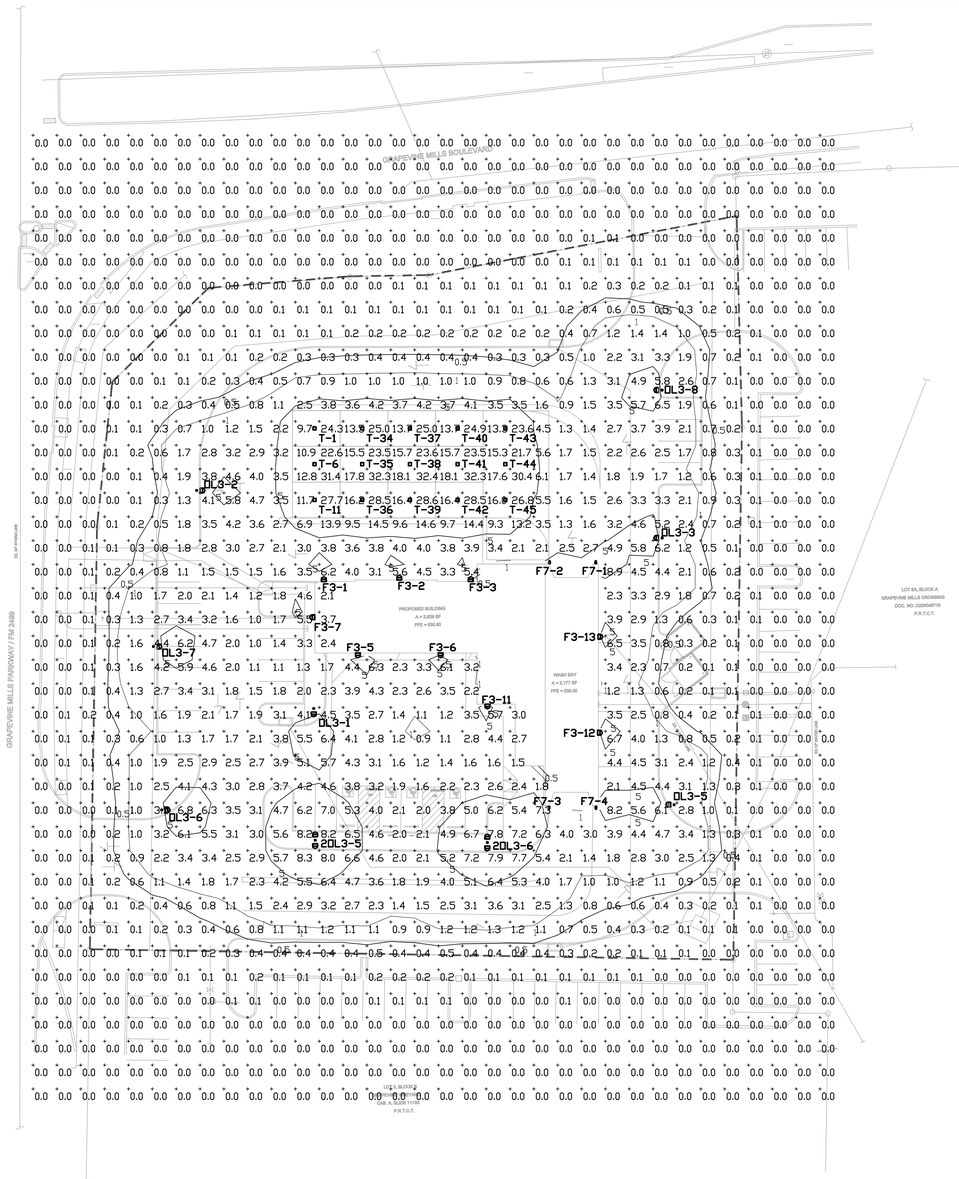
SHEET
11 OF 16

File No. 2024-006

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	DL3	7	EVOLVE	EACL01_D3AW740_____	EACL AREA LIGHT	1	10200	0.91	73
	2DL3	2	EVOLVE	EACL01_D3AW740_____	EACL AREA LIGHT	1	10200	0.91	146
	F3	9	EVOLVE	EWAS01_A3AW740_____ -120-277V	EWAS WALL PACK	1	3000	0.91	21
	F7	4	RAB LIGHTING INC. RC LIGHTING	CDL4(WD, S, PC, PSJ-20WS0D940-ODLENS	EXTRUDED BLACK PAINTED METAL HOUSING, CAST FINNED METAL HEAT SINK, 1 WHITE CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC UPPER REFLECTOR, HOLOGRAPHIC PLASTIC LENS OVER UPPER APERTURE OF LOWER REFLECTOR, ALUMINUM TRIM DOOR WITH GLASS LENS.	1	1851	0.91	19.9
	T	15	LSI INDUSTRIES, INC.	XSPS-S-LED-SHD-NW-DFL		1	7964	0.91	66.8

Statistics						
Description	Symbol	Avg	Min	Avg/Min	Max	Max/Min
Area	+	1.7 fc	0.0 fc	N/A	32.4 fc	N/A

Luminaire Locations				
No.	Label	MH	Orientation	Tilt
	2DL3-1	18.00	0.00	0.00
	2DL3-2	18.00	180.00	0.00
6	2DL3	18.00	0.00	0.00
	2DL3-1	18.00	0.00	0.00
	2DL3-2	18.00	180.00	0.00
1	F3	10.00	0.00	0.00
2	F3	10.00	0.00	0.00
3	F3	10.00	0.00	0.00
5	F3	10.00	180.00	0.00
6	F3	10.00	180.00	0.00
7	F3	10.00	270.00	0.00
1	F7	13.00	0.00	0.00
2	F7	13.00	0.00	0.00
3	F7	13.00	180.00	0.00
4	F7	13.00	180.00	0.00
11	F3	10.00	180.00	0.00
12	F3	10.00	90.00	0.00
13	F3	10.00	90.00	0.00
1	DL3	18.00	180.00	0.00
2	DL3	18.00	90.00	0.00
3	DL3	18.00	270.00	0.00
5	DL3	18.00	270.00	0.00
6	DL3	18.00	90.00	0.00
7	DL3	18.00	90.00	0.00
8	DL3	18.00	270.00	0.00
1	T	10.00	0.00	0.00
6	T	10.00	0.00	0.00
11	T	10.00	0.00	0.00
34	T	10.00	0.00	0.00
35	T	10.00	0.00	0.00
36	T	10.00	0.00	0.00
37	T	10.00	0.00	0.00
38	T	10.00	0.00	0.00
39	T	10.00	0.00	0.00
40	T	10.00	0.00	0.00
41	T	10.00	0.00	0.00
42	T	10.00	0.00	0.00
43	T	10.00	0.00	0.00
44	T	10.00	0.00	0.00
45	T	10.00	0.00	0.00
5	2DL3	18.00	0.00	0.00



1 E0.2 SITE LIGHTING PHOTOMETRICS

SCALE: 1" = 30'-0"

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ELECTRICAL CONTRACTOR SHALL DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

NOTES:

1. SITE PHOTOMETRICS PERFORMED WITHOUT CONTRIBUTION OF EXISTING ADJACENT PARKING LOT OR STREETLIGHTS.
2. REFER TO LUMINAIRE LOCATIONS FOR MOUNTING HEIGHT (MH).
3. ILLUMINATION CALCULATIONS PERFORMED ON A MAINTAINED BASIS WITH LLF=0.91 FOR LED LUMINAIRES AT FINISHED GRADE.
4. ALL LUMINAIRES USED FOR SITE LIGHTING SHALL BE FULL CUTOFF.
5. NOT USED.
6. ANY DEVIATION FROM THE LUMINAIRES SHOWN WILL REQUIRE A PHOTOMETRICS PLAN APPROVED BY THE CITY. TO ENSURE THE LUMINAIRES MEET EXTERIOR LIGHTING REQUIREMENTS.
7. SITE LIGHTING POLES SHALL 15' SQUARE STRAIGHT STEELE POLES MOUNTED ON 3' HIGH POLE BASE.

CASE NAME: JIFFY LUBE
CASE NUMBER: CU24-13
LOCATION: 3500 GRAPEVINE MILLS BLVD NORTH

MAYOR SECRETARY

DATE:
PLANNING AND ZONING COMMISION

CHAIRMAN

DATE:
SHEET: 12 OF 16

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

PLANNING SERVICES DEPARTMENT

SITE PHOTOMETRICS
FOR
GRAPEVINE MILLS CROSSING
LOTS 6A, BLOCK A, GRAPEVINE MILLS
AB. NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TX
1.76 ACRES
ZONE: COMMUNITY COMMERCIAL C-C
DATE OF PREPARATION: 2/28/24

JIFFY LUBE INTERNATIONAL, 2013 ALL RIGHTS RESERVED FOR WHICH THESE DOCUMENTS AND DESIGNS CONTAINED THEREIN ARE AND ALL DATA, PLANS, SPECIFICATIONS AND OTHER INFORMATION CONTAINED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF JIFFY LUBE INTERNATIONAL. ANY UNAUTHORIZED USE OF THESE DOCUMENTS, DESIGNS OR INFORMATION BEFORE, DURING OR AFTER THE PROJECT HAS BEEN COMPLETED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF JIFFY LUBE INTERNATIONAL OR DSATLANTIC, LLC IS STRICTLY PROHIBITED AND WILL SUBJECT THE USER TO LEGAL ACTION AND LIABILITY. ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF JIFFY LUBE INTERNATIONAL AS INSTRUMENTS OF SERVICE AND ARE NOT TO BE USED BY THE OWNER OR ANY OTHER PERSON OR ENTITY ON ANY OTHER PROJECT. THESE DRAWINGS SHALL NOT BE CHANGED EXCEPT AS DIRECTED BY JIFFY LUBE INTERNATIONAL. THESE PLANS HAVE BEEN REVIEWED AND SEALED BY A SUCCEEDING PROFESSIONAL ENGINEER FOR CONFORMANCE TO PROJECT IS TO BE CONSTRUCTED.

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

jiffy lube®
MULTI-CARE SERVICES
CRITERIA V2023.06-1X4
GRAPEVINE MILLS CROSSING
3500 GRAPEVINE MILLS BOULEVARD NORTH
GRAPEVINE, TX

REVISIONS

CUP RESUBMITTAL	3/21/24

CASCO #F-11545
EXP. DATE 08/31/24

STATE OF TEXAS
DAVID A. TRETTER
106884
LICENSED
PROFESSIONAL ENGINEER
4/26/24

EXP. DATE 09/30/24
LIC #106884
DAVID A. TRETTER
PROFESSIONAL OF RECORD
PHONE: 314-821-1100

Drawn /Checked By:	XXX / XXX
Project Number	2404006
Owner Date	2-29-24
Permit Date	XX-XX-XX
Bid Date	XX-XX-XX

SITE LIGHTING PHOTOMETRICS

E0.2

EVOLVE

BAA

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EACL® Series

LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Construction

Housing:	Die-cast aluminum housing with integral heat sink for maximum heat transfer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional coastal finish available.
Weight:	18 lbs (8.16 kg) Max depending on configuration

Optical System

Lumens:	2,900 - 20,400
Distribution:	Asymmetric Forward Type IV Asymmetric Wide Type III Asymmetric Narrow/Auto Type II
Efficacy:	123 - 143 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection*

TYPCIAL (120 STRIKES)	ENHANCED (40 STRIKES)	
6kV/3kA*	10kV/5kA*	

*Per ANSI C136.2-2015

Warranty

5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G vibration per ANSI C136.31-2018
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V Optional - DALI (Option U)
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

IP66 Optical Only

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

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EVOLVE

EACL® Series

LED Area Light/Compact Low Wattage

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

Ordering Information

EACL 01 7

---- -- - -- -- - -- - - -- ---- ----

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING[2]	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve	01	0 = 120-277V[1]	Ax=3000 lm	AF = Asymmetric Forward	7 = 70	30 = 3000K[11]	N = Dimming thru PE receptacle	1 = None	C1 = Integral Slip-fitter for 1.25"- 2" Pipe (1.66in. OD - 2.378 in. OD)[4]	GRAY = Gray	F = Fusing
AC = Compact Area Light		H = 347-480V[1]	Bx=5000 lm	AW = Asymmetric Wide		40 = 4000K	D = External Dimming 18/2-3ft cable	A = ANSI 7-pin PE receptacle (no control)	D1 = Universal Mounting Arm, fitted for round or square pole mounting[5]	BLCK = Black	H1 = Motion Sensor w/ LightGrid
L = Low Voltage		1 = 120V	Cx=7500 lm	AN = Asymmetric Narrow/Auto		50 = 5000K	X = No External Dimming Leads	D = ANSI 7-pin PE receptacle with shorting cap provided	K1 = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon[6,6]	DKBZ = Dark Bronze	H2 = Motion Sensor (Daintree)[8]
		2 = 208V	Dx=10000 lm					E = ANSI C136.41 7-pin with Non-Dimming PE Control[3]	S1 = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon[6,6]	WHTE = White	H4 = Motion Sensor (Wattstopper)
		3 = 240V	Dx=10000 lm						V1 = Knuckle Wall Mount [6,6]		J = cUL/Canada
		4 = 277V	Ex=12500 lm								L = Tool-Less Entry
		5 = 480V	Fx=15000 lm								R= Enhanced Surge Protection (10kV/5kA)
		D = 347V	Hx=20000 lm								U = DALI dimming[7]
											V = 3-Position Terminal Block
											Y = Coastal Finish[10]
											XXX = Special Options

[1] Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code
[2] Note Standard Dimming is 0-10V
[3] PE Control only available for 120-277V, 347V or 480V Discrete Voltage.
[4] Supplied with 3ft leads
[5] Supplied with 16/3 ft Cable
[6] Restricted Aiming Angle of 0-45°
[7] Compatible with LightGrid+™ Wireless Control Nodes, Not Compatible with Motion Sensor Control
[8] H2 Sensor is not available in High Voltage (347V, 480V or 347-480V)
[10] Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
[11] Select 3000K CCT for IDA approved fixtures.

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1 E0.3 POLE MOUNTED LUMINAIRES
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MULTI-CARE SERVICES
CRITERIA V2023.06-1X4
GRAPEVINE MILLS CROSSING
3500 GRAPEVINE MILLS BOULEVARD NORTH
GRAPEVINE, TX

REVISIONS

CUP RESUBMITTAL	3/21/24

CASCO #F-11545
EXP. DATE 08/31/24

CASE NAME: JIFFY LUBE
CASE NUMBER: CU24-13
LOCATION: 3500 GRAPEVINE MILLS BLVD NORTH

MAYOR _____ SECRETARY _____

DATE:

PLANNING AND ZONING COMMISION

CHAIRMAN _____

DATE:
SHEET: 13 OF 16

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

PLANNING SERVICES DEPARTMENT

SITE PHOTOMETRICS
FOR
GRAPEVINE MILLS CROSSING
LOTS 6A, BLOCK A, GRAPEVINE MILLS
AB. NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TX
1.76 ACRES
ZONE: COMMUNITY COMMERCIAL C-C
DATE OF PREPARATION: 2/28/24

STATE OF TEXAS
DAVID A. TRETTER
106884
LICENSED
PROFESSIONAL ENGINEER
4/26/24

EXP. DATE 09/30/24
LIC #106884
DAVID A. TRETTER
PROFESSIONAL OF RECORD
PHONE: 314-821-1100

Drawn /Checked By:	XXX / XXX
Project Number	2404006
Owner Date	2-29-24
Permit Date	XX-XX-XX
Bid Date	XX-XX-XX

SITE LIGHTING PHOTOMETRICS

E0.3

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

XSPS

LED Soffit Light

OVERVIEW	
Lumen Package	4000 - 8000
Wattage Range	43 -59
Efficacy Range (LPW)	96 -104
Weight lbs (kg)	7.6 (3.5)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Housing is die-formed aluminum with diffuse acrylic lens providing a water-resistant seal. Enclosure contains factory prewired driver and optical unit containing LEDs.
- Recess mount into an enclosed soffit with screws through the mounting frame. 8" clearance required for ease of installation.
- Finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is gloss white.
- Shipping weight: 7.6 lbs in carton.
- Suitable for wet locations.

Optical System

- Symmetric distribution with excellent uniformity and a BUG rating of B2-UO-G1. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K
- Color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical

- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77. -5 Location Category C Low standards.
- 0-10 volt dimming (10% - 100%) standard.
- 120-347VAC 50/60Hz
- Thermal protector standard on 5000-8000 lumen versions.
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for HO and VHO. -40°C to 45°C (-40°F to 113°F) for SS. -40°C to 35°C (-40°F to 95°F) for SHO .
- Power factor: >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

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
- Suitable For Damp Locations
- Meets Buy American Act requirements.
- 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.
- IDA compliant with 3000K or lower color temperature.

Type: _____

XSPS LED Soffit Light

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **XSPS S LED SS CW 120 GWT DFL**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	**S** - Symmetric	**LED**	**SS** - 4,000 Lumens **HO** - 5,000 Lumens **VHO** - 6,000 Lumens	**CW** - 5000K 80 CRI **NW** - 4000K 80 CRI **WW** - 3000K 80 CRI	**120** - 120V **208** - 208V **240** - 240V **277** - 277V **347** - 347V	**GWT** - Gloss White	**DFL** - Diffused Acrylic Lens	**CMT** - Channel Bar Mounting Kit **BB** - Emergency Battery Pack[1]

1 - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 208, 240 & 277V versions).

PERFORMANCE

DELIVERED LUMENS

Lumen Package	Distribution	Lens Type	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
				Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
SS	S	DFL	80	3816	123	B2-U0-G1	4022	129	B2-U0-G1	3966	128	B2-U0-G1	31
HO	S	DFL	80	4756	120	B2-U0-G1	5011	127	B2-U0-G1	4941	125	B2-U0-G1	40
VHO	S	DFL	80	5733	118	B2-U0-G1	6041	124	B2-U0-G1	5957	122	B2-U0-G1	49
SHO	S	DFL	80	7559	113	B3-U0-G1	7965	119	B3-U0-G1	7853	118	B3-U0-G1	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*

Lumen Package	Wattage	120V	208V	240V	277V	347V
SS	31	0.26	0.15	0.13	0.11	0.09
HO	40	0.33	0.19	0.16	0.14	0.11
VHO	49	0.41	0.23	0.2	0.18	0.14
SHO	67	0.56	0.32	0.28	0.24	0.19

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE

Ambient Temp C	Initial[1]	25K hrs.[1]	50K hrs.[1]	75K hrs.[2]	100K hrs.[2]
25 C	100%	95%	91%	86%	82%

1 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
2 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

1 / E0.4 SITE CANOPY LUMINAIRES
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GRAPEVINE MILLS CROSSING
3500 GRAPEVINE MILLS BOULEVARD NORTH
GRAPEVINE, TX

REVISIONS

CUP RESUBMITTAL	3/21/24

CASCO #F-11545
EXP. DATE 08/31/24

STATE OF TEXAS
DAVID A. TRETTER
116184
LICENSED
PROFESSIONAL ENGINEER
4/26/24

EXP. DATE 09/30/24
LIC #106884
DAVID A. TRETTER
PROFESSIONAL OF RECORD
PHONE: 314-821-1100

CASE NAME: JIFFY LUBE
CASE NUMBER: CU24-13
LOCATION: 3500 GRAPEVINE MILLS BLVD NORTH

MAYOR _____ SECRETARY _____

DATE:

PLANNING AND ZONING COMMISION

CHAIRMAN _____

DATE:
SHEET: 14 OF 16

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PLANNING SERVICES DEPARTMENT

SITE PHOTOMETRICS
FOR
GRAPEVINE MILLS CROSSING
LOTS 6A, BLOCK A, GRAPEVINE MILLS
AB. NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TX
1.76 ACRES
ZONE: COMMUNITY COMMERCIAL C-C
DATE OF PREPARATION: 2/28/24

Drawn /Checked By:	XXX / XXX
Project Number	2404006
Owner Date	2-29-24
Permit Date	XX-XX-XX
Bid Date	XX-XX-XX

SITE LIGHTING PHOTOMETRICS

E0.4

EVOLVE

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EWAS A Series
LED Wall Pack

The **Evolve**® LED A Series Wall Pack (EWAS), offers Type II, III and IV optical patterns with lumen levels ranging from 3,000 to 17,000 lumens, and is a designed replacement for 50W to 400W HID including an optional Emergency Battery Backup.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness. Standard = Black, Dark Bronze, Gray & White (RAL & custom colors available)
Weight:	8 - 10 lbs.

Optical System

Lumens:	3,000 - 17,000
Distribution:	Type II, III, IV
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection

TYPICAL (120 STRIKES)	ENHANCED (40 STRIKES)	EXTREME (40 STRIKES)
☐ 6kV/3kA*	☐ 10kV/5kA*	☐ 20kV/10kA*

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

DISTRIBUTION	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4, D2, D3, D4	L95	L93	L92
E2, E3, E4, F2, F3, F4, G2, G3, G4	L96	L94	L94

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 40°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery and LED Board.
Powers luminaire for a minimum of 90 minutes @ 1,000 lumens.
Available on A* and B* Optical Code Packages only
Operating Temperature (for EMBB models) -20° to 40°C
3kV/1.5kA surge protection for EMBB models.

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

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EVOLVE

EWAS A Series
LED Wall Pack

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

Ordering Information

EWAS 01 _ 7 _ FM

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING	PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve	01	0 = 120-277V	Ax = 3000 lm	AF = Asymmetric Forward	7 = 70 CRI	30 = 3000K[11]	D = External Dimming leads	1 = None	FM = Surface Mount/Feed Through	BLCK = Black	EMBB = Emergency Batter Backup[4,13]
W = Wallpack		H = 347-480V	Bx = 5000 lm	AN = Asymmetric Narrow		40 = 4000K	N = No external Dimming Leads	3 = Button PE[2,3]		DKBZ = Dark Bronze	
AS = A-Series			Cx = 7500 lm	AW = Asymmetric Wide		50 = 5000K		A = ANSI C136.41 7-Pin Receptacle		GRAY = Gray	R = Enhanced Surge Protection (10kV/5kA)
		1 = 120V	Dx = 10000 lm					D = ANSI C136.417-Pin Receptacle with Shorting Cap		WHTE = White	T = Extreme Surge Protection (20kV/10kA)
		2 = 208V	Ex = 12200 lm					E = ANSI C136.41 7-Pin with Non-Dimming PE Control[12]			H = Motion Sensor[5,6]
		3 = 240V	Fx = 14400 lm								H2 = Daintree Motion Sensor [7,8,9]
		4 = 277V	Gx = 17000 lm								Y = Coastal Finish[10]
		D = 347V									XXX = Special Options
		5 = 480V									F = Double Fusing

[1] **Button PE not available with motion sensor option.**
[2] **Only available with discreet voltages.**
[3] **Not available with voltage options 0, H, or 5.**
[4] **Available with A and B Optical Codes Only**
[5] **H Motion Sensor Bottom mount available with A, B, C, D, & E Optical Codes Only**
[6] **H Motion Sensor Side Mount available with F & G Optical Codes Only**
[7] **H2 Daintree Motion Sensor Bottom mount available with A, B, C, D, & E Optical Codes Only**
[8] **H2 Not Available with F & G Optical Codes**
[9] **Not available in 347V, 480V or 347-480V**
[10] **Recommended for installations within 750 feet from coast. Lead time varies, check with factory.**
[11] **Select 3000K CCT for IDA approved fixtures.**
[12] **PE Control only available for 120-277V, 347V or 480V Discrete Voltage.**
[13] **EMBB is not available with surge protection, fuses or sensors**

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1 E0.5 WALL MOUNTED LUMINAIRES
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GRAPEVINE, TX

REVISIONS

CUP RESUBMITTAL	3/21/24

CASCO #F-11545
EXP. DATE 08/31/24

CASE NAME: JIFFY LUBE
CASE NUMBER: CU24-13
LOCATION: 3500 GRAPEVINE MILLS BLVD NORTH

MAYOR _____ SECRETARY _____

DATE:
PLANNING AND ZONING COMMISION

CHAIRMAN _____

DATE:
SHEET: 15 OF 16

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

PLANNING SERVICES DEPARTMENT

SITE PHOTOMETRICS
FOR
GRAPEVINE MILLS CROSSING
LOTS 6A, BLOCK A, GRAPEVINE MILLS
AB. NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TX
1.76 ACRES
ZONE: COMMUNITY COMMERCIAL C-C
DATE OF PREPARATION: 2/28/24

STATE OF TEXAS
DAVID ALAN TRETTER
116154
LICENSED
PROFESSIONAL ENGINEER
4/26/24

EXP. DATE 09/30/24
LIC #106884
DAVID A. TRETTER
PROFESSIONAL OF RECORD
PHONE: 314-821-1100

Drawn /Checked By:	XXX / XXX
Project Number	2404006
Owner Date	2-29-24
Permit Date	XX-XX-XX
Bid Date	XX-XX-XX

SITE LIGHTING PHOTOMETRICS

E0.5

CDLED4WD-20W-50D940-K

RAB

Cylinders are a complete design solution. They are available in various sizes, mounting options, colors and beam angles, and suitable for indoor/outdoor use.

Color: Matte black

Weight: 5.1 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.18A
208V	0.11A
240V	0.10A
277V	0.09A
Input Watts	19.9W

LED Info

Watts	20W
Color Temp	4000K (Neutral)
Color Accuracy	90 CRI
R9	52
L70 Lifespan	50,000 Hours
Lumens	1,853 lm
Efficacy	93.1 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.18A, 208V: 0.11A, 240V: 0.10A, 277V: 0.09A

Dimming Driver:
0 - 10V (at 120-277V), TRIAC and ELV (at 120V only)

THD:
12.1% at 120V, 21.9% at 277V

Power Factor:
98.5% at 120V, 88% at 277V

Optical

Optics:
50°

Performance

Lifespan:
50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Construction

Cold Weather Starting:
The minimum starting temperature is -30°C (-22°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Solite Glass Lens and Microprismatic Diffusion Lens

Reflector:
Vacuum-metalized polycarbonate

Housing:
Extruded aluminum

Mounting:
Wall direct light only

Gaskets:
High-temperature silicone

Green Technology:
Mercury and UV free. RoHS-compliant components.

Finish:
Formulated for high durability and long-lasting color

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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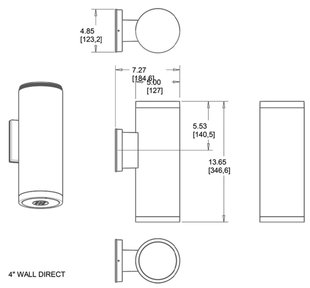
CDLED4WD-20W-50D940-K

RAB

Dimensions



Features

- Sleek, contemporary, architectural-grade design
- Universal dimming driver (TRIAC, ELV and 0-10V)
- 50,000-Hour LED lifespan

Ordering Matrix

Family	Size	Mounting		Wattage		Optic	CRI/Color Temp		Finish
CDLED	4	WD	–	20W	–	50D	940	–	K
	2 = 2"	**WD** = Wall Direct (Downlight) Only		**10W** = 10W		**20D** = 20°	**927** = 90 CRI, 2700K		**W** = Matte White
	4 = 4"	**WU** = Wall Indirect (Uplight) Only		**20W** = 20W		**30D** = 30°	**930** = 90 CRI, 3000K		**K** = Matte Black
	6 = 6"	**W** = Wall Direct/Indirect (Downlight/Uplight)		**26W** = 26W		**40D** = 40°	**935** = 90 CRI, 3500K		**S** = Matte Silver
		S = Surface (Ceiling Mount)		**40W** = 40W		**50D** = 50°	**940** = 90 CRI, 4000K		**Z** = Bronze
		PC = Pendant Cord 48" Standard				**80D** = 80°	**950** = 90 CRI, 5000K		
		PS = Pendant Stem				**WW** = Wall Wash			

Need help? Tech help line: **(888) 722-1000** Email: **sales@rablighting.com** Website: **www.rablighting.com**
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CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

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jiffy lube®
MULTI-CARE SERVICES
CRITERIA V2023.06-1X4
GRAPEVINE MILLS CROSSING
3500 GRAPEVINE MILLS BOULEVARD NORTH
GRAPEVINE, TX

REVISIONS

CUP RESUBMITTAL	3/21/24

CASE NAME: JIFFY LUBE
CASE NUMBER: CU24-13
LOCATION: 3500 GRAPEVINE MILLS BLVD NORTH

MAYOR _____ SECRETARY _____

DATE:
PLANNING AND ZONING COMMISION

CHAIRMAN _____

DATE:
SHEET: 16 OF 16

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

PLANNING SERVICES DEPARTMENT

SITE PHOTOMETRICS
FOR
GRAPEVINE MILLS CROSSING
LOTS 6A, BLOCK A, GRAPEVINE MILLS
AB. NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TX
1.76 ACRES
ZONE: COMMUNITY COMMERCIAL C-C
DATE OF PREPARATION: 2/28/24

CASCO #F-11545
EXP. DATE 08/31/24

STATE OF TEXAS
DAVID A. TRETTER
106884
LICENSED
PROFESSIONAL ENGINEER
4/26/24

EXP. DATE 09/30/24
LIC #106884
DAVID A. TRETTER
PROFESSIONAL OF RECORD
PHONE: 314-821-1100

Drawn /Checked By:	XXX / XXX
Project Number	2404006
Owner Date	2-29-24
Permit Date	XX-XX-XX
Bid Date	XX-XX-XX

SITE LIGHTING PHOTOMETRICS

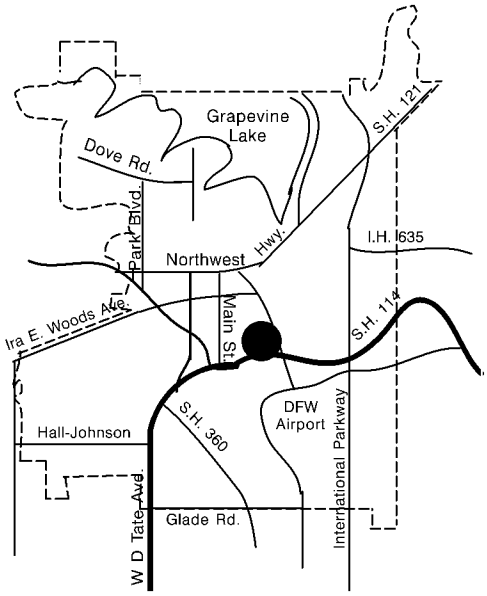
E0.6

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

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

MEETING DATE: MAY 21, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-16 OFFICE/WAREHOUSE



APPLICANT: Don Stone

PROPERTY LOCATION AND SIZE:

The subject property is located at 942 Minters Chapel Road and proposed to be platted as Block 1, Lot 1, 942 MCR Addition. The site contains approximately 2.024 acres and has approximately 267 feet of frontage along Minters Chapel Road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow outside storage and to revise elevations in conjunction with an existing 31,500 square foot office/warehouse building.

The applicant intends to remodel an existing single-story, 22-foot-tall, 31,500-square-foot building for office/warehouse purposes. Exterior revisions include a reimaged, 10-foot main entry on the east building elevation, adjacent to the east property line along Minters Chapel Road, and an approximate 667-square-foot, 13-foot canopy on the west building elevation in the rear yard. An approximate 6,800-square-foot outdoor storage yard is proposed in the rear yard, adjacent to the west building elevation. This outdoor storage yard is intended to assist with environmental permitting by the State due to existing chromium contamination of groundwater on the site. The storage yard will contain two suites and liquid containment, which will be used if contaminated groundwater from the site requires temporary containment. The applicant proposes one of the following liquid containment options, listed in order of preference:

1. An 8-foot, approximate 376-square-foot mobile liquid containment tank, or
2. Four, 10-foot, 8-foot in diameter, approximately 5,000-gallons (20,000-gallons total), or plastic liquid containment tanks, or
3. One, 16-foot, 18-foot in diameter, metal, approximate 30,000-gallons, liquid containment tank.

If approved, the outdoor storage shall be screened consistent with Section 31.C., provided that such storage shall be screened in accordance with Section 50, Alternates A, or E.

The liquid containment tanks are predominantly screened from the adjacent property lines in the rear yard and completely screened from Minters Chapel Road by the existing building. If the request is approved, the existing liquid containment tanks along the south elevation will be removed.

Access to the site is by one existing driveway along Minters Chapel Road, located in the southeast corner of the site. The total number of parking spaces required is 44. The provided number of parking spaces is 58. The provided parking spaces include eight over-sized, with dimensions of 12 feet in width and 53 feet in depth. This is larger than the typical parking stall, which measures 9 feet in width and 18 feet in depth. The liquid containment tank will not be located in any of the parking spaces onsite.

If approved, this will be the first reading of an ordinance given the subject site requires approval of a special exception, due to the existing building encroachments into the required front-yard building setback, and the required side yard adjacent to the north property line building setback, minimum open space, and maximum impervious area. These items will be heard before the Board of Zoning Adjustment at their June 3, 2024 meeting. If approved by the Board, the second reading will take place at the Council's June 18, 2024 meeting.

PRESENT ZONING AND USE:

The property is currently zoned "LI", Light Industrial District and is developed with an office/warehouse building.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned "LI", Limited Industrial District prior to the 1984 City-wide Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "LI", Light Industrial District - Office/Warehouse, and undeveloped

SOUTH: "LI", Light Industrial District - Office/Warehouse

EAST: "LI", Light Industrial District - Office/Warehouse

WEST: "LI", Light Industrial District - Office/Warehouse

AIRPORT IMPACT:

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

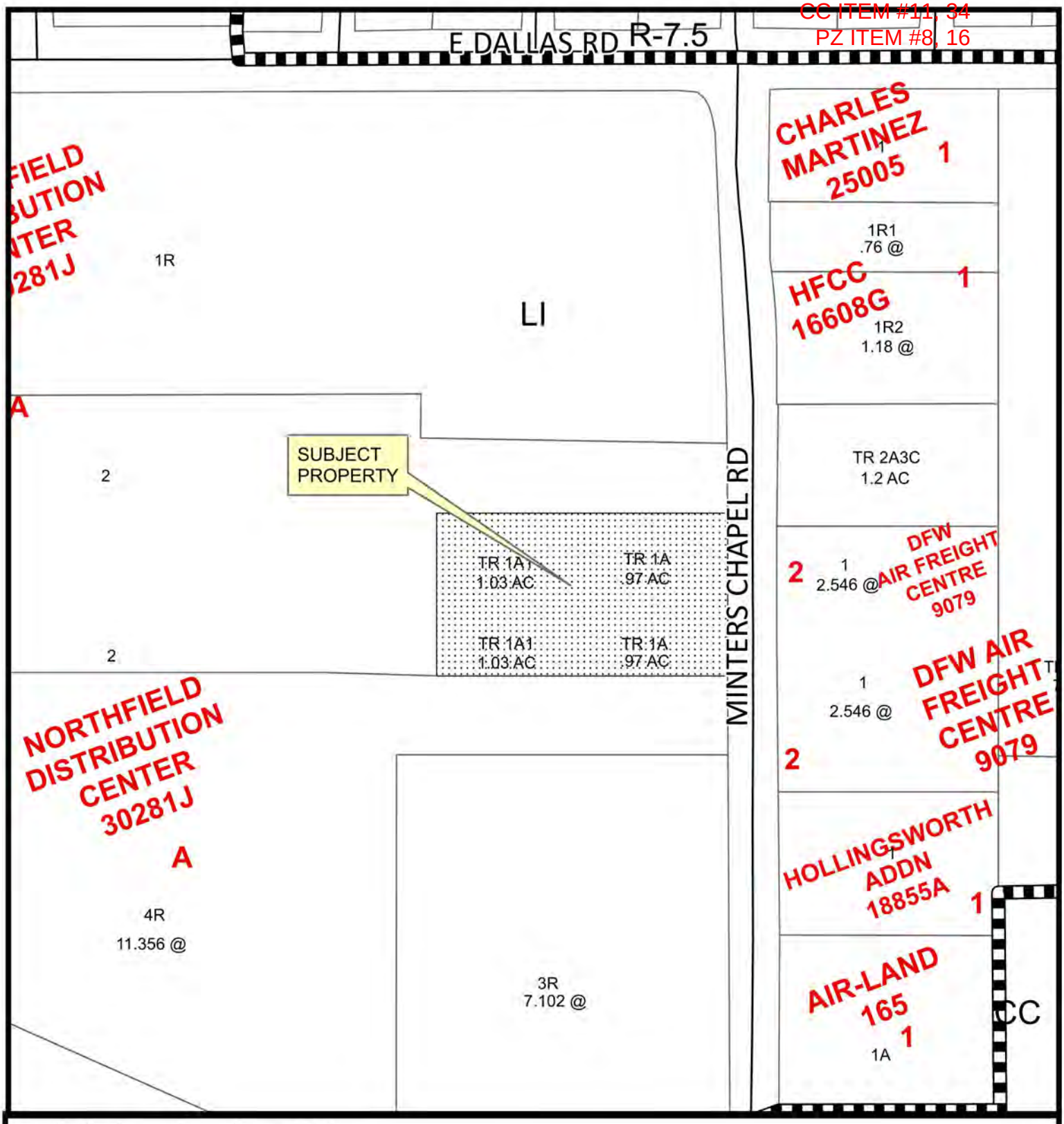
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates Minters Chapel Road as a Type E, Collector that requires a minimum 75-foot right-of-way.

/at



0 80 160 240 320 Feet

GRAPEVINE TEXAS

N W E S

CU24-16; Office/ Warehouse
942 Minters Chapel Road

Date Prepared: 5/9/2024

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 #11, 34
PZ ITEM #8, 16

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) 942 MCR ADDITION

Gross area of parcel (to nearest tenth of acre) 2.024

Street frontage & distance to nearest cross street

Describe the Proposed Use OFFICE / WAREHOUSE

Proposed Zoning LI

Existing Zoning LI

Future Land Use Designation I

Subject Property Address 942 MINTERS CHAPEL ROAD

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 DON STONE Owner Phone Number 817.991.1874

Company MINTERS 942, LLC.

Address 2210 HUTTON DRIVE SUITE 100

City CARROLLTON State TX Zip Code 75006

Email [redacted]

APR 01 2024

CU24-16

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

CC ITEM #11, 34
PZ ITEM #8, 16

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☒ I will represent the application myself; OR

☐ I hereby designate _____ *(name of project representative)* to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

Property Owner's Signature _____ Date 3/27/2024

STATE OF: TX
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Don Stone *(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 29th day of March, 20 24

Christine Burke

NOTARY PUBLIC in and for the State of Texas

CHRISTINE BURKE
My Notary ID # 124540176
Expires January 30, 2028

APR 01 2024

CU24-16

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

CC ITEM #11, 34
PZ ITEM #8, 16

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name DON STONE Company MINTOS 942, LLC

Address 220 HUTTON DRIVE SUITE 100

City CARROLLTON State TX Zip Code 75006

Phone 817.991.1874 Email [redacted]

Applicant's Signature [signature] Date 3/29/2024

STATE OF: TX
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Don Stone *(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 29th day of March, 2024

CHRISTINE BURKE
My Notary ID # 124540176
Expires January 30, 2028

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

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

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

Entity Name or File Number: MINTOS 942, LLC.

Provide a most recent public information report that includes:

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

APR 01 2024

CU24-16

(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)

EXHIBIT A TO DEED

Legal Description

A tract of land out of the Phillip D. Hudgins Survey, Abstract No. 755, Tarrant County, Texas, described as follows:

BEGINNING at an iron pin found at the Southeast corner of this described tract, in the West line of Minters Chapel Road which lies, East, 2625.7 feet and North 00 degrees 23 minutes East, 1747.5 feet from the Southwest corner of said P. D. Hudgins Survey.

THENCE South 89 degrees 53 minutes West, 402.0 feet to an iron pin found at the Southwest corner of this tract;

THENCE North 00 degrees 23 minutes East, 226.18 feet to an iron pin found at the Northwest corner of this tract;

THENCE North 89 degrees 53 minutes East, 402.0 feet to an iron pin set in the West line of Minters Chapel Road for the Northeast corner of this tract;

THENCE South 00 degrees 23 minutes West, 226.18 feet along the West line of Minters Chapel Road to the Point of Beginning, and containing 2.087 acres of land, more or less.

SAVE AND EXCEPT therefrom a called 0.065 acre (2828 square feet) tract of land described in Street Right-Of-Way Deed executed by Advanced Graphics Technologies, Inc.to the City of Grapevine, Texas, dated July 22, 1999, filed August 10, 1999 and recorded in Volume 13954, Page 159, Real Property Records, Tarrant County, Texas.

APR 01 2024

CM24-16

CC ITEM #11, 34
PZ ITEM #8, 16

Chief Building Official
City of Grapevine
Grapevine, TX 76099

RE: Photometric Compliance Letter per Section 55 – "Performance Standards"

942 Minters Chapel Rd - Addition

Dear Chief Building Official,

This letter is to verify the work associated with the construction of the above referenced construction project was completed per design.
A representative of this firm made onsite visits on the following dates to review the construction of the above referenced construction project:

Date and time of the inspection: **3/30/2024 , 8:00 pm**
Type of metering device used: **Testo 540**
Meets or exceeds the requirements of Section 55 – "Performance Standards": **Meets Grapevine guidelines.**

Please contact me at 682-246-8150 or [redacted] if you have any questions or need additional information.

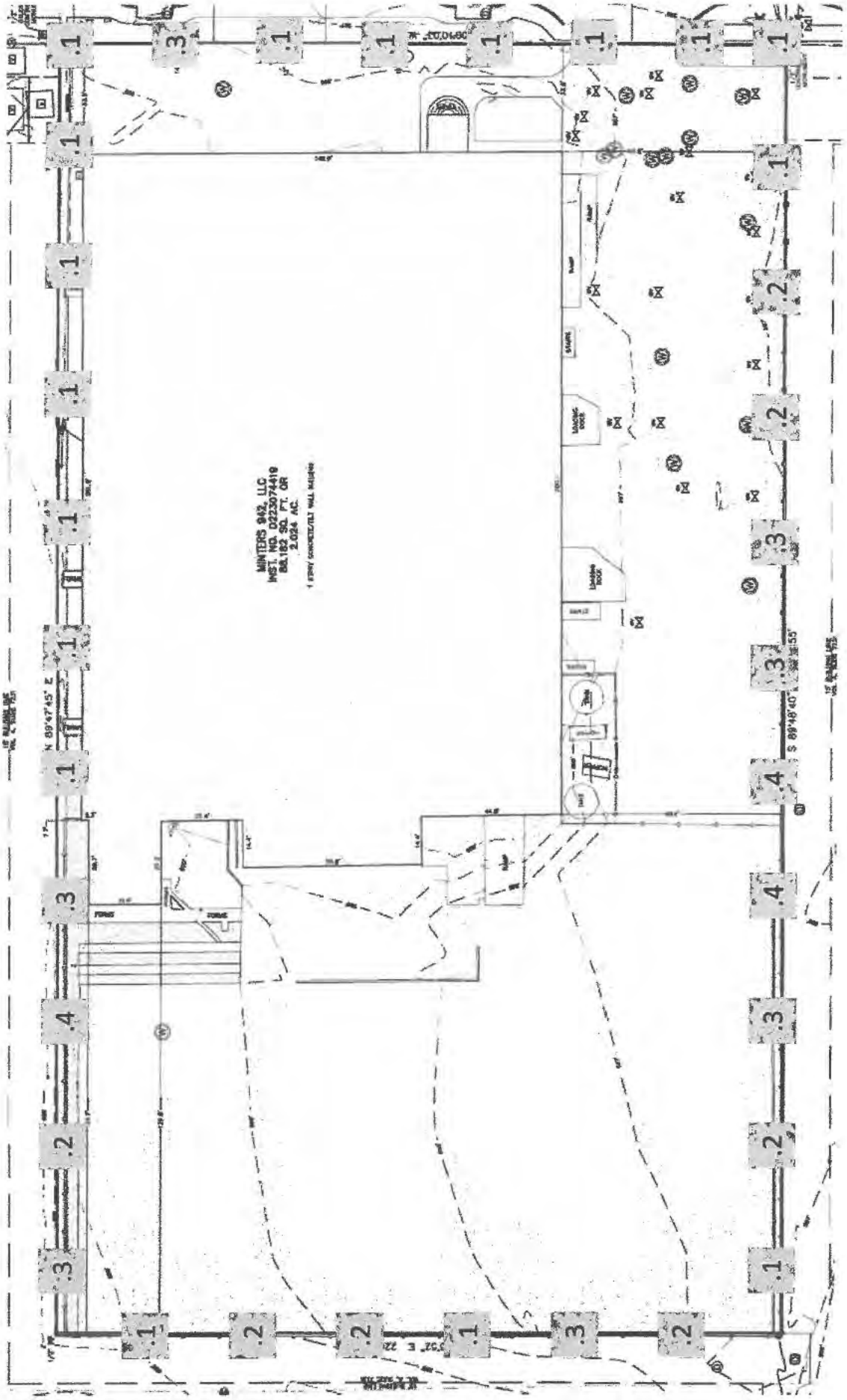
Sincerely,

APR 01 2024

Adrian Jourdan

CU24-16

CC ITEM #11, 34
PZ ITEM #8, 16



APR 01 2024

CU24-10

CC ITEM #11, 34
PZ ITEM #8, 16

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

John B. Scott
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

Minters 942, LLC
File Number: 804528176

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

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

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

Dated: 04/19/2022

Effective: 04/19/2022

APR 01 2024

John B. Scott
Secretary of State

CU24-16

CC ITEM #11, 34
PZ ITEM #8, 16

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

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the Secretary of State of Texas
Filing #: 804528176 04/19/2022
Document #: 1140780080002
Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

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

Minters 942, LLC

Article 2 – Registered Agent and Registered Office

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

OR

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

Name:
Jason R Mahon

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

Street Address:
1330 N White Chapel Blvd
Suite 200 Southlake TX 76092

Consent of Registered Agent

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

OR

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

Article 3 - Governing Authority

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

OR

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

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

Manager 1: **Don Stone** Title: **Manager**

Address: **901 Quail Creek Court Southlake TX, USA 76092**

Article 4 - Purpose

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

Supplemental Provisions / Information

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

Initial Mailing Address

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

The initial mailing address of the filing entity is:

901 Quail Creek Court
Southlake, tx 76092
USA

Organizer

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

Jason R Mahon **1330 N White Chapel Blvd, Suite 200, Southlake, Texas 76092**

Effectiveness of Filing

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

OR

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

Execution

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

Jason R Mahon

Signature of Organizer

FILING OFFICE COPY

UNANIMOUS WRITTEN CONSENT IN LIEU OF ORGANIZATIONAL MEETING OF MANAGERS OF MINTERS 942, LLC A LIMITED LIABILITY COMPANY

The undersigned, being the Managers named in Minters 942, LLC's (hereinafter the "Company") Certificate of Formation filed with the Secretary of State of Texas, hereby adopts the following resolutions in lieu of an organizational meeting of the Managers.

CERTIFICATE OF FORMATION

RESOLVED, that the acknowledgment of filing issued by the Secretary of State of Texas, and the certified copy of the Certificate of Formation filed on April 19, 2022 are accepted and approved in all respects; and the Secretary is directed to place same in the Company record book.

COMPANY AGREEMENT

RESOLVED, that the form of the company agreement for regulating and managing Company affairs submitted to the undersigned is approved and adopted as the Company Agreement of the Company.

RESOLVED, that the secretary is directed to place the Company Agreement in the Company record book, and maintain a copy of the Company Agreement at the Company's principal office.

PRINCIPAL OFFICE

RESOLVED, that the Company's principal office be established and maintained at 901 Quail Creek Court, Southlake, Texas 76092, and that meetings of the Managers from time to time may be held either at the Company's principal office or at such other place as the Managers may select.

OFFICERS

RESOLVED, that the following persons were nominated to the office preceding their name:

Office	Officeholder
President	Donald H. Stone
Secretary	Barbara Stone
Treasurer	Barbara Stone

COMPANY RECORD BOOK

RESOLVED, that the Company, through its secretary, shall maintain and authenticate in the Company record book the appropriate business records, including but not limited to originals, copies or certified copies of the Company's Certificate of Formation, the Acknowledgment of Filing, the Company Agreement, the Membership Interest transfer ledger, minutes of the meetings and of other proceedings of the Members, Managers, and any committee established by the Managers; and

RESOLVED FURTHER, that the secretary is to maintain in the Company record book records

pertaining to the issuance and transfer of Membership Interest in the Membership Interest transfer ledger.

MEMBERSHIP INTEREST ISSUED

RESOLVED, that the Managers be, and hereby are, authorized to issue from time to time authorized Membership Interests of the Company for money paid, labor done, promissory note, or personal property or real estate or leases thereof actually acquired and upon such terms as the Managers in the Managers' discretion may determine; and

RESOLVED FURTHER, that an offer be issued to the following to purchase one hundred percent (100%) of the Membership Interest of the Company in the percentages and for the consideration indicated opposite each name:

Member's Name	Member's Interest	Consideration
StoneDome Real Estate, LLC	100%	$1,000.00

RESOLVED, that the Managers are authorized to issue additional Membership Interest to appropriately qualified purchasers.

COMMENCING BUSINESS

RESOLVED, that consideration has been received for the issuance of Membership Interest, and that the Company consequently is able to commence and transact business and to incur indebtedness.

ORGANIZATIONAL EXPENSES

RESOLVED, that the Company treasurer be and hereby is authorized to pay all charges and expenses incident to or arising out of the organization of and to reimburse any person who has made any disbursement therefor.

BANK ACCOUNT

RESOLVED, that the treasurer be and hereby is authorized to open a bank account on the Company's behalf with any banks the President deems appropriate.

LICENSES AND PERMITS

RESOLVED, that Company officers are directed to obtain in the Company's name such other licenses and tax permits as may be required for the conduct of Company business by any federal, state, county, or municipal governmental statute, ordinance, or regulations, and are directed and authorized to do all things necessary or convenient to qualify to transact Company business in compliance with the laws and regulations of any appropriate federal, state, or municipal governmental authority.

OTHER STATES

RESOLVED, that for the purpose of authorizing the Company to do business in any state, territory or dependency of the United States or any foreign country in which it is necessary or expedient for the Company to transact business, the proper Company officers are hereby authorized to appoint and substitute all necessary agents or attorneys for service of process, to designate and change the location of

all necessary statutory offices and to make and file all necessary certificates, reports, powers of attorney and other instruments as may be required by the laws of such state, territory, dependency or country to authorize the Company to transact business therein.

FISCAL YEAR

RESOLVED, that the Company fiscal year shall begin on January 1, and end on December 31, subject to change by resolution, as appropriate, at the discretion of the Manager.

CARRY ON BUSINESS

RESOLVED, that the signing of these minutes shall constitute full consent, confirmation, ratification, adoption and approval of the holding of the above meeting, the actions hereby taken, the resolutions herein adopted and waiver of notice of the meeting by the signatories.

Dated: 5/1/2022

Donald H. Stone, Manager

To Whom it May Concern – April 1, 2014

Ref: Information and requests Regarding 942 Minters Chapel Road, grapevine, Texas 76051

The following information is being provided by Minters 942, LLC., for the purpose of Platting the above addressed property, and acquiring a Conditional Use Permit for outside storage. A permanent water storage tank, and an optional mobile tanker trailer, and screen wall need be placed behind the existing building to enhance the environmental safety of this property.

Background:

The first building at 942 was completed in 1965 and added to in the '70s, '80s and '90s. 942 was purpose-built for the manufacturing of rollers for printing presses and included the finishing process of Chrome Plating. Operations were conducted on the Property from 1965 until 2015. During this time, there were releases of chromium to the soils and groundwater, at and under the Property, including soils under the building and parking lot. Although chrome plating operations ceased in 2015, groundwater continues to flow under the Property, picking up traces of chromium, carrying it to the south and east. The groundwater flows in a plume toward Cottonwood Branch Creek, 850 feet south and east of the property. The contamination was discovered at the Creek in the year 2000.

In 2002, by order of the State of Texas, the prior owners began conducting remediation activities in and around the the Property and continued for over 15 years. The nature and extent of the chromium contamination, and activities undertaken to clean it up, are the subject of numerous reports prepared by prior owners of the Property, and their environmental consultants over many years, and submitted to the Texas Commission on Environmental Quality ("TCEQ") or predecessors of the agency and the City Environmental Office.

Millions of dollars were spent on cleanup operations, including building a water treatment facility on property, and a 30-foot deep, 350-foot long slurry wall, along the north side of Cottonwood Branch Creek, at1401 Minters Chapel Road. At the slurry wall, three shallow water wells pump the ground water stopped by the wall, back to the 942 property. Approximately 10,000 gallons per day are pumped from the Creek to 942 Minters Chapel Road, for testing and disposal into the City of Grapevine sanitary sewer. The owners utilize a Permit with the City and pay sewer fees on all effluent discharged.

At no time since 2015 has any actual remediation been conducted on the influent from the off-property wells. While the concentration of chromium in groundwater has been reduced over time, **levels remain above the cleanup standards level dictated by the State of Texas Agreed Order. However, with rare exception, the chromium level has maintained 25-35% of the current maximum level allowed for the City sanitary sewer permit, since 2015.**

APR 01 2024

CU24-16

Although the current state of contamination is manageable, the property owner, believes a larger margin of safety is necessary for protecting the environment, this property, surrounding properties, Cottonwood Branch Creek and, everything downstream, including DFW Airport.

Please note, that if for any reason, the levels exceed the allowable limits:

1.) ***The water can no longer be placed in the City sewer,***
2.) ***the existing onsite treatment plant is no longer usable, and***
3.) ***the wells cannot be shut down for more than of couple of hours,***

Therefore, onsite storage is necessary for holding the influent, until tanker trucks can begin hauling the influent to a remediation plant.

In the case of a long-term exceedance, a new Water Treatment Plant may also have to be constructed.

These facts are the genesis of this request and are necessary to help protect the environment.

The permanent tank proposed is the best and highest capacity storage for this property and when no longer needed, can be converted to a rainwater storage tank. However, this is one part of a contingency plan that also includes the option of having a tanker trailer parked on site. In addition, a suction line from the back of the building to the front of the building, with a connection for water tankers; to be used in the event they cannot gain access to the back of the building. Additionally, a sun cover for outside equipment associated with is planned for outside storage, in the event more equipment or material injection tanks need to be stored or utilized.

Everything described will be behind the main building, not visible from any public street and will be screened by a 8 foot, 80% screened fence. Only the top of the rear buildings and the water tank(s) will be visible.

These requests are part of an overall plan that will allow us to remove the existing Water Treatment Plant for the south side of the building. (Unusable, unsightly and visible from Minters Chapel Road.)

Suite 103 and 103A will be utilized as a landlord office and equipment storage area. Neither of these Suites will be leased to other parties. The landlord office includes a lab area for testing and monitoring the influent as required by the City Environmental Office. Suite 103A will be utilized for storage but can also be used in the event that a new water treatment facility is required in the future.

Our overall goal is to centralize these activities behind the building. Again, none of this will be visible from public streets and the screening will make this project near invisible from the private entrance to other properties on the south side of 942.

The overall plan for managing and monitoring the chromium contaminated water has been presented to the City Environmental Office, and they have indicated that they are supportive of this plan.

Site plan comments:

The truck court behind the building has been utilized for trucks, trailers and auto parking since 1965 and we plan on having this continue as a secured parking area. The current 8 foot, black chain link fence is attractive and not highly visible. However, it can also hold black PVC strips and achieve an 80% screen if necessary. The proposed screen wall for the dumpster, permanent tank, and option portable tanker trailer, will match the existing fence with the 80% screen described.

The plan includes a sidewalk for the entry to Suite 103. The sidewalk and permanent tank will cover another 450 square feet of permeable soil on a property that can never reach the 15% mandate. The goal for this property is to have NO permeable area, as water penetration helps move more chromium to the underground water flow toward the Creek. Obviously, no permeable area is impractical and very unattractive. We plan to keep and enhance the current landscaping along the front of the building, as depicted on the landscape drawing, L1.

With the above work done, we will have a much safer, more functional, and more attractive property. The tenant(s) will always be informed and agree to the necessary arrangements being proposed and will not be impacted in any way by the ongoing operations behind the building.

The building itself is being offered for lease and the interest is very strong. Several of the tenant prospects like the idea of having a landlord office on site. Numerous businesses, in and out of the area, are seriously considering this property.

With the current market rates, we estimate that the property tax valuation will be approximately 4-5 times the current tax roll valuation.

Thanking you in advance for your serious consideration,

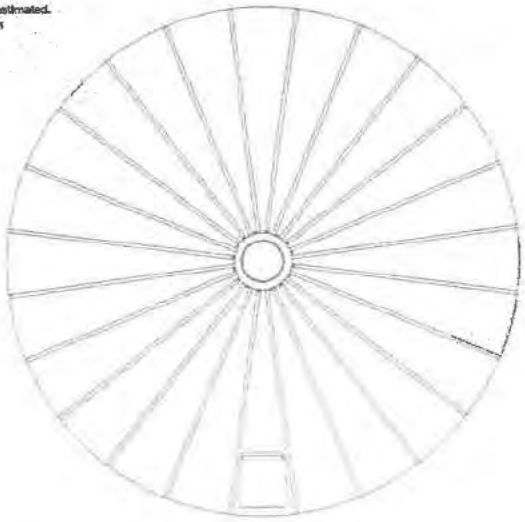
MINTERS 942, LLC.

Don Stone, President/Manager

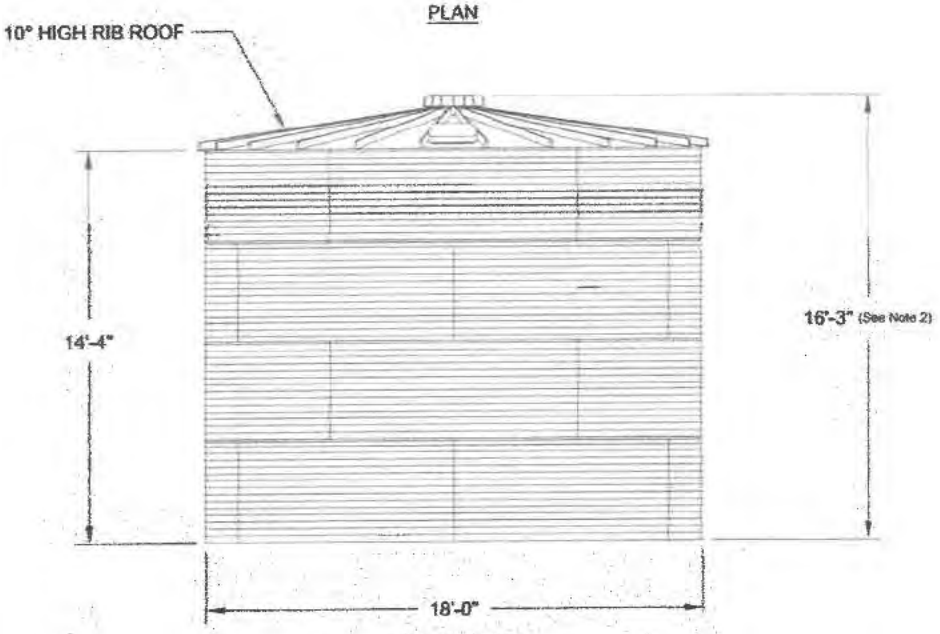
1804-WT-LPR-10 rev-a PDF
File Edit View Help
1 of 1 Log in Sign up
Page 1 of 1 Edit PDF Draw Highlight Add text 175%

Note 1. Corrugations on roof panels are not shown for clarity.

Note 2. Overall tank height on this drawing is only estimated. Overall height will only be confirmed after production of site specific engineering for this tank.



PLAN



ELEVATION

255

CORGAL WATER TANKS
WATER STORAGE TANKS, INC.
1-800-463-1898
www.corgaltanks.com

	BY	DATE
DWN	IU	6/15/15
CKD	JH	6/15/15
ENG	JH	6/15/15

TITLE: MODEL 1804-WT-LPR
CORGAL STEEL WATER STORAGE TANK
NOMINAL CAPACITY - 26,000 GALLONS (U.S.)

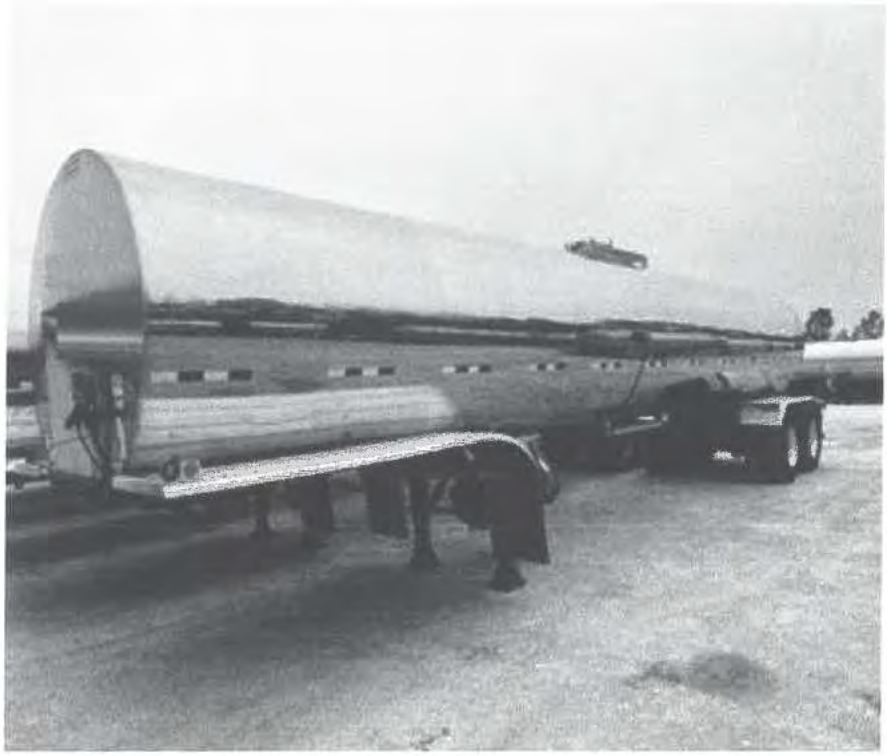
DWG. NO. 1804-WT-LPR-10 REV. NO. A

SIZE A SCALE 3/16"=1'-0" SHEET 1 OF 1

THE DRAWING DEPICTED ON THIS PRINT AND THE INFORMATION CONTAINED HEREIN ARE PROPRIETARY TO Water Storage Tanks, Inc. AND SHALL NOT BE USED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF Water Storage Tanks, Inc.

APR 01 2024

CU24-16



APR 01 2024

C424-14

ORDINANCE NO. 2024-048

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-16 TO ALLOW OUTSIDE STORAGE AND TO REVISE ELEVATIONS IN CONJUNCTION WITH AN EXISTING 31, 500 SQUARE FOOT OFFICE/WAREHOUSE BUILDING FOR BLOCK 1, LOT 1, 942 MCR ADDITION (942 MINTERS CHAPEL ROAD) IN A DISTRICT ZONED "LI", LIGHT INDUSTRIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS 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 CU24-16 to allow outside storage and revised elevations in conjunction with an existing 31,500 square foot office/warehouse building in a district zoned "LI", Light Industrial District within the following described property: Block 1, Lot 1, 942 MCR Addition, (942 Minters Chapel Road) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of May, 2024.

APPROVED:

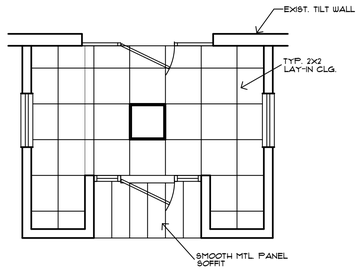
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

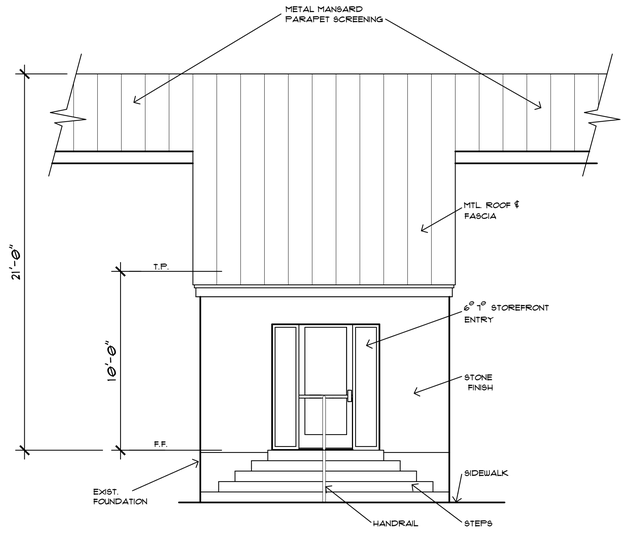
APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney



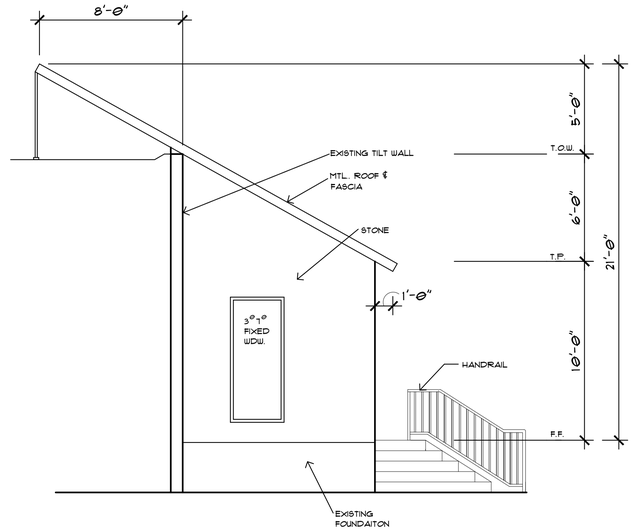
03-REFLECTED CEILING PLAN

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



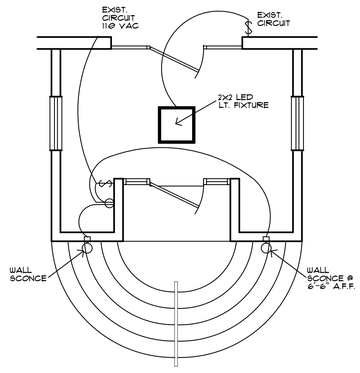
04-EAST ELEVATION

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



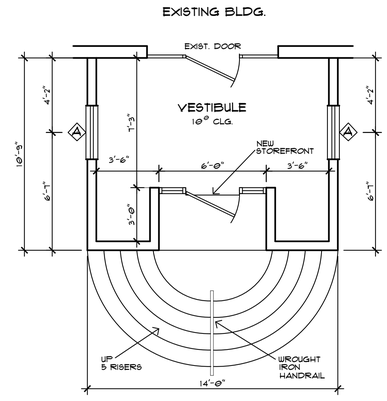
05-SOUTH ELEVATION

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



02-VESTIBULE ELECTRICAL PLAN

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



01-MAIN ENTRANCE VESTIBULE

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

Board of Zoning Adjustment Case BZA24-06 is a request for the following special exception requests:
To allow the existing 31,500 square foot office/warehouse to remain as developed with an 9-foot encroachment into the required front yard adjacent to the east property line, an 8-foot encroachment in the required side yard adjacent to the north property line, a reduction in minimum open space requirement, and to exceed the maximum allowed impervious area.

Conditional Use CU24-16 is a request to allow outdoor storage, and revise the exterior building elevations in conjunction with an existing 31,500 s.f. office/warehouse

CASE NAME: 942 MCR ADDITON
CASE NUMBER: CU24-16
LOCATION: 942 MINTERS CHAPEL ROAD, GRAPEVINE, TX

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 3 OF 5

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

PLANNING SERVICES DEPARTMENT

Building Elevation Plan
for
942 MCR ADDITION
Lot 1, Block A, 942 MCR ADDITION
Phillip Hudgins Survey, Ab. No. 755
City of Grapevine, Tarrant County, Texas
2.024 acres
Zone: "LI" Light Industrial Date of Preparation: April 1, 2024

OWNER: MINTERS 942, LLC.
2210 HUTTON DR, SUITE 100
CARROLLTON, TX 75006
PHONE: 817-991-1874
CONTACT: DONALD H. STONE
APPLICANT: NORMAN PATTEN & ASSOC
413 CEDAR ST.
CEDAR HILL, TX 75104
PHONE: 972-293-2929
CONTACT: NORMAN PATTEN

REVISIONS:

REGISTERED ARCHITECT NORMAN PATTEN 19124 STATE OF TEXAS
4/22/24

942 MCR ADDITION

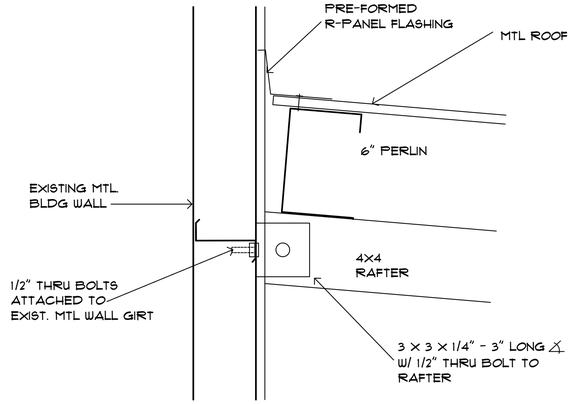
GRAPEVINE, TX

NORMAN PATTEN & ASSOC.
ARCHITECTURE & PLANNING
413 CEDAR ST. @ MAIN - CEDAR HILL, TX 75104 - 972/ 293 - 2929
npatten@flash.net

3-29-24
DATE:

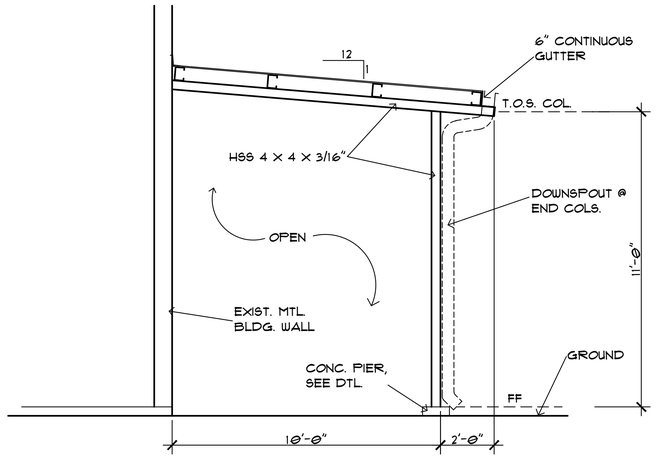
2412
JOB NO.

SHEET NO.
A1



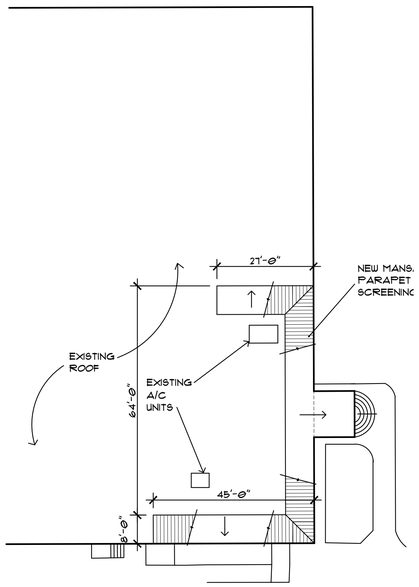
05-WALL CONNECTION DTL.

SCALE: 3" = 1'-0"



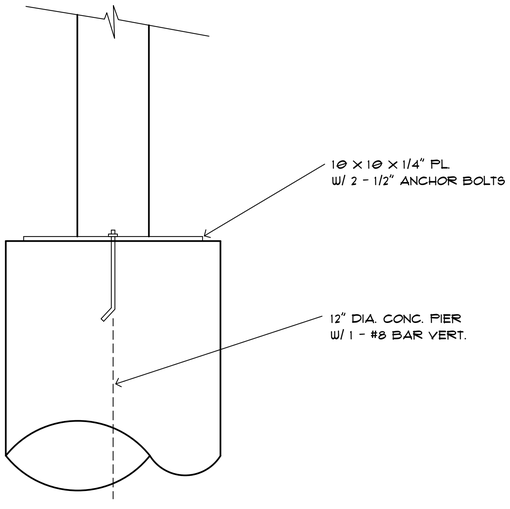
03-SECTION @ SUNSCREEN

SCALE: 3/8" = 1'-0"



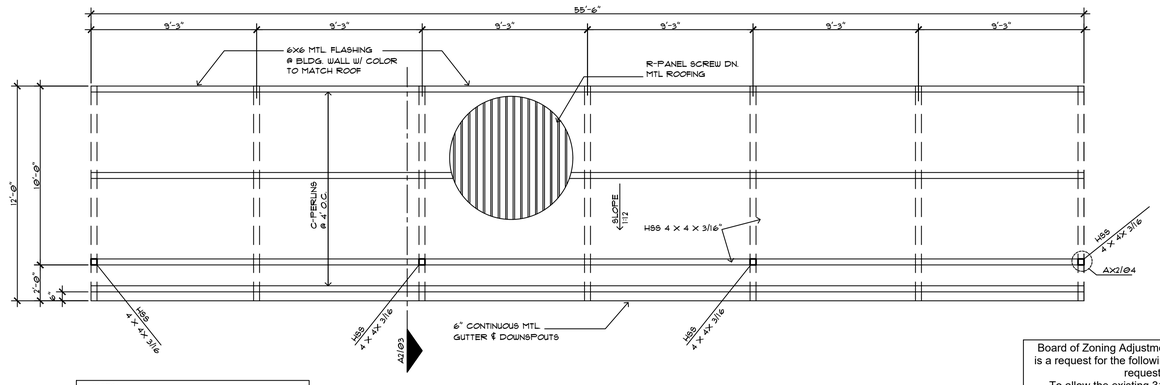
02-ROOF SCREENING PLAN

SCALE: 1" = 20'-0"



04-COL. DTL. CONNECTION

SCALE: 3" = 1'-0"



NOTES:
1. ALL STEEL FRAMING TO BE SHOP PRIMED.
2. WELD CONNECIONS TO BE FIELD PRIMED.
3. ALL STRUCTURAL METAL PAINTED BLACK.
4. PRE-FINISHED MTL. ROOF R-PANELS COLOR TO BE SELECTED BY OWNER.

01-METAL SUN SHADE FRAMING PLAN

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

Conditional Use CU24-16 is a request to allow outdoor storage, and revise the exterior building elevations in conjunction with an existing 31,500 s.f. office/warehouse

CASE NAME: 942 MCR ADDITON
CASE NUMBER: CU24-16
LOCATION: 942 MINTERS CHAPEL ROAD, GRAPEVINE, TX

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 4 OF 5

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

PLANNING SERVICES DEPARTMENT

Board of Zoning Adjustment Case BZA24-06 is a request for the following special exception requests:
To allow the existing 31,500 square foot office/warehouse to remain as developed with an 9-foot encroachment into the required front yard adjacent to the east property line, an 8-foot encroachment in the required side yard adjacent to the north property line, a reduction in minimum open space requirement, and to exceed the maximum allowed impervious area.

Building Elevation Plan
for
942 MCR ADDITION
Lot 1, Block A, 942 MCR ADDITION
Phillip Hudgins Survey, Ab. No. 755
City of Grapevine, Tarrant County, Texas
2.024 acres
Zone: "LI" Light Industrial Date of
Preparation: April 1, 2024

OWNER: MINTERS 942, LLC.
2210 HUTTON DR, SUITE 100
CARROLLTON, TX 75006
PHONE: 817-991-1874
CONTACT: DONALD H. STONE

APPLICANT: NORMAN PATTEN & ASSOC
413 CEDAR ST.
CEDAR HILL, TX 75104
PHONE: 972-293-2929
CONTACT: NORMAN PATTEN

REVISIONS:

REGISTERED ARCHITECT NORMAN PATTEN 49435 STATE OF TEXAS

4/22/24

942 MCR ADDITION

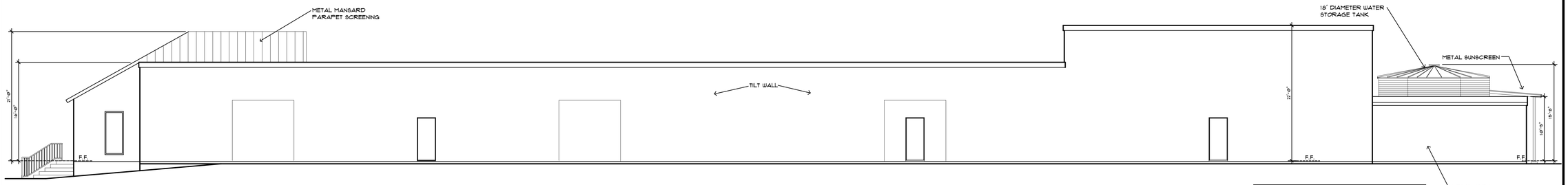
GRAPEVINE, TX

NORMAN PATTEN & ASSOC.
ARCHITECTURE & PLANNING
413 CEDAR ST. @ MAIN - CEDAR HILL, TX 75104 - 972/ 293 - 2929
npatten@flash.net

3-29-24
DATE:

2412
JOB NO.

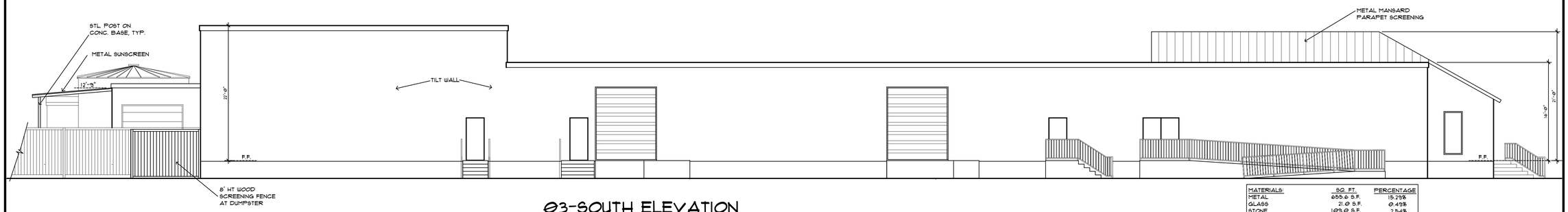
SHEET NO.
A2



04-NORTH ELEVATION

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

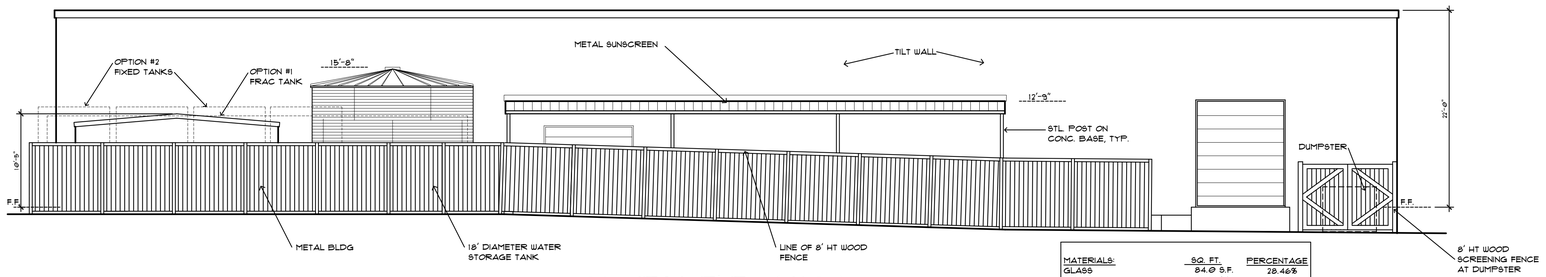
MATERIALS:	SQ. FT.	PERCENTAGE
METAL	399.3 S.F.	10.4%
GLASS	21.0 S.F.	0.5%
STONE	109.0 S.F.	2.8%
EXPOSED AGGREGATE	3,360 S.F.	86.3%
TOTALS	3,865.3 S.F.	100%



03-SOUTH ELEVATION

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

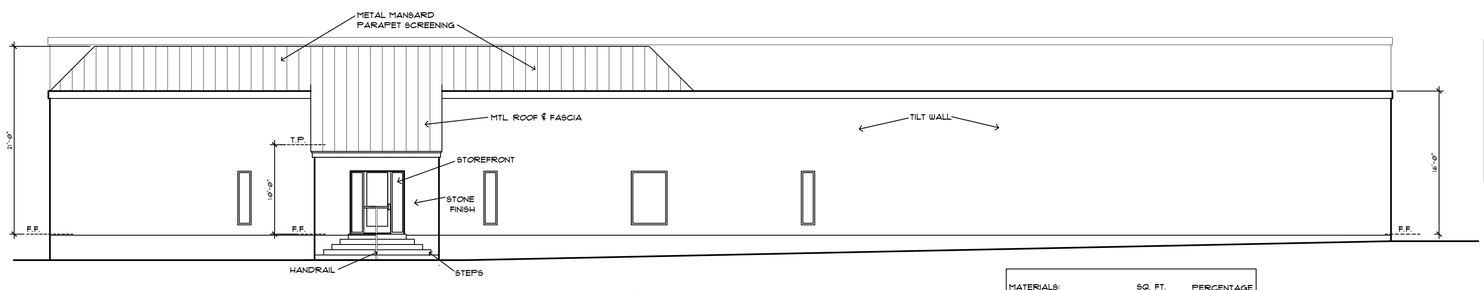
MATERIALS:	SQ. FT.	PERCENTAGE
METAL	655.6 S.F.	15.29%
GLASS	21.0 S.F.	0.49%
STONE	109.0 S.F.	2.54%
EXPOSED AGGREGATE	3,500 S.F.	81.68%
TOTALS	4,285.6 S.F.	100%



02-WEST ELEVATION

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

MATERIALS:	SQ. FT.	PERCENTAGE
GLASS	84.0 S.F.	2.46%
STONE	38.0 S.F.	0.46%
EXPOSED AGGREGATE	2,329.81 S.F.	71.08%
TOTALS	3,218.0 S.F.	100%



01-EAST ELEVATION

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

MATERIALS:	SQ. FT.	PERCENTAGE
GLASS	84.0 S.F.	3.5%
STONE	38.0 S.F.	1.6%
EXPOSED AGGREGATE	2,216.4 S.F.	92.5%
TOTALS	2,338.4 S.F.	100%

0 5' 10' 20'

Conditional Use CU24-16 is a request to allow outdoor storage, and revise the exterior building elevations in conjunction with an existing 31,500 s.f. office/warehouse

CASE NAME: 942 MCR ADDITON
CASE NUMBER: CU24-16
LOCATION: 942 MINTERS CHAPEL ROAD, GRAPEVINE, TX

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 5 OF 5

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

PLANNING SERVICES DEPARTMENT

Board of Zoning Adjustment Case BZA24-06 is a request for the following special exception requests:
To allow the existing 31,500 square foot office/warehouse to remain as developed with an 9-foot encroachment into the required front yard adjacent to the east property line, an 8-foot encroachment in the required side yard adjacent to the north property line, a reduction in minimum open space requirement, and to exceed the maximum allowed impervious area.

Building Elevation Plan
for
942 MCR ADDITION
Lot 1, Block A, 942 MCR ADDITION
Phillip Hudgins Survey, Ab. No. 755
City of Grapevine, Tarrant County, Texas
2.024 acres
Zone: "LI" Light Industrial Date of Preparation: April 1, 2024

OWNER: MINTERS 942, LLC.
2210 HUTTON DR, SUITE 100
CARROLLTON, TX 75006
PHONE: 817-991-1874
CONTACT: DONALD H. STONE
APPLICANT: NORMAN PATTEN & ASSOC
413 CEDAR ST.
CEDAR HILL, TX 75104
PHONE: 972-293-2929
CONTACT: NORMAN PATTEN

REVISIONS:

REGISTERED ARCHITECT NORMAN PATTEN 4915 STATE OF TEXAS
4/22/24

942 MCR ADDITION

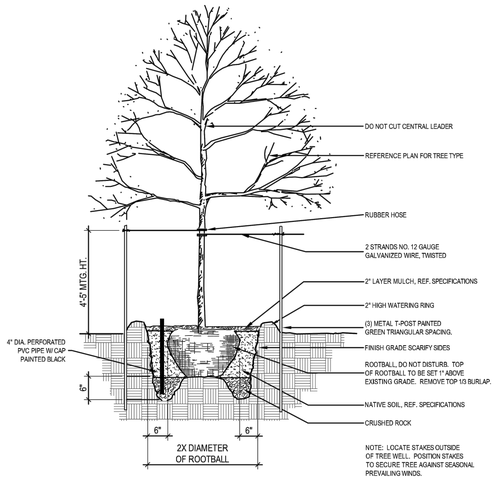
GRAPEVINE, TX

NORMAN PATTEN & ASSOC.
ARCHITECTURE & PLANNING
413 CEDAR ST. @ MAIN - CEDAR HILL, TX 75104 - 972/293-2929
npatten@flash.net

3-29-24
DATE:

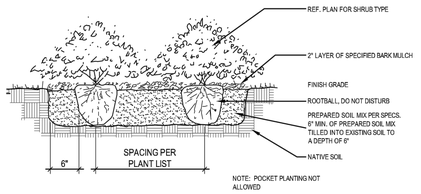
2412
JOB NO.

SHEET NO.
A3



04-TREE PLANTING DETAIL

SCALE: NTS



03-SHRUB PLANTING DETAIL

SCALE: NTS

LANDSCAPE PLAN DATA SUMMARY TABLE

LANDSCAPE AREA	
LANDSCAPE PERIMETER AREA (SQUARE FEET)	5,861 S.F.
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SQUARE FEET)	0
ADDITIONAL INTERIOR LANDSCAPE AREA	1,379 S.F.
OTHER LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET)	0
TOTAL LANDSCAPE AREA	7,246 S.F.
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SQUARE FEET)	31,500 S.F.
AREA OF PARKING PAVEMENT (SQUARE FEET)	41,700 S.F.
OTHER IMPERVIOUS AREA, SIDEWALKS, FLATWORKS, ETC. (SQUARE FEET)	7,736 S.F.
TOTAL OPEN SPACE (SQUARE FEET & PERCENTAGE)	7,246 S.F. (8.2%)
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	80,936 S.F. (91.8%)

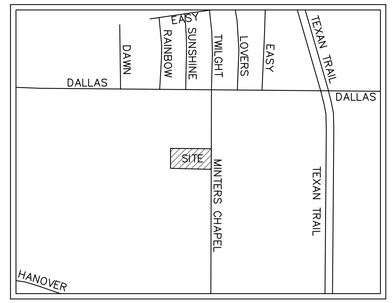
TREE TABULATION

LANDSCAPE AREA REQUIRED 15% OF LOT AREA	13,221 S.F.
TREES	
(1TREE / 400 S.F. OF LANDSCAPE)	
TREES REQUIRED	33 TREES
EXIST. TREES (3)	3 TREES
NEW TREES PROVIDED	1 TREE
TOTAL TREES PROVIDED	4 TREES
PERIMETER TREES	
(1 TREE/50 S.F.)	
TREES REQUIRED	20 TREES
TREES PROVIDED	0 TREES
PARKING LOT TREES	
(1 TREE/3,000 S.F.)	
TREES REQUIRED	14 TREES
TREES PROVIDED	0 TREES
TOTAL SITE TREES	4 TREES

PLANT LEGEND

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY	SPACING
	CEDAR ELM	ULMUS CRASSIFOLIA	3"	1	AS SHOWN
	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	5 GAL	6	AS SHOWN
	DWARF BURFORD HOLLY	ILEX CORNUTA	5 GAL	13	2' O.C.
	DWARF NANDINA	NANDINA DOMESTICA	5 GAL	14	2' O.C.
	GIANT LIRIOPE	LIRIOPE GIGANLEA	3 GAL	29	1' O.C.
	EXISTING TREE				
	EXISTING SHRUB				

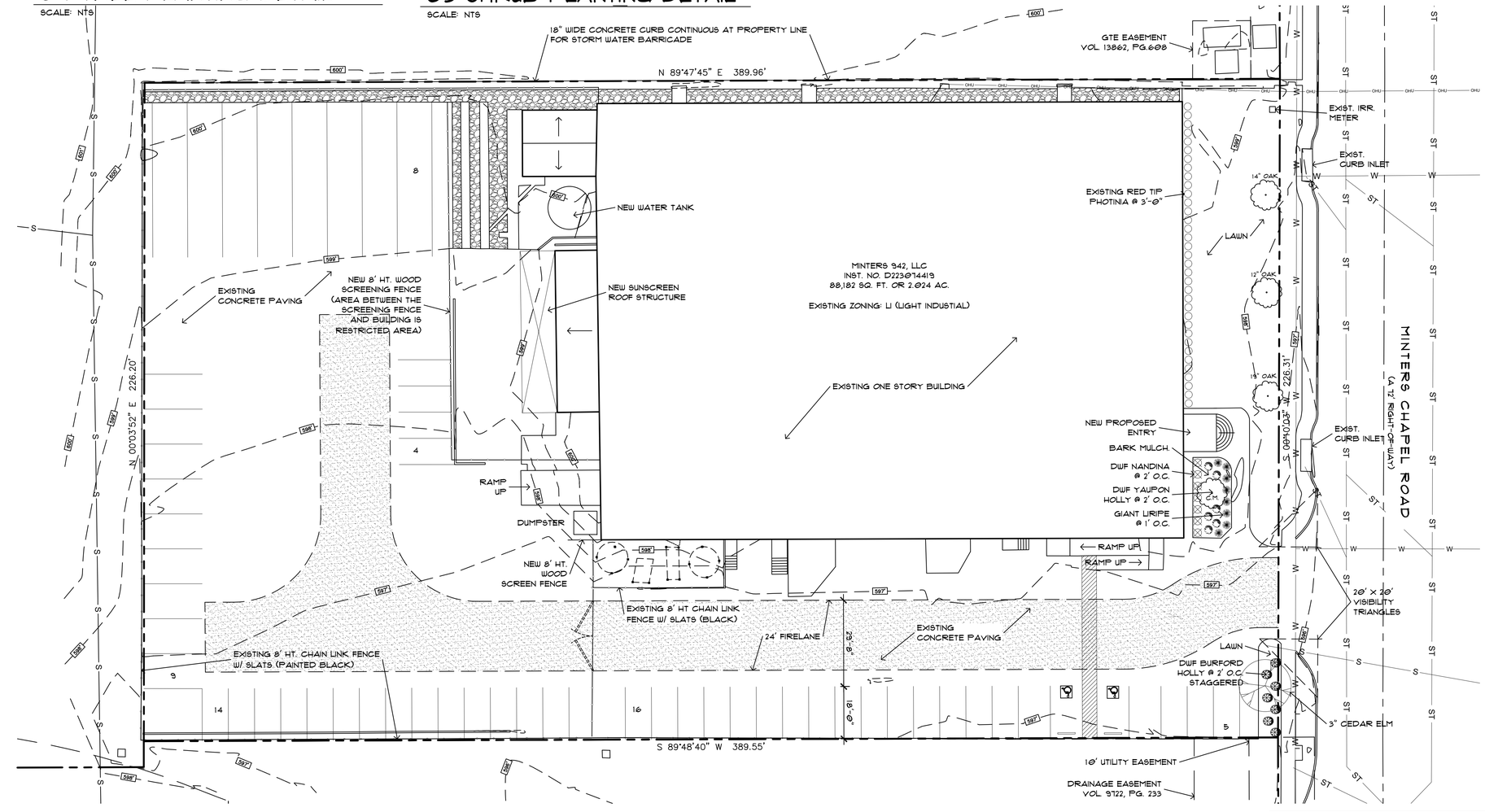
LANDSCAPE NOTES:
1. BERMUDA GRASS IS PROVIDED AT ALL AREAS NOTED AS LAWN.
2. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.
3. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.



N

02-VICINITY MAP

SCALE: NTS



0 20' 40' 60'

N

01-LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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.

Board of Zoning Adjustment Case BZA24-06 is a request for the following special exception requests:
To allow the existing 31,500 square foot office/warehouse to remain as developed with an 9-foot encroachment into the required front yard adjacent to the east property line, an 8-foot encroachment in the required side yard adjacent to the north property line, a reduction in minimum open space requirement, and to exceed the maximum allowed impervious area.

Conditional Use CU24-16 is a request to allow outdoor storage, and revise the exterior building elevations in conjunction with an existing 31,500 s.f. office/warehouse

CASE NAME: 942 MCR ADDITON
CASE NUMBER: CU24-16
LOCATION: 942 MINTERS CHAPEL ROAD, GRAPEVINE, TX

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 2 OF 5

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

PLANNING SERVICES DEPARTMENT

Landscape Plan
for
942 MCR ADDITION
Lot 1, Block A, 942 MCR ADDITION
Phillip Hudgins Survey, Ab. No. 755
City of Grapevine, Tarrant County, Texas
2.024 acres
Zone: "LI" Light Industrial Date of Preparation: April 1, 2024

OWNER: MINTERS 942, LLC.
2210 HUTTON DR, SUITE 100
CARROLLTON, TX 75006
PHONE: 817-991-1874
CONTACT: DONALD H. STONE
APPLICANT: NORMAN PATTEN & ASSOC
413 CEDAR ST.
CEDAR HILL, TX 75104
PHONE: 972-293-2929
CONTACT: NORMAN PATTEN

REVISIONS:

REGISTERED ARCHITECT NORMAN PATTEN 49435 STATE OF TEXAS

4/22/24

942 MCR ADDITION

GRAPEVINE, TX

NORMAN PATTEN & ASSOC.
ARCHITECTURE & PLANNING
413 CEDAR ST. @ MAIN - CEDAR HILL, TX 75104 - 972/293-2929
npatten@flash.net

3-29-24
DATE:

2412
JOB NO.

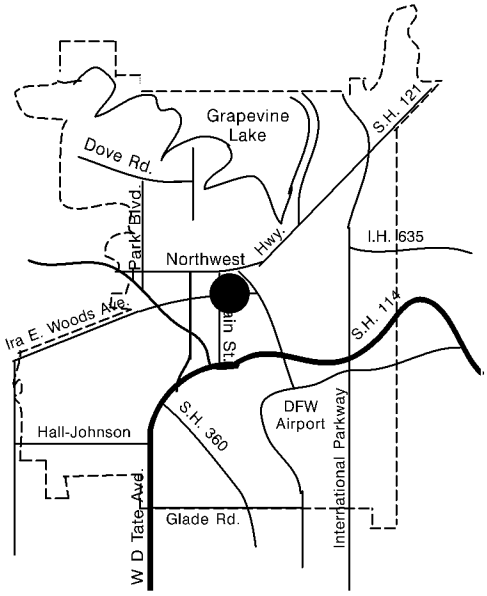
SHEET NO.
L1

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

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

MEETING DATE: MAY 21, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-18; OG WINE CELLARS WINE TASTING ROOM



APPLICANT: Jim Sager – Transwestern Real Estate

PROPERTY LOCATION AND SIZE:

The subject property is located at 909 South Main Street, Suite 104 and is platted as Block 1, Lot 1, Hasten Addition. The subject property contains 5.519 acres and has approximately 440 feet of frontage along South Main Street, 391 feet of frontage along West Dallas Road and 554 feet of frontage along East Nash Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a wine-tasting room.

The subject site is developed as a mixed-use development with residential and commercial uses. The applicant plans to divide the previous 4,985 square-foot DV8 salon Suite 100, into two separate suites. One of these suites, Suite 100, will remain a salon, occupying 2,222 square feet. The other suite, Suite 104, will become a proposed wine-tasting room called OG Wine Cellars, occupying 2,763 square feet. The development has a total of 602 parking spaces on site; 510 spaces in the five-level parking garage and 92 surface lot spaces. Required parking for OG Wine Cellars is 39 spaces which will be utilized between the garage and surface lot parking.

PRESENT ZONING AND USE:

The property is zoned “MXU”, Mixed Use District and contains a residential/commercial mixed-use development consisting of 20,200 square feet of ground floor retail in two separate buildings that have frontage on South Main Street (9,900 and 10,300 respectively) along with 251 apartment units, all served by a five-level parking garage containing 510 parking spaces.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned “C-2”, Community Business District prior to the 1984 City-wide Rezoning. A portion of the subject property and the adjacent property to the east was zoned “R-2”, Two-Family District and the properties to the north across Dallas Road and to the west and south were zoned “LI”, Light Industrial District prior to the 1984 City-wide Rezoning. The subject and surrounding properties were subsequently rezoned to “PO”, Professional Office District during the 1984 City-wide rezoning.

- On July 17, 1994, City Council approved Z94-08 (Ord. 1994-56) to rezone 4.2 acres from “PO”, Professional Office District to “HCO”, Hotel Corporate Office District for the development of a bank.

- On June 17, 1997, City Council also approved Z97-12 (Ord. 1997-60) to rezone 0.142 acre from “PO”, Professional Office District to “HCO”, Hotel Corporate Office District for the development of a bank/office tower.

- On September 20, 2005, City Council approved Z05-10 (Ord. 2005-75) to rezone 5.5 acres from “HCO”, Hotel Corporate Office District and “LI”, Light Industrial District to “MXU”, Mixed Use District. This 5.5-acre property was developed as a mixed-use project containing 251 apartment units and 20,200 square feet of ground-floor retail lease space in two separate buildings that have frontage on South Main Street, all served by a five-level parking garage containing 510 parking spaces.

- On October 16, 2007, City Council approved CU07-20 (Ord. 2007-56) and CU07-21 (Ord. 2007-57) for on and off-premise consumption of beer and wine and outdoor dining in conjunction with a restaurant, Tastings in suites 109 and 110.

- On December 12, 2007, the Site Plan Review Committee (SPRC), approved CU07-40 and CU07-41 to allow modifications to the floor plan of the existing restaurant, Tastings, for a small catering counter in suites 109 and 110.

- On October 19, 2010, City Council approved CU10-23 (Ord. 2010-58) to allow vinyl drop curtains to enclose the outdoor patio at the existing restaurant, Cork It, in suite 100.

- On April 15, 2014, City Council approved CU14-11 (Ord. 2014-21) to allow on and off-premise consumption of alcoholic beverage sales (beer, wine and mixed beverages), and outdoor dining in conjunction with a restaurant, Mac's on Main.

- On February 15, 2022, City Council approved CU22-08 (Ord. 2022-13) an expansion of the existing restaurant, Mac's on Main in suite 110.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "GU", Governmental Use District – Grapevine Main and Hotel Vin

SOUTH: "CN", Neighborhood Commercial District and "GU", Governmental Use District – MacDaddy's and City of Grapevine Municipal Complex

EAST: "PO", Professional Office District within the Transit District Overlay for Condominiums – Grapevine Brownstones

WEST: "CBD", Central Business District – Prosperity Bank

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:

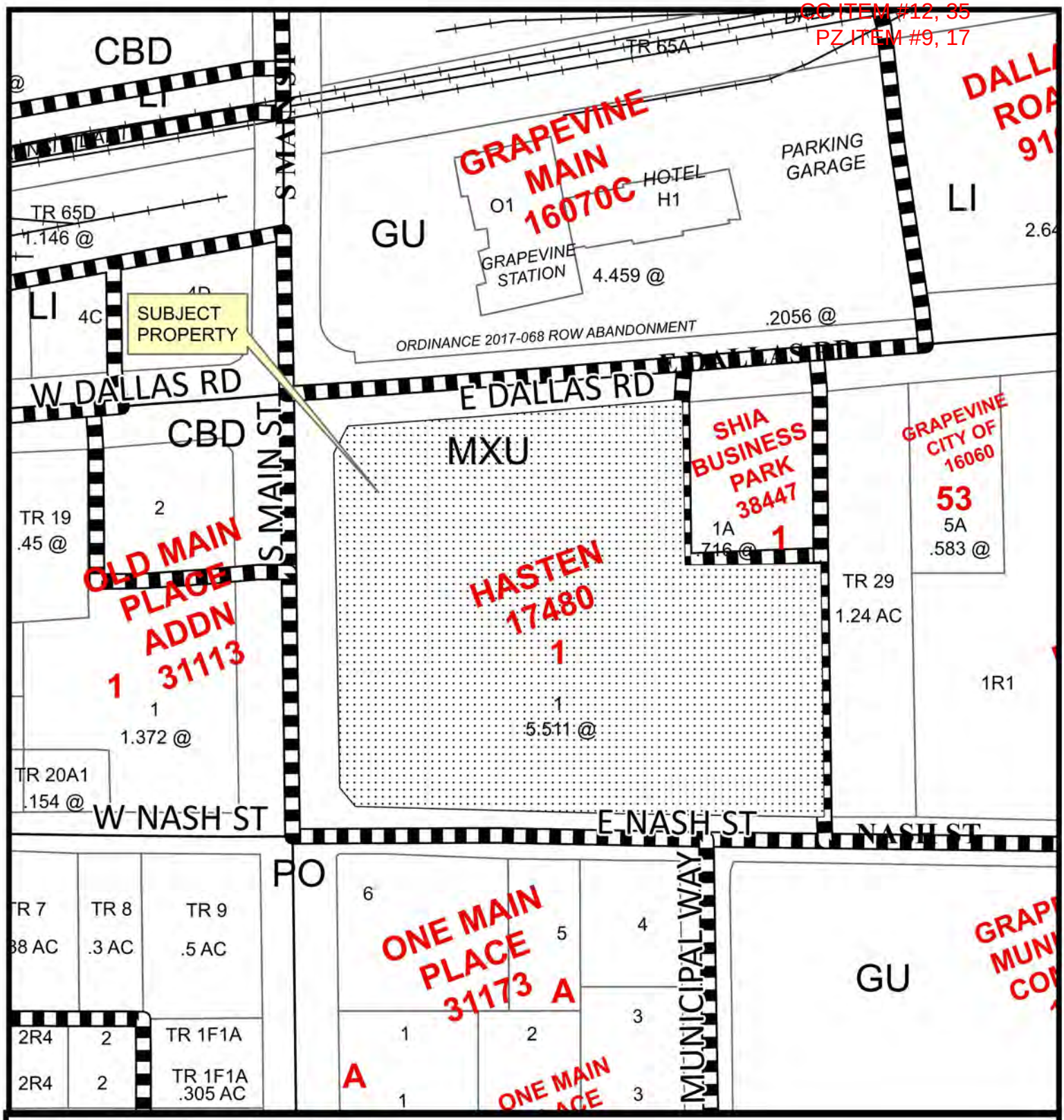
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial/ Mixed Use (C/ MU) land use. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates South Main Street as a Type C Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center left turn lane. Dallas Road is designated as a Type C Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center left turn lane.

/ng

CC ITEM #12, 35
PZ ITEM #9, 17



CU24-18; OG Wine Cellars Wine Tasting Room
909 South Main Street, Suite 104

Date Prepared: 5/9/2024

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 #12, 35
PZ ITEM #9, 17

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Lot 1 Block 1 Haslen Addition

Gross area of parcel (to nearest tenth of acre) 5.511 acres

Street frontage & distance to nearest cross street S Main and Dallas Road

Describe the Proposed Use Wine tasting room

Proposed Zoning MXU

Existing Zoning MXU

Future Land Use Designation

Subject Property Address 909 S Main Suite 104

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 Roland Stewart Owner Phone Number 214-893-1644

Company 925 Main LP

Address 925 S Main St

City Grapevine State TX Zip Code 76051

Email [redacted]

APR 01 2024

CU24-18

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

CC ITEM #12, 35
PZ ITEM #9, 17

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Jim Soger *(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 3/27/24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Jennifer Mahon *(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 March, 2024

Kim Janine Linebaugh

NOTARY PUBLIC in and for the State of Texas

APR 01 2024

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

CU24-18

CC ITEM #12, 35
PZ ITEM #9, 17

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name Jim Sager Company Transwestern

Address 777 Main, Suite 1800

City Fort Worth State TX Zip Code 76102

Phone 817-259-3542 Email [redacted]

Applicant's Signature _____ Date 3-27-24

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 March, 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: _____

Provide a most recent public information report that includes:

APR 01 2024

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

CU24-18

(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 #12, 35
PZ ITEM #9, 17

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

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

Name JAMES HANGER Company OF COLORS

Address 3808 KEMP BLVD. SUITE B-309

City WICHITA FALLS State TX Zip Code 76308

Phone 214 697 9496 Email [redacted]

Applicant's Signature _____ Date 4/1/24

STATE OF: TEXAS

COUNTY OF: WICHITA

BEFORE ME, a Notary Public, on this day personally appeared JAMES HANGER *(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 1st day of APRIL, 2024

CRISTY M ANDERSON
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
JULY 21, 2027
NOTARY ID# 1167090-7

Cristy M. Anderson
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:

APR 01 2024

CU24-18

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 or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711 or go to)

CC ITEM #12, 35
PZ ITEM #9, 17

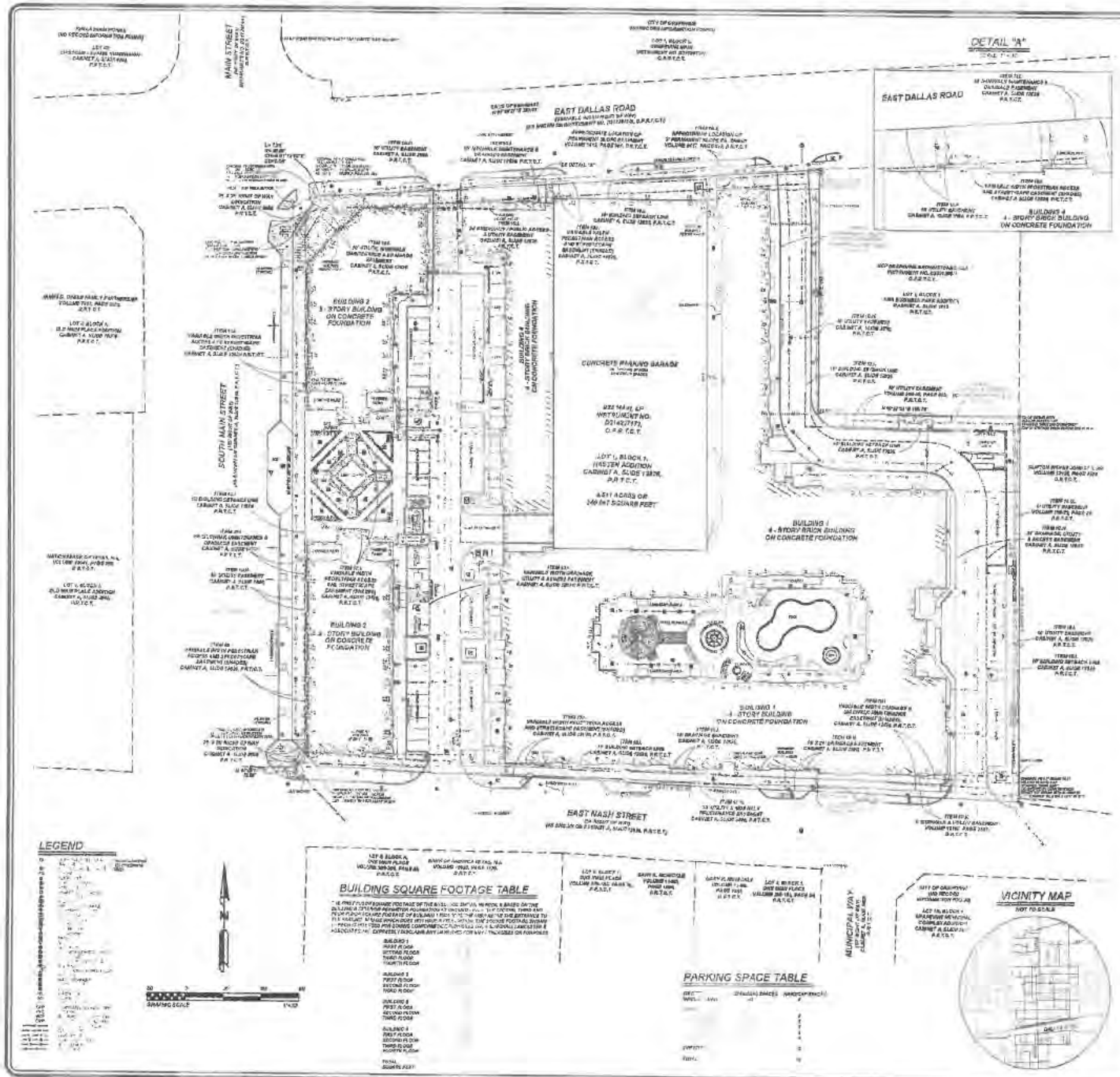
Tab #04
Survey

APR 01 2024

C424-18

PEASELEY
—&—
DERRYBERRY
PLC

37067
Phone 6



LEGAL DESCRIPTION

GENERAL NOTES

SURVEYOR'S CERTIFICATE

MARSHALL LANCASTER & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS
land title surveys • subdivision platting
retail, commercial and industrial construction surveys
1554 Harwood Drive, Suite E, Hurst, TX 76054
(817) 268-9906 fax (817) 303-5233 www.mla-survey.com

ALTA/NSPS LAND TITLE SURVEY
RESORT AT 925 MAIN
FHA NO. 113-11247
FHA PROJECT NAME 925 MAIN STREET APARTMENTS
LOT 1, BLOCK 1, HASTEN ADDITION
925 SOUTH MAIN STREET,
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

SHEET 1 OF 1
DATE: 11/17/2023
FILE: 19379-ESRI

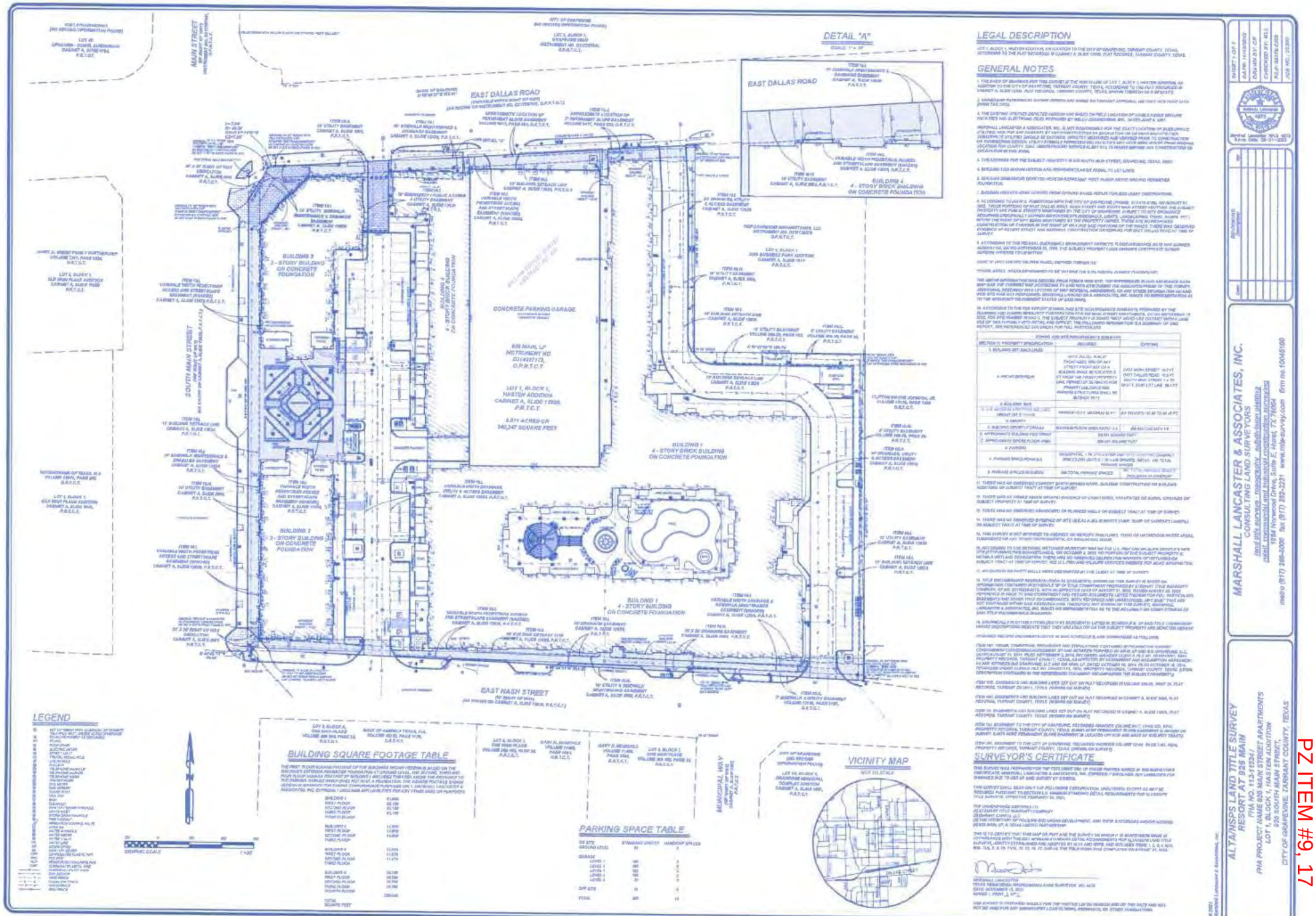
REVISIONS
1
2
3
4

Marshall Lancaster Date: 06-21-2023

APR 01 2024

CU24-18

CC ITEM #12, 35
PZ ITEM #9, 17



MARSHALL LANCASTER & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS
Texas Firm Registration - 100800-00 Arizona Firm Registration
10594 Nonesuch Drive, Suite E, Austin, TX 78switz (817) 268-5099 fax: (817) 332-2231 www.mla-survey.com firm no.10045100

ALTA/NSPS LAND TITLE SURVEY
RESORT AT 926 MAIN
FHA NO. 113-11534-7
FHA PROJECT NAME 926 MAIN STREET APARTMENTS
LOT 1, BLOCK 1, HASTEN ADDITION
926 SOUTH MAIN STREET
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

SHEET 1 OF 1
DATE: 11/29/2023
DRAWN BY: CR
CHECKED BY: MLL
FILE NAME:0268
JOB NO. 20280

Marshall Lancaster 5613
Date Of Survey: 08-31-2023

REVISIONS
Description

APR 01 2024
CU24-18

CC ITEM #12, 35
PZ ITEM #9, 17

CC ITEM #12, 35
PZ ITEM #9, 17

FROM THE DESK OF

March 26, 2024

City Of Grapevine
Planning Department
200 S. Main St
Grapevine, Texas 76051

The purpose of this Conditional Use Permit is to approve a Winery Tasting Room for OG CELLARS winery at 909 S. Main Street, Suite 104, Grapevine, TX 76051. This location will serve as a Tasting Room only and not a wine production facility. It will provide a place where both locals and tourists can come and try award-winning Texas wines by the tasting, glass or bottle. We also look forward to participating in the many wonderful events the City of Grapevine has to offer as well as contribute to the thriving tourism economy of Grapevine.

James M. Hanger

OG Cellars LLC

Managing Member

APR 01 2024

CU 24-18

3808 KEMP BLVD., STE. B-309 WICHITA FALLS, TX 76308

CC ITEM #12, 35
PZ ITEM #9, 17

FROM THE DESK OF

OG CELLARS, LLC

March 26, 2024

City Of Grapevine
Planning Department
200 S. Main St
Grapevine, Texas 76051

Please find that on March 15th, 2024, the Members of the LLC held a general meeting to authorize the Lease of 925 S. Main, Suite 104, Grapevine, Texas 76051 and further authorize James M. Hanger, as Managing Member, to hire contractors and sign the lease closing documents as well as any Federal, State, County and City documents, permits and/or agreements on behalf of OG Cellars, LLC regarding this matter. Attendees were James M. Hanger & Sammi Jo Hanger, Members.

James M. Hanger

Managing Member

APR 01 2024

CU24-13

3808 KEMP BLVD., STE. B-309 WICHITA FALLS, TX 76308

CC ITEM #12, 35
PZ ITEM #9, 17

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

Nandita Berry
Secretary of State

Office of the Secretary of State

July 28, 2014

RE: OG Cellars LLC
File Number: 802033383

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

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

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

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

Sincerely,

APR 01 2024

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

Enclosure

CU24-18

CC ITEM #12, 35
PZ ITEM #9, 17

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

Nandita Berry
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

OG Cellars LLC
File Number: 802033383

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

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

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

Dated: 07/25/2014

Effective: 07/25/2014

APR 01 2024

Nandita Berry

Nandita Berry
Secretary of State

CU24-18

CC ITEM #12, 35
PZ ITEM #9, 17

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

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the Secretary of State of Texas
Filing #: 802033383 07/25/2014
Document #: 555373370002
Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

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

OG Cellars LLC

Article 2 – Registered Agent and Registered Office

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

OR

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

Name:
James Hanger

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

Street Address:
1501 Grant Wichita Falls TX 76309

Consent of Registered Agent

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

OR

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

Article 3 - Governing Authority

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

OR

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

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

Managing Member 1: **Sammi J. Hanger** Title: **Managing Member**

Address: **1501 Grant Wichita Falls TX, USA 76309**

Managing Member 2: **James M. Hanger** Title: **Managing Member**

Address: **1501 Grant Wichita Falls TX, USA 76309**

Article 4 - Purpose

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

APR 01 2024

Supplemental Provisions / Information

CU24-18

CC ITEM #12, 35
PZ ITEM #9, 17

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

Organizer

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

Effie Stern **Nolo, 950 Parker Street, Berkeley, CA 94710**

Effectiveness of Filing

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

OR

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

Execution

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

Effie Stern, Filing Specialist, Nolo

Signature of Organizer

FILING OFFICE COPY

APR 01 2024

CU24-18

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 909 S. Main Street

Legal description of subject property Lot 1, Block 1 Hasten Addition

Public Works Department

3.26.2024
Date

APR 01 2024

CU24-P8

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

OG Cellars
CU24-18
Tenant Mix - 909 S Main

Suite	Tenant	Use	Area	Ratio	Required
100	Willow Sage Salon	Salon	2,222	1/100	23
104	OG Cellars	Restaurant	2,763	1/3 persons (116)	39
107	Macs on Main	Restaurant	5,100	1/3 persons (144)	55
R215	TVG Capital	Office	9,706	1/300 + 5	38
					155

ORDINANCE NO. 2024-049

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-18 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) IN CONJUNCTION WITH A WINE-TASTING ROOM AND OUTDOOR DINING FOR BLOCK 1, LOT 1, HASTEN ADDITION (909 SOUTH MAIN STREET, SUITE 104) IN A DISTRICT ZONED "MXU", MIXED USE DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU24-18 to allow for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine-tasting room and outdoor dining (OG Wine Cellars Wine Tasting Room) in a district zoned “MXU”, Mixed Use District within the following described property: Lot 1, Block 1, Hasten Addition (909 South Main Street, Suite 104) 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 the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of May, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

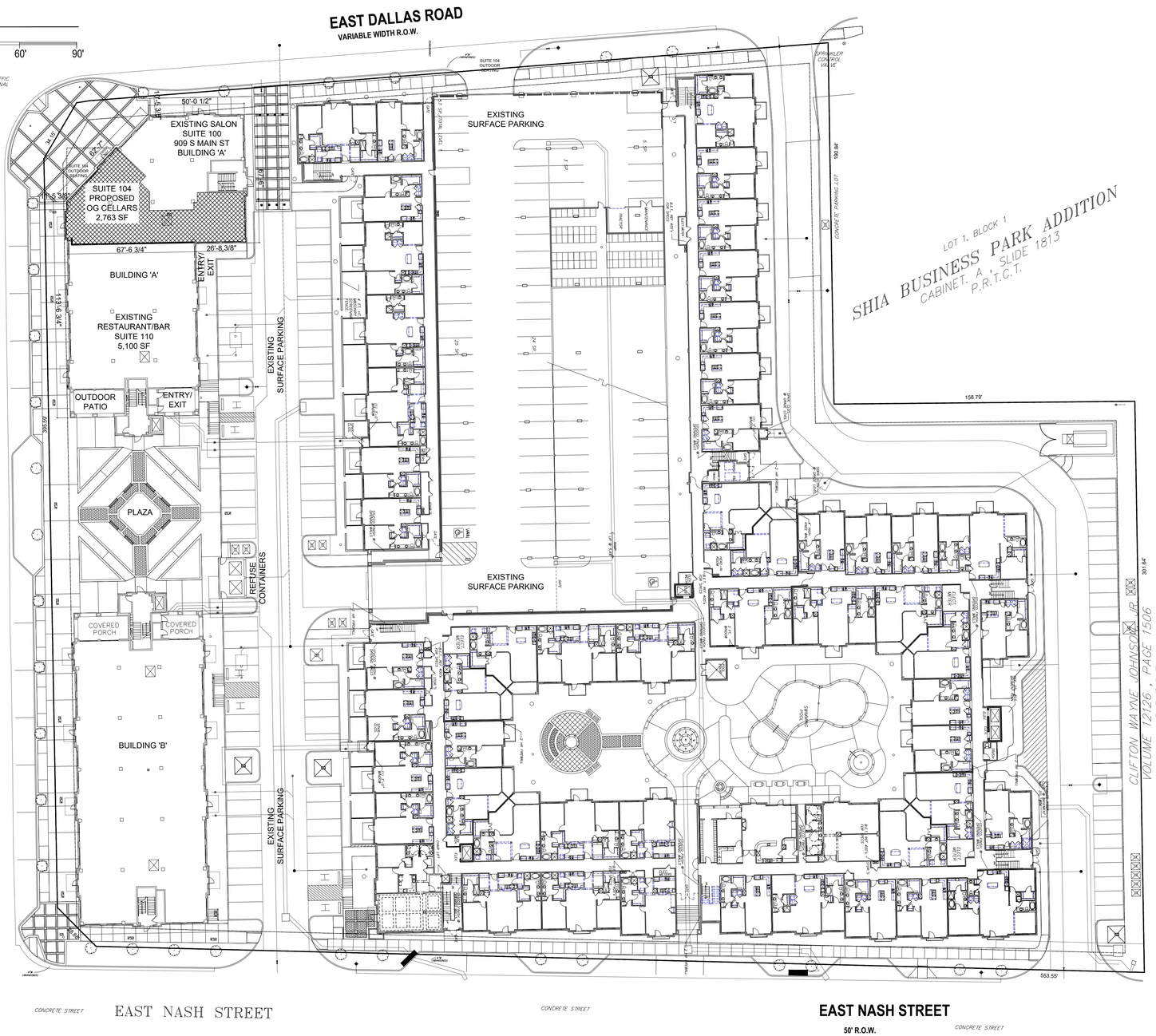
_____
Matthew C.G. Boyle
City Attorney

N

SITE PLAN

SCALE : 1" = 30'-0"

0 30' 60' 90'



EXISTING SITE DATA TABLE

DESCRIPTION	STORIES	MAX. HT.	AVG. UNIT SIZE	UNIT MIX		RETAIL COMMERCIAL + NON-RESIDENTIAL S.F.	RESIDENTIAL UNITS
				1 BDRM	2 BDRM		
1. BUILDING A	3	55 FT.	1,045 SF	2	14	10,300	16
2. BUILDING B	3	55 FT.	1,045 SF	0	16	9,900	16
3. BUILDING C	4	66 FT.	1,045 SF	142	77	0	219
LEASING OFFICE + RECREATION CENTER	1						
4. PARKING GARAGE (5 LEVEL)		56 FT.				4,100	
TOTAL				144	107	24,300	251

PARKING COUNT

TOTAL PARKING ON SITE: 602 SPACES
GARAGE: 510 SPACES
SURFACE LOT: 92 SPACES

ON-STREET: 19 SPACES

TOTAL REQUIRED: 496 SPACES

RETAIL PARKING	SITE INFORMATION
MAIN STREET: 12 SPACES SURFACE LOT: 62 SPACES GARAGE: 66 SPACES TOTAL: 140 SPACES (1 SPACE PER 145 SF)	ZONING: (MXU) MIXED USE DISTRICT LOT AREA: 240,047 SF LOT COVERAGE: 145,071 SF (BUILDINGS & STRUCTURES - 60.43%) OPEN SPACE: 65,160 SF (SEE BREAKDOWN) 1. PLAZA AREA BETWEEN 2 RETAIL BUILDINGS: 9,350 SF 2. POOL COURTYARD WITHIN RESIDENTIAL BUILDING: 17,350 SF 3. OTHER OPEN AREAS (LAWN, GRASS AREAS, PLANTING BUFFERS, SIDEWALKS)
RESIDENTIAL PARKING	
NASH STREET: 7 SPACES SURFACE LOT: 30 SPACES (COMPACT) GARAGE: 444 SPACES TOTAL: 481 SPACES (1.9 SPACES PER UNIT) (1.79 SPACES PER UNIT NOT COUNTING COMPACT SPACES)	

PROPERTY OWNER CONTACT

RESORT AT 925 S MAIN
managed by TRANSWESTERN
CONTACT: JIM SAGER
PHONE: 817-832-2841
EMAIL: Jim.Sager@transwestern.com

TENANT

OG CELLARS
CONTACT: JAMES HANGER
PHONE: 214-697-9496
EMAIL: James@OGcellars.com

ARCHITECT

JQAQ ATELIER
CONTACT: ALICIA QUINTANS, AIA
PHONE: 214-215-7474
EMAIL: quintans.aq@gmail.com

OCCUPANT LOAD DATA

WINE TASTING ROOM

ASSEMBLY GROUP: A-2, SPRINKLERED

2,763 SF = AREA OF PROPOSED SUITE 104

USE	AREA	LOAD FACTOR	LOAD
TASTING ROOM SEATING AREA	1,020	15	68
BAR / PREP AREA	260	200	2
BANQUETTE ROOM	540	15	36
TOILETS / HALL	343	0	0
SERVICE STORAGE	600	300	2
TOTAL OCCUPANT LOAD (EXCLUDING OUTDOOR DINING)	2,763		108
OUTDOOR DINING			12
TOTAL SEAT COUNT INDOOR + OUTDOOR			116

INDEX OF DRAWINGS

1	SITE PLAN / PROJECT DATA
2	ENLARGED FLOOR PLAN - CONCEPT PLAN
3	BUILDING 'A' KEYPLAN & EXTERIOR ELEVATIONS

CONDITIONAL USE REQUEST

The purpose of CU24-18 is to allow the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a wine-tasting room.

DIMENSIONAL CONTROL SITE PLAN
for
WINE TASTING ROOM (OG CELLARS)
909 S MAIN ST, BUILDING A, SUITE 104
Lot 1, Block 1, HASTEN ADDITION
William Dooley Survey Abstract No. 422
City of Grapevine, Tarrant County, Texas
Lot area: 5.511 acres, 240,047 SF
Zoned: (MXU) MIXED USE DISTRICT

Date of Preparation: 3-26-24

CASE NAME: WINE TASTING ROOM
CASE NUMBER: CU24-18
LOCATION: 909 SOUTH MAIN ST, #104

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: ____ OF ____

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

DEPARTMENT OF DEVELOPMENT SERVICES

JQAQ ATELIER
ALICIA C. QUINTANS, AIA
227 North Shore Drive
Dallas, TX 75216
214-215-7474
quintans.aq@gmail.com

REGISTERED ARCHITECT ALICIA C. QUINTANS 76619 STATE OF TEXAS

2024

PROJECT:
909 S. MAIN STREET
BUILDING A, SUITE 104
GRAPEVINE, TEXAS 76051

DRAWING TITLE:
DIMENSIONAL CONTROL SITE PLAN
PROJECT INFO

REVISIONS:
1 4-11-24

SCALE: 1" = 30'-0"

PROJECT NO. 24-02

DATE: 3-26-24

SHEET NO. 1 of 3

N

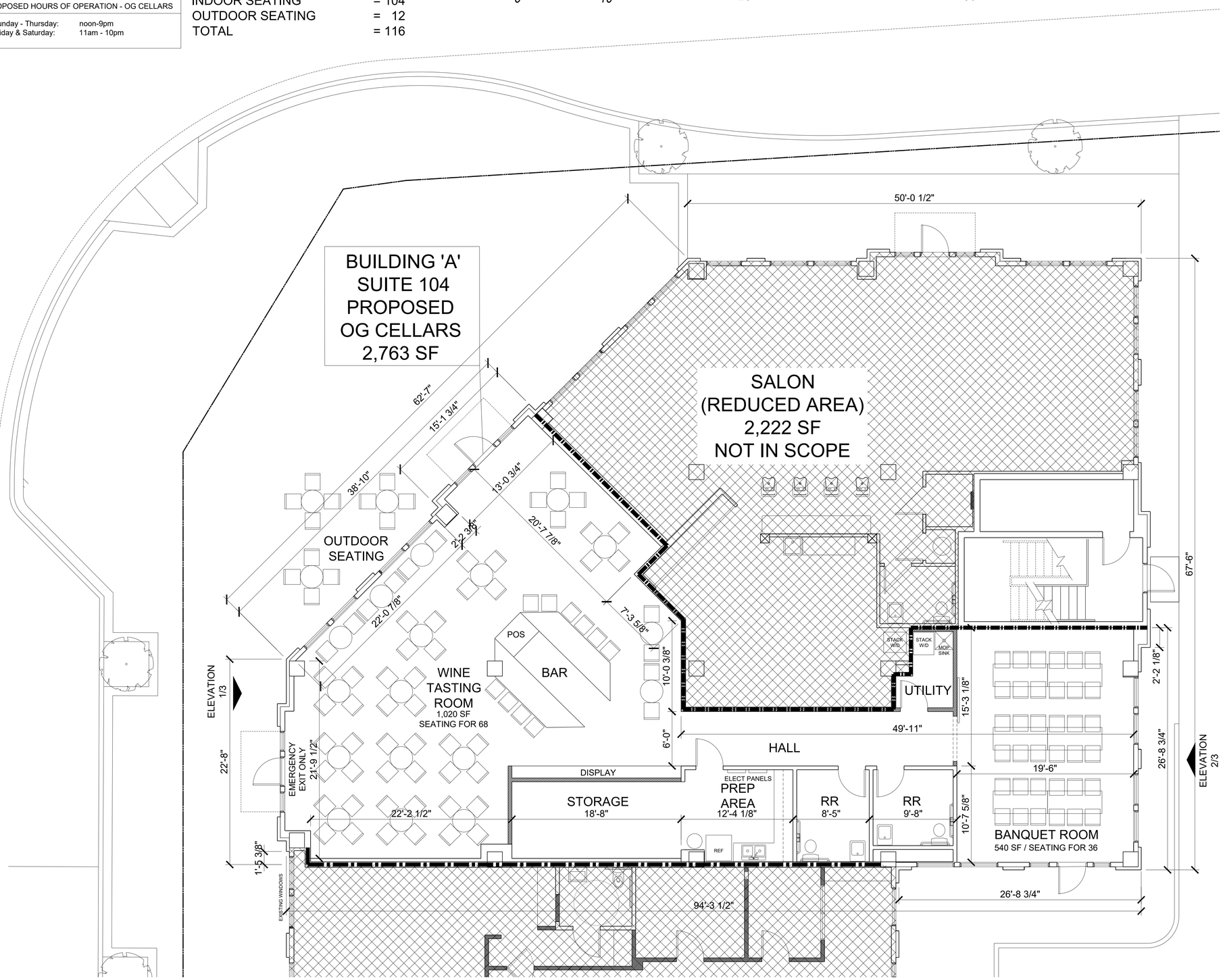
PROPOSED OG CELLARS
909 S MAIN - BUILDING A SUITE 104

SCALE : 3/16" = 1'-0"

INDOOR SEATING	= 104
OUTDOOR SEATING	= 12
TOTAL	= 116

PROPOSED HOURS OF OPERATION - OG CELLARS	
Sunday - Thursday:	noon-9pm
Friday & Saturday:	11am - 10pm

0 10' 25' 50'



CONDITIONAL USE REQUEST
The purpose of CU24-18 is to allow the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a wine-tasting room.

CONCEPT PLAN
for
WINE TASTING ROOM (OG CELLARS)
909 S MAIN ST, BUILDING A, SUITE 104
Lot 1, Block 1, HASTEN ADDITION
William Dooley Survey Abstract No. 422
City of Grapevine, Tarrant County, Texas
Lot area: 5.511 acres, 240,047 SF
Zoned: (MXU) MIXED USE DISTRICT

Date of Preparation: 3-26-24

CASE NAME: WINE TASTING ROOM
CASE NUMBER: CU24-18
LOCATION: 909 SOUTH MAIN ST, #104

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: ____ OF ____

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

DEPARTMENT OF DEVELOPMENT SERVICES

JQAQ ATELIER
ALICIA C. QUINTANS, AIA
227 North Shore Drive
Dallas, TX 75216
214-215-7474
quintans.aq@gmail.com

REGISTERED ARCHITECT ALICIA C. QUINTANS 26619 STATE OF TEXAS

2024

PROJECT:
909 S. MAIN STREET
BUILDING A, SUITE 104
GRAPEVINE, TEXAS 76051

DRAWING TITLE:
ENLARGED FLOOR PLAN & CONCEPT PLAN

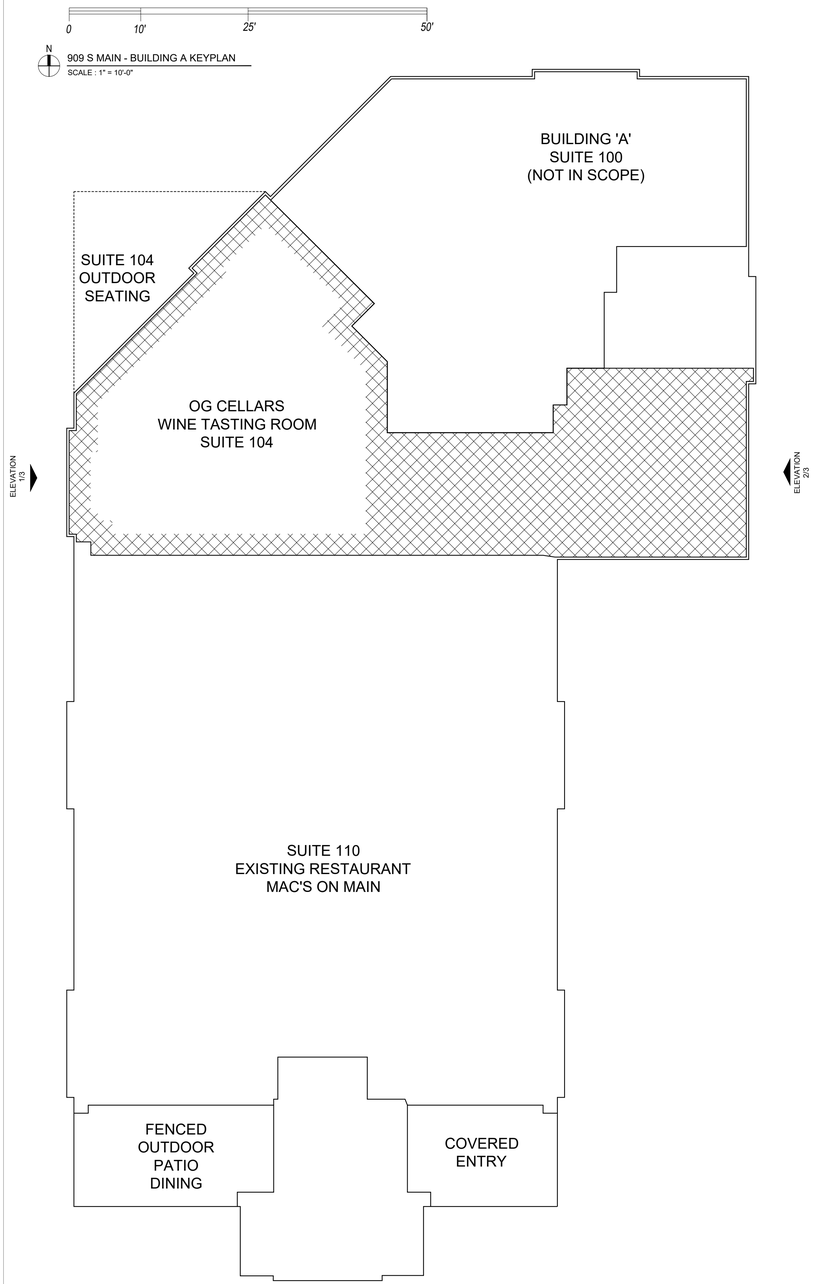
REVISIONS:
1 4-11-24
1 4-18-24

SCALE: 3/16"=1'-0"

PROJECT NO. 24-02

DATE: 3-26-24

SHEET NO. 2 of 3



1 909 S MAIN - BUILDING A, SUITE 104 - WEST ELEVATION (SOUTH MAIN STREET VIEW)
SCALE : 1" = 10'-0"

2 909 S MAIN - BUILDING A, SUITE 104 - EAST ELEVATION (REAR OF BUILDING)
SCALE : 1" = 10'-0"

CONDITIONAL USE REQUEST

The purpose of CU24-18 is to allow the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a wine-tasting room.

BUILDING KEY PLAN / EXTERIOR ELEVATIONS
for
WINE TASTING ROOM (OG CELLARS)
909 S MAIN ST, BUILDING A, SUITE 104
Lot 1, Block 1, HASTEN ADDITION
William Dooley Survey Abstract No. 422
City of Grapevine, Tarrant County, Texas
Lot area: 5.511 acres, 240,047 SF
Zoned: (MXU) MIXED USE DISTRICT

Date of Preparation: 3-26-24

CASE NAME: WINE TASTING ROOM
CASE NUMBER: CU24-18
LOCATION. 909 SOUTH MAIN ST, #104

_____ MAYOR
_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: ____ OF ____

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

DEPARTMENT OF DEVELOPMENT SERVICES

JQAQ ATELIER
ALICIA C. QUINTANS, AIA
227 North Shore Drive
Dallas, TX 75216
214-215-7474
quintans.aq@gmail.com

REGISTERED ARCHITECT
ALICIA C. QUINTANS
76619
STATE OF TEXAS
2024

PROJECT:
909 S. MAIN STREET
BUILDING A, SUITE 104
GRAPEVINE, TEXAS 76051

DRAWING TITLE:
BUILDING 'A' KEYPLAN
EXTERIOR ELEVATIONS

REVISIONS:
1 4-11-24
1 4-18-24

SCALE: AS NOTED

PROJECT NO. 24-02

DATE: 3-26-24

SHEET NO. 3 of 3

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

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

MEETING DATE: MAY 21, 2024

SUBJECT: AMENDMENTS TO CHAPTER 19, *PLANNING* OF THE CITY OF GRAPEVINE CODE OF ORDINANCES - PLANNING AND ZONING COMMISSION BYLAWS

BACKGROUND:

The Chair of the Planning and Zoning Commission (Commission) created a subcommittee during the Commission's workshop on August 1, 2023. The subcommittee discussed the amendment of the Commission's Bylaws. The Bylaws are written rules that define the purpose of the group, its membership requirements, officers, responsibilities, and more. The Commission's Bylaws were last updated in 1999.

The subcommittee held three meetings on August 30, October 18, and November 8 to discuss the proposed amendments. Furthermore, on November 21, 2023, a joint workshop of the City Council and Commission was held to discuss the proposed amendments. During the workshop, the group had an opportunity to ask questions and points of clarification. Based on feedback from the group, the City Attorney revised the draft amendment after the joint workshop.

The amendment to the bylaws is intended to streamline and improve the efficiency of the Planning and Zoning Commission's operations. By addressing any ambiguities or inconsistencies in the current bylaws, we can ensure that the Commission can effectively carry out its responsibilities transparently and fairly. This amendment to the bylaws will also provide an opportunity to incorporate best practices and lessons learned by the Planning and Zoning Commission.

The Commission's Bylaws are Chapter 19, *Planning* of the City of Grapevine Code of Ordinances, and outside of Appendix D, Zoning Ordinance.

CC ITEM #13, 36
PZ ITEM #10, 18

ORDINANCE NO. 2024-050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES CHAPTER 19, PLANNING; PROVIDING A PENALTY, NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00); REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission is responsible for making recommendations to the City Council on matters related to land use, subdivisions, development, and zoning regulations; and

WHEREAS, the City Council adopted Ordinance No. 82-70 on October 19, 1982 creating the original bylaws for the Planning and Zoning Commission; and

WHEREAS, the City Council has amended the Commission's bylaws with the adoption of Ordinance No. 90-43 on July 17, 1990 and Ordinance No. 92-23 on May 19, 1992; and

WHEREAS, the current bylaws of the Planning and Zoning Commission do not adequately address certain procedural and operational aspects of the Commission's duties; and

WHEREAS, it is in the best interest of the city to ensure that the Planning and Zoning Commission's bylaws are up to date and reflective of best practices in land use and zoning regulation; and

WHEREAS, the City Council recognizes the need to amend the bylaws of the Planning and Zoning Commission in order to improve the efficiency and effectiveness of the commission's operations; and

WHEREAS, the City Council has determined that amending the bylaws of the Planning and Zoning Commission will better serve the needs of the community and promote responsible and sustainable development; and

WHEREAS, the City Council has the authority to amend the bylaws of the Planning and Zoning Commission in accordance with State and local laws; and

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

WHEREAS, the City Council has determined than amendment to the City of Grapevine Code of Ordinances Chapter 19, Planning, is in the best interest of the of the health, safety, and welfare of the City of Grapevine and the public.

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

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

Section 2. That Chapter 19, Planning, Article II. Planning and Zoning Commission, Division 1. Generally, and Division 2. Bylaws, is hereby repealed in its entirety, and shall be replaced to read as follows:

"DIVISION 1. - BYLAWS

Sec. 19-21. Created; appointment of members; terms.

There is hereby created and established for the City a Planning and Zoning Commission, which shall be composed of seven (7) members and two (2) alternate members (first and second).

Sec. 19-22. Purpose and Impact of the Planning and Zoning Commission.

(a) The Planning and Zoning Commission is a vital link in the administration of the Comprehensive Master Plan of the City of Grapevine. The Comprehensive Master Plan consists of the Zoning Ordinance and its amendments (Appendix D), Subdivision Ordinance (Appendix B), Historic Preservation Ordinance (Appendix G), Thoroughfare Plan, and other ordinances which regulate the use of land. In its review and advisory function, the Planning and Zoning Commission is the custodian of the Comprehensive Master Plan.

(b) The Planning and Zoning Commission is charged with monitoring the Comprehensive Master Plan and assuring it is up to date in its recommendations to the City Council regarding all zoning cases and plats for subdivisions.

(c) The Planning and Zoning requirements as considered necessary to create a reasonable transition to and protection of adjacent property consistent with City ordinances.

(d) Decisions and recommendations of the Planning and Zoning Commission showing a lack of continuity can render the Comprehensive Master Plan ineffective and create mistrust in the minds of citizens. Thorough study and wise recommendations make the Comprehensive Master Plan effective, stabilize and preserve property values, and produce confidence and support in the minds of citizens.

Sec. 19-23. Members of the Commission.

The Planning and Zoning Commission shall be composed of seven (7) members, and the first and second alternate members. All members shall be resident citizens and qualified voters of the City. Regular members shall be appointed by the City Council to serve for terms of three (3) years and alternate members shall serve for one (1) year terms.

The alternate members of the Planning and Zoning Commission shall meet with the Planning and Zoning Commission and serve in the place and with full power of a member in the absence of a member. Alternate members will be designated as first and second alternates and will rotate service in the place of an absent member to create an opportunity to prepare both alternates for future full-time service.

All vacancies shall be filled for the unexpired term in the same manner as provided for the original appointments. All expired terms shall be filled for terms as provided for the original appointments and in the same manner. Members of the Planning and Zoning Commission may be removed by the consent of the City Council. The members of the Planning and Zoning Commission serve without compensation.

Sec. 19-24. Organization.

The Planning and Zoning Commission shall have the power to make rules, regulations, and bylaws for its own governance, which shall conform as nearly as possible with those governing City Council and same shall be subject to approval by the City Council. Such bylaws shall include, among other items, provisions for: (a) regular and special meetings, open to the public except where closed meetings are otherwise authorized by state law; (b) records of its proceedings, to be open for inspection by the public except where the withholding of records is otherwise authorized by state law; and (c) the holding of public hearings on its recommendations.

Sec. 19-25. Powers and duties.

The Planning and Zoning Commission shall have the power and it shall be its duty to make and recommend for adoption a Master Plan, as a whole or in parts, for the future development and redevelopment of the City; and shall have the power and it shall be its duty to maintain a Comprehensive Master Plan and Zoning Ordinance of the City in accordance with Chapter 211 of the Texas Local Government Code. The Planning and Zoning Commission shall perform such other duties as may be prescribed by ordinance, state law, or at the direction of the City Council.

Other duties and responsibilities of the Planning and Zoning Commission include:

(a) The Planning and Zoning Commission shall serve as an advisor to the City Council of Grapevine.

(b) It is the duty of the Planning and Zoning Commission to keep itself informed of trends and best practices in city planning and to make studies and recommendations to the City Council for plan improvements regarding matters which may seem beneficial and in the interest of the City.

(c) The Planning and Zoning Commission shall recommend amendments to the Zoning Ordinance to the City Council when such amendments are needed because of changing conditions, new practices, changes in State law, or court decisions.

Sec. 19-26. Officers and their duties.

(a) The officers of the Planning and Zoning Commission shall be the chair and vice-chair.

(b) The chair and vice-chair shall be elected annually at the organization meeting after their annual appointment as members of the Planning and Zoning Commission by the City Council. Nominations shall be made by the Planning and Zoning Commission membership and the election shall immediately follow. The candidate receiving a majority vote of the members present for the position for which they are nominated shall be declared elected and shall take office immediately. Upon request of a Planning and Zoning Commission member, election may be by ballot.

(c) The chair will preside over all meetings of the Planning and Zoning Commission and have the duties normally conferred by parliamentary usage to such office. The chair shall have the privilege of discussing all matters before the Planning and Zoning Commission and voting thereon. The chair shall sign subdivision plats approved by the Planning and Zoning Commission and such other papers and documents as may be deemed necessary. The chair shall appoint all committees and may call special meetings of the Planning and Zoning Commission at the Chair's sole discretion. The chair shall be responsible for the efficient and orderly transaction of the Planning and Zoning Commission's business.

(d) The vice-chair shall perform the duties of the chair during their absence or inability to act. The vice-chair shall sign subdivision plats during the absence or inability of the chair.

(e) The Planning Services Department shall keep the minutes and records of the Planning and Zoning Commission, provide copies of minutes to Planning and Zoning Commission members, attend to the correspondence of the Planning and Zoning Commission, and such other duties as are normally carried out by the Planning Services Department. It shall be the duty of the Planning Services Department to submit to the Planning and Zoning Commission the minutes of the previous meeting so that the same may be corrected, if necessary, to reflect fairly accurately the proceedings heard at the last meeting and said minutes shall not be

official until they are adopted by a majority vote of the Planning and Zoning Commission.

Sec. 19-27. Meetings.

(a) *Attendance*. Each Planning and Zoning Commission member is expected to attend every meeting. Members must attend ready and able to focus on the meeting agenda and unencumbered by supervisory responsibilities. All members must inform the chair and the Planning Services Director if they expect to be absent from a particular meeting, giving the reason for their absence. The chair of the Planning and Zoning Commission shall inform the City Council of excessive absences.

(b) *Joint meetings with the City Council.* All public hearings concerned with proposed zoning changes shall be joint hearings between the Planning and Zoning Commission and the City Council. Whether a hearing will be held jointly with the Planning and Zoning Commission shall be determined by the City Council by resolution at the time the application is presented, and the determination shall be so stated in all notices of said hearing.

(c) *Date, time, location and number of cases.* Regular meetings shall be held on the third Tuesday of each month in the Council Chambers of the City Hall, unless otherwise determined by the Planning and Zoning Commission or City Council. The Planning and Zoning Commission shall consider no more than eight (8) zoning cases per meeting unless allowed by the chair in consultation with the Planning Services Department, based on the complexity of the cases. If an unusually large number of zoning cases should occur, the City Council may schedule an additional meeting concurrently with the Planning and Zoning Commission and Planning Services Department.

(d) *Special meetings.* Special meetings for any purpose may be held: (1) on the call of the chair in consultation with Planning Services staff; or (2) upon request of a majority of the members at any previous meeting in consultation with Planning Services staff. Whoever calls the meeting shall set the time and place in consultation with the Planning Services Director.

(e) *Tri-annual meetings.* Three (3) special meetings will be held to keep abreast of the Comprehensive Master Plan and planning activity. These meetings will be generally held in January, May, and September unless otherwise notified by the chair of the Planning and Zoning Commission.

(f) *Quorum.* Five (5) members of the Planning and Zoning Commission shall constitute a quorum to do business, and the affirmative vote of a majority of those present shall be necessary to recommend a case. In the absence of the chair and vice-chair, the most senior ranking member of the Planning and Zoning Commission in attendance shall preside over the meeting.

(g) *Motions.* A favorable vote by a majority of those members present shall be required to approve any matter before the Planning and Zoning Commission or to recommend approval of any request requiring City Council action. Each member shall be informed and shall investigate each zoning case filed.

(h) *Conflict of interest.* Any member of the Planning and Zoning Commission having a conflict of interest as provided for in the Texas Local Government Code shall not be eligible to vote and will file an Affidavit of Conflict of Interest with the Chairman.

(i) *Right to floor.* Any member desiring to speak or address questions shall obtain permission from the chair.

Sec. 19-28. Zoning hearings, procedures, and rules.

(a) *Withdrawals*

(1) A request to amend or withdraw an application or portion of an application after notices have been mailed to neighboring property owners for a public hearing may not be honored. A withdrawal of an application precludes the filing of a new application on the same tract or portion thereof for a period of ninety (90) days from the date of withdrawal.

(2) In the event the applicant withdraws the application prior to the mailing of notices, the request will be honored, and no further action will be taken. The filing fee will be retained by the city for administrative costs.

(b) *Limitation on reapplications*. In order that zoning may promote the stability and well-being of the community and offer certainty to the citizens of Grapevine with respect to the use and development of property, the following requirements shall govern the filing of reapplications: A waiting period of one (1) year, between the date an application for amendment to the Zoning Ordinance, or a requested change in zoning, is denied by the City Council and a new application for such a change or amendment is accepted, is hereby established. The one-year waiting period shall be applicable to all requested amendments and changes for the same zoning district, or districts and/or principal use(s), on all or any portion of the property previously considered for amendment or change in zoning unless such application or case is explicitly denied without prejudice by the City Council; provided, however, said one-year waiting period shall be not applicable to any proposed amendment or change instituted by the City Council or Planning and Zoning Commission.

(c) *Petitions of Opposition.* Any person or persons wishing to file a petition of opposition to a zoning request shall present said petition to the Planning Services Department. Said petition shall be presented to the Planning Services Department by 12:00 p.m. on the day prior to the public hearing. The petition shall include the

names legibly written, street addresses, with city, state and zip code, phone numbers, and signatures.

(d) *Site plan requirements.* Any site plan to come before the Planning and Zoning Commission shall be prepared by, under the direction of, and executed by a registered surveyor, registered architect, or registered engineer and shall be in compliance with Section 47, Site plan Review, of the Comprehensive Zoning Ordinance No. 82-73

Sections. 19-29-19-40. Reserved."

Section 3. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00) for each offense and a separate offense shall be deemed committed each day during or on which an offense occurs or continues.

Section 4. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 5. If any section, subsection, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates undesirable conditions for the preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of May, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ITEM #16

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: REQUEST TO CALL A PUBLIC HEARING — WEST PEACH STREET REZONE

RECOMMENDATION: City Council to consider calling a public hearing to rezone approximately 4.64 acres generally located south of Hall Street, east of North Scribner Street, west of North Main Street, north and south of West Peach Street and all north of Caviness Drive from a "R-MF-1 ", Residential Multifamily-1 to "R-5.0", Zero-Lot Line District for single-family detached homes and "R-3.5", two-family dwelling district for duplexes.

FUNDING SOURCE:

BACKGROUND: The properties situated south of Hall Street, east of North Scribner Street, west of North Main Street, north and south of West Peach Street, and all north of Caviness Drive are zoned "R-MF-1 ", Residential Multifamily-1 on the official Zoning Map and total approximately 4.64 acres or 202,180 square feet, including right-of-way. The area includes both single-family detached homes and attached duplexes on both platted lots and portions of unplatted tracts. The single-family detached homes were constructed between 1920 and 1956, while the duplexes were constructed in the early 1980s before the 1984 City-wide rezoning.

Under the previous zoning ordinance, the area was zoned "R-3", Multiple-Family Dwelling District, which allowed duplexes and single-family detached residences. The previous zoning ordinance permitted all uses that were allowed by right in the "R-1 ", Single-Family Dwelling and "R-2", Two-Family Dwelling Districts cumulatively.

In 1984, the city implemented a city-wide rezoning initiative and rezoned the area properties to "R-MF-1 ", Multifamily District Regulations, which does not permit single-family detached residences or duplexes. This zoning designation has remained unchanged on the official zoning map. It is worth mentioning that the City eliminated the "R-MF-1" district from the Zoning Ordinance in 2011 with Ordinance No. 2011-33, but it did not initiate the rezoning of real property throughout the City.

The surrounding area mainly consists of single-family detached homes and semi-attached homes. Given the existing neighborhood character and development pattern, staff is proposing to rezone the properties to the "R-5.0", Zero-Lot Line District for single-family detached homes and "R-3.5", Two-Family Dwelling District for duplexes.

Currently, one of the biggest concerns is that buildings on the subject properties are considered legally nonconforming. If the buildings were to be rebuilt, they would have to comply with the current zoning, which does not allow single-family detached residences or duplexes. The existing "R-MF-1", Residential Multifamily-1 zoning district has made it impossible for property owners to expand their homes and in some instances obtain financing or refinancing.

604 East Northwest Highway Suite 102

Grapevine, TX 76051

April 18, 2024

Dear Grapevine Planning & Zoning Commission and City Council,

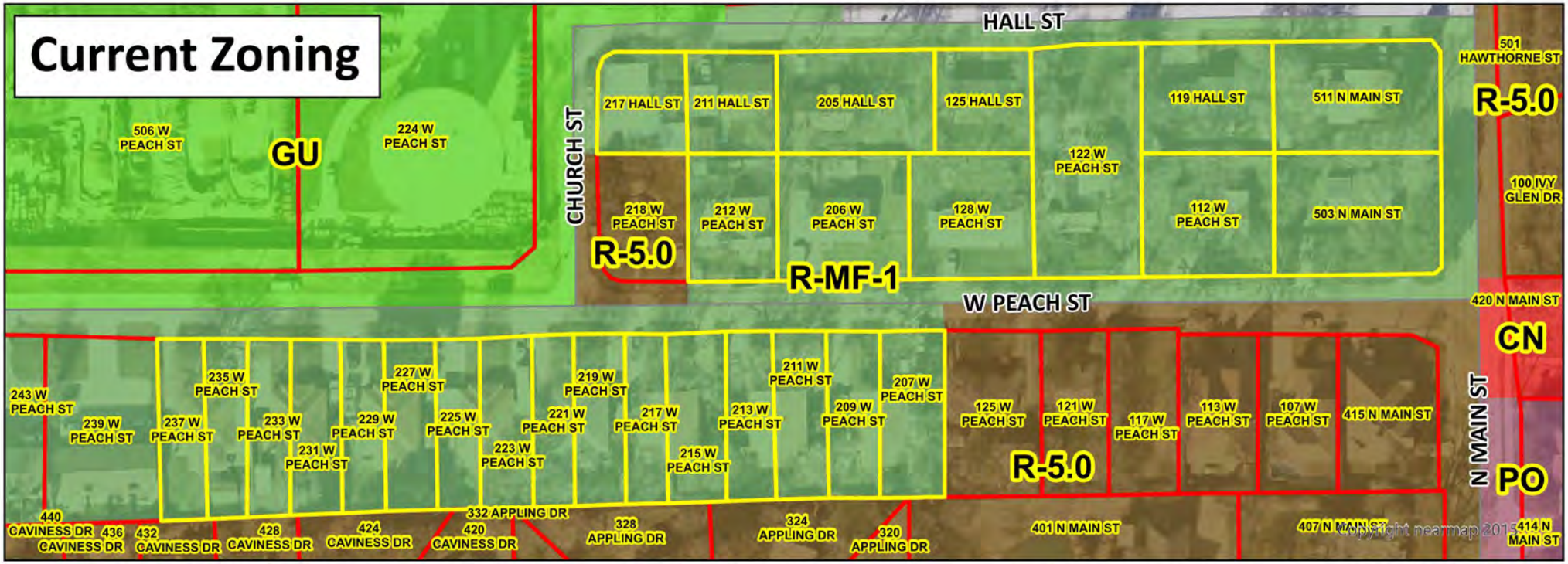
We are writing to formally request a zoning change from Multifamily District to Single-Family District for the following addresses:

122 West Peach Street, 206 West Peach Street, 503 North Main Street.

Thank you for considering our request. We look forward to a positive outcome that will benefit our community.

Thank you,

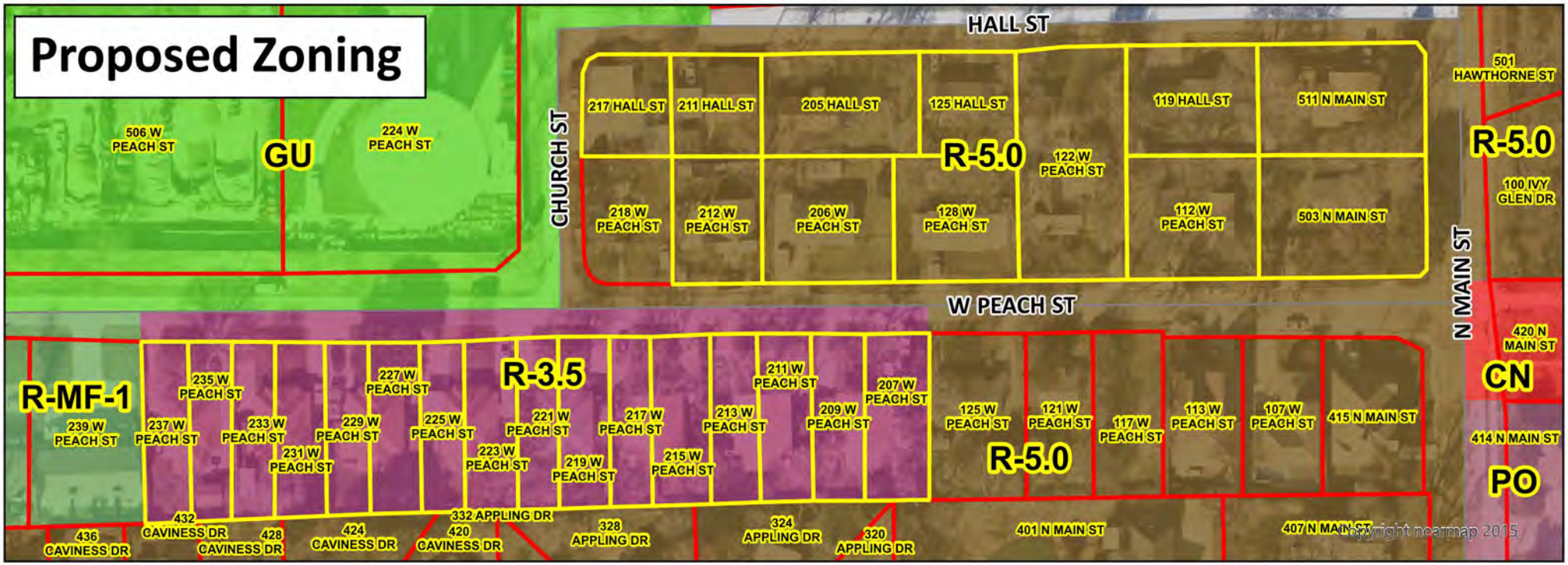
KM Properties, Inc.



Parcels of Interest
Parcels
CN - Commercial Neighborhood District
GU - Governmental Use District
PO - Professional Office District
R-3.5 - Two-Family District
R-5.0 - Zero-Lot-Line District
R-MF-1 - Multifamily District

0 25 50 75 100 Feet

MAP DATE: 4/12/2024



ITEM #17

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: ENGINEERING SERVICES CONTRACT FOR WATER TREATMENT PLANT IMPROVEMENTS

RECOMMENDATION: City Council consider approving an engineering services contract for the design of the Water Treatment Plant Improvements with Ardurra Group, Inc. and approval of an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the attached ordinance, funds will be available in the Utility Enterprise Fund in the estimated of $2,785,000.

BACKGROUND: On November 15, 2022 council approved an engineering contract with Ardurra, Inc. to perform a preliminary design report for the Water Treatment Plant in the amount of $208,600.00. The design report included developing a concept plan for the rehabilitation and replacement of aging equipment and technology at the Water Treatment Plant. The original plant was constructed in 1959 and expanded in 1980 and again in 1989. No significant rehabilitation has taken place since that time. In addition to typical repairs, some treatment processes need to be improved to continue to meet TCEQ requirements.

This contract is for the final design of the needed improvements at the Water Treatment Plant as follows:

- Replace Clarifier Equipment in Plants 1 and 2.
- Restoration of Flocculation Structure in Plant 1
- Replacing the lead pipe joints in the filter gallery to meet water regulations
- Replace with updated underdrain blocks and add air scour technology in filters to accommodate optimized filter media for better treatment
- Replace different sized `header pipe' with a continuous 24-inch pipe from Plants 1, 2 and 3 and reduce chlorine feed point from 3 to 1
- Provide additional filtering capacity to meet demand and improve reliability
- Rehabilitate Clear Wells No. 1, 2, 4 and 5 and replace Clear Well No. 3
- Preliminary Engineering Report for the removal of PFAS as recently mandated by the Environmental Protection Agency

The cost for engineering services will be $2,784,355 (rounded to $2,785,000) for design and related construction phase services. The engineer's opinion of probable cost for the Water Treatment Plant Improvements is $18,000,000.

The design and construction are anticipated to take approximately 60 months from the notice to proceed. A construction contract will need to be brought before City Council at the conclusion of the design phase. Construction of improvements will begin as soon as possible after final design as permitting through regulatory agencies. A design to treat the water for PFAS "forever chemicals" will also be brought before City Council for consideration.

The Ardurra Group, Inc. is very capable and has provided this type of design service throughout the state of Texas. The principal engineer on the project has worked with the City of Grapevine in the past with very good results.

Staff recommends approval.

ORDINANCE NO. 2024-041

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $2,785,000 IN THE UTILITY ENTERPRISE CAPITAL PROJECTS FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to complete the design for improvements at the Water Treatment Plant; and

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

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

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

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

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

Section 2. That the City Council hereby authorizes the appropriation of $2,785,000 in the Utility Enterprise Capital Fund for engineering design services at the Water Treatment Plant.

Section 3. That a copy of the revised FY 2023-2024 budget document shall be kept on file in the office of the City Secretary.

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

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF

GRAPEVINE, TEXAS on this the 21st day of May, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: ANNUAL SOFTWARE LICENSE FOR PERMITTING

RECOMMENDATION: City Council to consider approval of the renewal of an annual software license for permitting from MyGov, LLC for four City departments.

FUNDING SOURCE: Funds are available in the General Fund (various departments) for an annual estimated amount of $33,840.

BACKGROUND: The purpose of this purchase is to renew a contract with MyGov LLC, which is responsible for maintaining permitting and code enforcement data. The City of Grapevine Planning Services, Building Services, Public Works, and Fire Department have been using MyGov for these purposes since 2010 and paid a monthly subscription. The renewal of the contract will ensure that the City continues to receive the high-quality services that have been provided by MyGov for the past decade.

This procurement will be made as a sole source purchase in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (7) (A).

Staff recommends approval.

EM/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: GRAPEVINE-COLLEYVILLE INDEPENDENT SCHOOL DISTRICT TAX ASSESSOR - COLLECTOR

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

FUNDING SOURCE: Funding source not required.

BACKGROUND: The City of Grapevine has historically contracted with the Tax Assessor - Collector of the Grapevine-Colleyville Independent School District to act as the City Tax Assessor-Collector. The City intends to contract with GCISD again for fiscal year 2024.

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

Staff recommends approval.

ORDINANCE NO. 2024-042

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

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

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

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

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

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

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

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

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

Section 3. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of May, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ITEM #20

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: APPROVAL OF CONTRACT FOR ALTERNATE MUNICIPAL COURT JUDGE

RECOMMENDATION: City Council to consider approval of a contract to reappoint Brad Bradley as alternate municipal judge to substitute in the temporary absence of the presiding judge.

FUNDING SOURCE: Funding is available in the General Fund (Municipal Court).

BACKGROUND: The Grapevine Municipal Court of Record statute, Section 30.01011 Government Code, and Section 8-2(c) of the Grapevine Code of Ordinances, provide for City Council appointment of one or more qualified persons to serve in the temporary absence of the presiding judge.

Brad Bradley has served as first alternate judge since 1993 and also serves as presiding judge in the City of Haslet and the Town of Westlake.

Staff recommends approval.

CONTRACT FOR APPOINTMENT OF ALTERNATE MUNICIPAL JUDGE FOR THE CITY OF GRAPEVINE, TEXAS

The City of Grapevine, Texas, in accordance with Section 8-2(c) of the Code of Ordinances of the City of Grapevine, by this instrument hereby enters into a contract with Brad Bradley for appointment as Alternate Municipal Judge of the City of Grapevine, Texas.

The tenure of this appointment shall be (1) one year from the date of said signed contract. However, the Alternate Judge of the Municipal Court may be removed by a majority vote of the City Council for incompetency, corruption, misconduct or malfeasance in office, after due notice and an opportunity to be heard in his defense. Also, following due procedure, the Alternate Judge of the Municipal Court may be removed from office by City Council resolution declaring a lack of confidence in the Judge.

Said Alternate Municipal Judge shall perform the duties of the Municipal Judge when the Municipal Judge is temporarily unavailable to perform his duties.

Moreover, the Alternate Municipal Judge shall each year satisfy the annual continuing judicial education requirements of the Court of Criminal Appeals, pursuant to Texas Government Code Chapter 56, without compensation or reimbursement for such certification from the City of Grapevine.

The Alternate Judge shall be compensated $60.00 per arraignment, $85.00 per warrant, and $360.00 per docket for services rendered by him on behalf of the City of Grapevine, Texas as documented by the Court Administrator.

This contract is made and entered into by and between the City of Grapevine, Texas and Brad Bradley, and shall be effective immediately upon its execution.

Signed this the _____ day of _____, 2024.

City of Grapevine, Texas

By: _____
Brad Bradley
Alternate Municipal Judge

By: _____
Bruno Rumbelow
City Manager

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED:

_____
Matthew C.G. Boyle
City Attorney

ITEM #21

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: REQUEST APPROVAL FOR A FIREWORK DISPLAY

RECOMMENDATION: City Council to consider approval of a firework permit for a wedding to be held at the Gaylord Glass Cactus on Saturday, June 1, 2024.

FUNDING SOURCE:

BACKGROUND: Illumination Fireworks Partners, LP has submitted a firework permit application for a firework display. The firework display is for a wedding being held at Glass Cactus on Saturday, June 1, 2024. The show will be shot from a barge on Lake Grapevine at 9:45 pm. This will be a 5 minute 1.4G traditional aerial firework display.

ITEM #21

Grapevine Fire Department

601 Boyd Drive
Grapevine, Texas 76051
Metro 817-410-8100
Fax 817-410-8106

06.01.24 Cornwall Wedding - Glass Cactus - [BARGE]

PERMIT APPLICATION

Application Date: April 26, 2024 **Business Name:** Illumination Fireworks Partners LP

Permit Address: Glass Cactus - Barge on Lake Grapevine - 1501 Gaylord Trail Grapevine, TX 76051

Permit Needed *(Please check appropriate box/es)*

__ Amusement Buildings
__ Carnivals or Fairs
__ Compressed Gases *(over 200 cu. ft.)*
__ Exhibits and Trade Shows
__ Fire Protection or Detection Systems, *Install or modify*
__ Flammable or Combustible Liquids, *Store, Use or Install*
__ Hazardous Materials, *Store, Use or Install*
__ High-Piled Storage, *Storage over 12 feet*
__ Open Burning, *Recreational Fires are excluded*
__ Pyrotechnic or Fireworks Displays
__ Repair Garages and Fueling Stations
__ Tents and Membrane Structures
__ Vehicle Displays in Public Buildings
__ Block Party

Please attach plans, documents and any specifications for permit review.

Permit Time: Permanent __ Temporary X **Permit Type:** Operational X Construction __

Applicant Information

Plans: New X Revision __ Correction __ Application # _____ City Project/Property: Yes __ No X

Submitting Company Name: Illumination fireworks Partners LP

Mailing Address: 1605 Crescent Circle, Suite 200

City, State, Country, Zip: Carrollton, Texas, USA, 75006

Company E-mail Address: [redacted]

Company Phone: 972-245-7976

Applicant Phone: Operator Aaron Curl - Cell Phone - 469-655-5677

Applicant E-mail Address: [redacted]

Name of Venue: Glass Cactus - Barge on Lake Grapevine

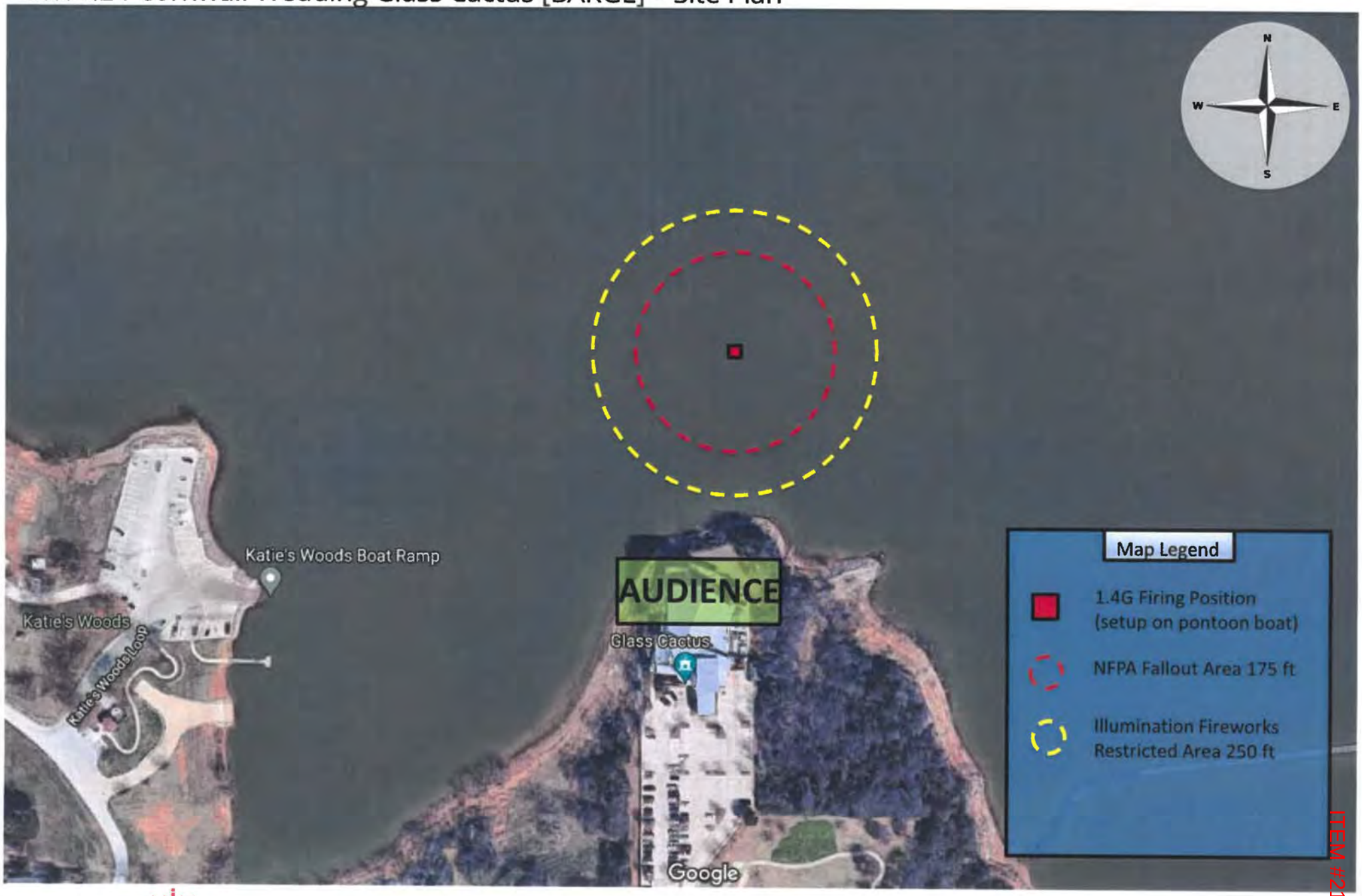
Name of Event: 06.01.24 Cornwall Wedding - Glass Cactus [BARGE]

Event Date/s: June 1, 2024 - Arrive on Site: 3:00 PM // Setup Complete: 8:45 PM // Time of Show: 9:45 PM

Details of Event or Process: 5 Minute 1.4G Traditional Aerial Fireworks Display on Barge

Applicant Name and Title: Matthew Hardin, President **Applicant Signature:** Matthew Guy Hardin

06.01.24 Cornwall Wedding Glass Cactus [BARGE] – Site Plan



ITEM #21

ILLUMINATION
FIREWORKS - PYRO - SPECIAL FX

PYROTECHNICS • FLAMES • LASERS • FIREWORKS • CONFETTI • FOG

1605 Crescent Circle, Suite 200, Carrollton, Texas 75006 Phone: 972-245-7976 | Fax: 972-245-7977 | IlluminationFireworks.com

Boat ramp travel path

ITEM #21

ITEM #22

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE: MAY 21, 2024 BR

SUBJECT: APPROVAL FOR THE PURCHASE OF EMC STORAGE MAINTENANCE

RECOMMENDATION: City Council to consider the approval for the purchase of EMC Park Place storage maintenance from SHI Government Solutions, Inc. for the IT Department.

FUNDING SOURCE: Funds are available in the General Fund (IT Department) for an amount not to exceed $49,437.

BACKGROUND: This purchase is for the maintenance warranty for technical call support and emergency hot-swap hard drive replacement for the data backup storage units.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to SHI Government Solutions, Inc. The IT Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

DA/TM

ITEM #23

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: AWARD OF AN INFORMAL REQUEST FOR QUOTE FOR IRRIGATION UPGRADES AT PARR PARK

RECOMMENDATION: City Council to consider approval for the award of an informal request for quote for irrigation upgrades at Parr Park from Horizon Distributors for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Parks) for an amount not to exceed $22,296.

BACKGROUND: This is for the purchase of irrigation parts to revamp an antiquated hydraulic irrigation system into an modern electric irrigation system.

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

Horizon $22,296.
Site One Landscape $28,621.
TXI Supply No Bid.

Staff recommends approval.

TS/LW

ITEM #24

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: GPS TRAFFIC SIGNAL PREEMPTION KITS FOR POLICE VEHICLES

RECOMMENDATION: City Council to consider the approval for the purchase of 10 GPS preemption vehicle kits for police vehicles from Consolidated Traffic Control for the Police Department.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase Fund for an amount not to exceed $37,060.

BACKGROUND: This purchase is for new Opticom Traffic Controls for new enforcement vehicles. Kits will include radio, antenna, cable and installation kits.

This purchase will be made in accordance with an existing interlocal agreement with Houston-Galveston Area Council (H-GAC) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to Consolidated Traffic Controls. The Public Works and Purchasing staff reviewed the contracts for departmental specification compliance and pricing and determined that the contracts would provide the best products and pricing for meeting the needs of the City.

Staff recommends approval.

EH/LW

ITEM #25

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: TEMPORARY FUEL SERVICES AND ON-SITE FUEL STORAGE TANKS

RECOMMENDATION: City Council to consider approval for the purchase of temporary fuel services and on-site fuel storage tanks for fleet service vehicles during the Service Center construction from Ricochet Fuel Distributors, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Fleet Services) for an estimated amount of $392,449.

BACKGROUND: This purchase will be to provide temporary fuel services for fleet vehicles and equipment during the reconstruction of the Service Center fuel island. The purchase includes a six month rental of two 4,000 gallon storage tanks and the expected fuel usage during this period. This is comparable in cost to our current fuel supplier that fills our existing tanks. The new fuel island should be complete at the termination of this contract. Funds are available in the current year operating budget.

Ricochet Fuel Distributors, Inc. is the only full service fuel supplier with the capabilities to supply on-site temporary fuel storage tanks with the ability to provide on-site refueling for fleet service vehicles and equipment. The on-site fuel tanks provide a secure, safe, and convenient alternative for the City during the reconstruction at the Service Center.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A). Ricochet Fuel Distributors, Inc. is the sole source provider for these types of fuel services.

Staff recommends approval.

RD/LW

ITEM #26

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: 2024 WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN

RECOMMENDATION: City Council to consider approval of the 2024 Water Conservation and Drought Contingency Plan.

FUNDING SOURCE: None

BACKGROUND: On March 5, 2024, Grapevine City Council approved changes to the Drought Contingency ordinance that eliminated conflict for drought stage triggers following Texas Regional Water District (TRWD) guidance. The Drought Contingency ordinance is a subset of the overall Water Conservation Plan that staff is recommending in this item.

The Texas Commission on Environmental Quality (TCEQ) requires public water suppliers to approve an updated water conservation and drought contingency plan every five years that complies with their guidelines and requirements. The only material change between the plan approved in 2019 and this one is related to current and projected water usage.

The City of Grapevine adopted its initial drought contingency plan in 1988. The plan was subsequently updated in 1997, 2006, 2009, 2011 and 2019.

Staff recommends approval.

WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN

MAY 2024

Prepared By:

The City of Grapevine

Water Conservation and Drought Contingency Plan

May 2024

1. INTRODUCTION AND OBJECTIVES

Water supply has always been a key issue in the development of Texas. In recent years, the increasing population and economic development in Region C have led to growing demands for water. At the same time, local and less expensive sources of water supply are largely developed. Additional supplies to meet higher demands will be expensive and difficult to develop. Severe drought conditions in recent years have highlighted the importance of efficient use of our existing supplies to make them last as long as possible. This will delay the need for new supplies, minimize the environmental impacts associated with developing new supplies, and delay the high cost of additional water supply development.

Recognizing the need for efficient use of existing water supplies, the Texas Commission on Environmental Quality (TCEQ) has developed guidelines and requirements governing the development of water conservation and drought contingency plans for public water suppliers. The TCEQ guidelines and requirements for public water suppliers are included in Appendix A. The City of Grapevine has adopted this water conservation and drought contingency plan pursuant to TCEQ guidelines and requirements.

The objectives of the water conservation plan are:

- To reduce water consumption from the levels that would prevail without conservation efforts.
- To reduce the loss and waste of water.
- To identify the level of water reuse.
- To improve efficiency in the use of water.
- To extend the life of current water supplies by reducing the rate of growth in demand.

The objectives of the drought contingency plan are:

- To conserve the available water supply in times of drought and contingency.
- To maintain supplies for domestic water use, sanitation and fire protection.
- To protect and preserve public health, welfare, and safety.
- To minimize the adverse impacts of water supply shortages.
- To minimize the adverse impacts of emergency water supply conditions.

2. TEXAS COMMISION ON ENVIRONMENTAL QUALITY RULES

2.1 Conservation Plans

The TCEQ rules governing development of water conservation plans public for water suppliers are contained in Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 of the Texas Administrative Code, which is included in Appendix A. For the purpose of these rules, a water conservation plan is defined as:

"A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water. A water conservation plan may be a separate document identified as such or may be contained within another water management document(s)."

According to TCEQ rules, water conservation plans for public water suppliers must have a certain minimum content (Section 4), must have additional content for public water suppliers that are projected to supply 5,000 or more people in the next ten years (Section 5), and may have additional optional content (Section 6).

2.2 Drought Contingency Plans

The TCEQ rules governing development of drought contingency plans for public water suppliers are contained in Title 30, Part 1, Chapter 288, Subchapter B, Rule 288.20 of the Texas Administrative Code, which is included in Appendix A. For the purpose of these rules, a drought contingency plan is defined as:

"A strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies. A drought contingency plan may be a separate document identified as such or may be contained within another water management document(s)."

The drought contingency plan for the City of Grapevine is contained in Chapter 6 of this water conservation and drought contingency plan.

3. MINIMUM REQUIRED WATER CONSERVATION PLAN CONTENT

The minimum requirements in the Texas Administrative Code for water conservation plans for public drinking water suppliers covered in this report are as follows:

- §288.2(a)(1)(A) – Utility Profile – Section 3.1 and Appendix B
- §288.2(a)(1)(B) – Record Management System – Section 3.2
- §288.2(a)(1)(C) – Specification of Water Conservation Goals – Section 3.3
- §288.2(a)(1)(D) – Accurate Metering – Sections 3.4 and 3.5
- §288.2(a)(1)(E) – Universal Metering – Section 3.5
- §288.2(a)(1)(F) – Determination and Control of Water Loss – Section 3.6
- §288.2(a)(1)(G) – Public Education and Information Program – Section 3.7
- §288.2(a)(1)(H) – Non-Promotional Water Rate Structure – Section 3.8
- §288.2(a)(1)(I) – Reservoir System Operation Plan – Section 3.9
- §288.2(a)(1)(J) – Means of Implementation and Enforcement – Section 3.10, Appendix E and Appendix F
- §288.2(a)(1)(K) – Coordination with Regional Water Planning Group – Section 3.11 and Appendix G
- §288.2(c) – Review and Update Plan – Section 3.12

In addition to TCEQ rules regarding water conservation, this plan also incorporates elements of the Guidance and Methodology for Reporting and Water Conservation and Water Use developed by TWDB and TCEQ, in consultation with the Water Conservation Advisory Council (the "Guidance"). The Guidance was developed in response to a charge by the 82nd Texas Legislature to develop water use and calculation methodology and guidance for preparation of water use reports and water conservation plans in accordance with TCEQ rules.

3.1 Utility Profile

Appendix B to this water conservation plan is a water utility profile for the City of Grapevine, based on the format recommended by the TCEQ.

3.2 Record Management System

The record management system for the City of Grapevine allows for the separation of water sales and uses into single family residential, multi-family residential, commercial, public/institutional, and industrial categories. This information will be included in a TCEQ water conservation implementation report and a TWDB annual conservation report, as described in Chapter 5 below.

3.3 Specification of Water Conservation Goals

Table 1 shows current per capita water use and per capita water use goals for the City of Grapevine. Water use is shown in units of gallons per capita per day (gpcd).

Residential gallons per capita per day (Residential GPCD) is defined as the total gallons sold for residential use by a public water supplier divided by the residential population served and divided by the number of days in the year.

Total gallons per capita per day (Total GPCD) is defined as the total amount of water diverted and/or pumped for potable use divided by the total permanent population divided by the days of the year. Diversion volumes of indirect reuse shall be credited against total diversion volumes for the purposes of calculating GPCD for targets and goals.

The City's water conservation goals include the following:

- Maintain the total and residential per capita water use in a dry year below the specified amounts in gallons per capita per day (Table 1).
- Implement and maintain a meter replacement program (Section 3.5).
- Maintain water loss in the system less than 10 percent annually (Section 3.6).
- Raise public awareness of water conservation and encourage responsible public behavior through a public education and information program, as discussed in 3.7.
- The Tarrant Regional Water District (TRWD) will coordinate water conservation workshops for staff of customer cities that receive water, directly or indirectly, from TRWD. Recent workshops have covered topics related to automated metering infrastructure, leak detection, water loss audits, and effective communication. The City of Grapevine will work with TRWD to support our staff with workshop topics, promotion and coordination.
- Since 2008, the Annual North Texas Regional Water Conservation Symposium has been jointly coordinated by the region's three major water providers – Dallas Water Utilities, North Texas Municipal Water District and TRWD. The event invites staff from customer cities to hear from speakers from across the state and nation about their experience and expertise. Discussions center on key elements of successful water conservation programs, communications, weather and climate, education, etc. The City of Grapevine staff will supports the annual symposium by attending, participating and considering the adoption of presented programs and strategies.
- By May 1st of each year, conservation implementation reports are required to be submitted to the Texas Water Development Board (TWDB). Additionally, a utility profile is submitted every 5 years. The City of Grapevine will share these reports with TRWD so they can be included in an overall regional report and evaluation of regional conservation program effectiveness.
- TRWD participates in the regional water conservation public awareness campaign with Dallas Water Utilities. The current campaign, Water is Awesome is entering its

9th year and includes television, radio, print, and digital media. Media outreach is used to increase public awareness on the value of water and encourage adoption of outdoor water efficient behaviors. The City of Grapevine will support the regional campaign by using, promoting and sharing related campaign resources to our customers.

- The TRWD Residential Sprinkler System Evaluation Program uses trained licensed irrigators to assess residential sprinkler systems. Upon inspection they make recommendations for improving system performance, identify repair needs, and instruct users on how to schedule controllers to eliminate unnecessary outdoor watering. The evaluation also includes an opportunity to educate residents about their sprinkler systems and offer guidance on how much and how long to water throughout the year. The City of Grapevine will participate in and promote the sprinkler system evaluation program to residential customers.
- TRWD owns and operates four weather stations in Tarrant County. The stations are integrated into the Texas ET Network. Texas ET Network and National Weather Service data is used to calculate accurate weekly watering advice across North Central Texas and the service is map based. Users can sign up to receive weekly emails and/or text messages every Monday for that week's watering advice. The advice is also shared through social media channels and SaveTarrantWater.com. The program gives residents information to water only when needed and to reduce overwatering. It is a regional program and joint-funded with Dallas Water Utilities. The City of Grapevine will promote the weekly watering advice and encourage participation to our customers.
- TRWD operates and maintains SaveTarrantWater.com as a resource to consumers. Regional conservation program information, DIY videos, and Green Pros listing can be found on the website. Save Tarrant Water is also active on social media as a way to promote new information, provide tips, and support customer city efforts. The City of Grapevine will promote and share Save Tarrant Water resources to our customers.
- In 2018, TRWD provided contracted water efficiency assessments to local school districts. The assessments provide an inventory of all indoor water-using fixtures and appliances. Cooling towers and sprinkler systems are also inspected. Recommendations for fixture replacements and process improvements are backed with estimated costs and payback periods. The assessments consider water, wastewater, energy and chemical savings. TRWD will continue to work with local school districts for ICI water efficiency assessments. If school district participation decreases, TRWD will coordinate with customer cities to identify potential commercial and industrial customers. The City of Grapevine will coordinate with TRWD to help promote the assessment opportunity to our ICI customers.

- Traditionally, TRWD has invited customer cities to one or two meetings a year to discuss programs, issues and collaboration opportunities to implement conservation outreach initiatives. Those meetings will continue but will also be supplemented with monthly conference calls throughout the year. The goal is to increase communication, partnership and program implementation with all customer cities. The City of Grapevine will actively participate in conservation coordinators meetings.

Table 1 Five-Year and Ten-Year Per Capita Water Use Goals (gpcd)

	Historic 5 Year Average	Baseline	5-Year Goal For year 2029	10-Year Goal For year 2034
Total GPCD[1]	206	258	206	205
Residential GPCD[2]	154	167	172	171
Water Loss (GPCD)[3]	4	10	8	7
Water Loss Percentage[4]	2.00 %	4.00 %	4.00 %	3.00 %

1. Total GPCD = (Total Gallons in System / Permanent Population) / 365
2. Residential GPCD = (Gallons used for Residential use / Residential Population) / 365
3. Water Loss GPCD = (Total Water Loss / Permanent Population) / 365
4. Water Loss Percentage = (Total Water Loss / Total Gallons in System) x 1000 or (Water Loss GPCD / Total GPCD) x 100

3.4 Accurate Metering of Raw Water Supplies and Treated Water Deliveries

The City of Grapevine meters its raw water flow from Lake Grapevine using magnetic flow meters with an accuracy of +/- 5.0%. The City meters its treated water deliveries to the distribution system from the water treatment plant using four magnetic flow production meters with an accuracy of +/- 5.0%. The meters are calibrated on an annual basis by a third party contractor to maintain the required accuracy and ensure repairs and/or replacements are administered as needed.

3.5 Metering of Customer and Public Uses and Meter Testing, Repair, and Replacement

Water usage for all customers of the City of Grapevine, including public and governmental users, is metered.

As part of this water conservation plan, the City of Grapevine will implement a meter replacement program that will replace every meter on a 10-year cycle. Initial efforts will focus on the oldest meters in the system.

In addition, meters registering any unusual or questionable readings will be tested and repaired to restore full functionality.

3.6 Determination and Control of Water Loss

The City of Grapevine will conduct an annual water audit using the TWDB's water audit worksheet. Total water loss is the volume of raw water drawn from Lake Grapevine minus metered deliveries to customers minus other authorized consumption (e.g., authorized but unmetered uses such as firefighting and line flushing).

The TWDB water audit worksheet divides total water losses into apparent losses and real losses:

- Apparent water loss is water which is used by customers but for which the utility is not compensated. Reducing apparent losses increases the city's utility revenue but does not reduce water usage. Apparent water losses include:
    - Inaccuracies in customer meters (customer meters tend to run more slowly as they age and under-report actual use).
    - Unauthorized consumption.
    - Systematic data handling errors.
- Real water loss is water which is physically lost from the water system before it can be used by customers. Identifying and preventing real losses decreases a utility's costs and decreases water usage. Real water losses include:
    - Reported leaks.
    - Unreported leaks.

To meet the water loss targets established in Table 1, the City has implemented the water loss control strategies described in Section 4.1. As shown in Appendix B, Infrastructure Leakage Index for the City of Grapevine has varied from 0.81 ILI to 1.70 ILI in the last five years. With the measures described in this plan, the City of Grapevine intends to maintain the ILI below 5 ILI in 2029 and subsequent years. If ILI exceeds this goal, the City of Grapevine will implement a more intensive audit to determine the source(s) of water loss and will implement more intensive strategies to reduce the water loss.

3.7 Continuing Public Education and Information Campaign

The continuing public education and information campaign on water conservation for the City of Grapevine includes the following elements:

- Promote the City's water conservation measures (presented in Chapters 3, 4, and 5).
- Conduct tours of the City of Grapevine's Water Treatment Plant for local schools and various organizations to educate patrons about the water treatment process and promote water conservation.
- Promote Save Tarrant Water website (www.SaveTarrantWater.com)
- Host water conservation booths at several city events throughout each year.
- Make information on water conservation available online at www.grapevinetexas.gov including links to Save Tarrant Water website and to provide information on water conservation on the TWDB and TCEQ web sites.

3.8 Non-Promotional Water Rate Structure

City of Grapevine Code of Ordinances, Section 25-28 – Water Rates.

There is hereby levied and shall be collected monthly from customers of the water system of the city, the following charge for water service:

1. *General water consumption: (current 2024 rates)*
    a) *First 2,000 gallons, minimum $17.13*
    b) *All over 2,000 gallons, per 1000 gallons $4.81*
2. *Temporary: For a water meter installed for construction or other temporary purposes on a fire hydrant: $4.81 per 1,000 gallons and a minimum charge of $105.82.*
3. *Minimum charges: In any case the following monthly minimum charges shall be made upon customers of the water system except as provided in section 25-42 - Minimum rates:*

    The rates charged by the city for water and/or wastewater service outside the corporate limits of the city, including tap charges, pro rata charges, consumption charges, deposits or any other charges shall be no less than double the rates charged to customers within the corporate limits.

The City of Grapevine water rate structure for 2024 is listed below within Table 2.

Table 2

Size of Meter	Minimum Gallons	Minimum Monthly Charges
¾ inch	2,000	$ 17.13
1 inch	9,000	$ 50.72
1½ inch	21,000	$ 108.36
2 inch	34,000	$ 170.80
3 inch	78,000	$ 382.16
4 inch	100,000	$ 487.83
6 inch	134,000	$ 651.15
8 inch	239,000	$ 1,155.46
Larger than 8 inch to be agreed upon by contract.		

3.9 Reservoir System Operation Plan

Lake Grapevine is owned and operated by the United States Army Corp of Engineers.

The City of Grapevine has the following rights to divert water from Lake Grapevine:

- 1.314 Billion Gallons a Year based on the natural yield of the reservoir.

3.10 Implementation and Enforcement of the Water Conservation Plan

Appendix E contains a copy of the resolution of the City of Grapevine City Council adopting this water conservation and drought contingency plan. The resolution designates responsible officials to implement and enforce the water conservation and drought contingency plan. Appendix F, the lawn and landscape irrigation and water conservation ordinance for the City of Grapevine, also includes information about enforcement.

3.11 Coordination with Regional Water Planning Group

Appendix G includes a copy of the letter sent to the Chair of the Region C Water Planning Group with this water conservation and drought contingency plan.

3.12 Review and Update of Water Conservation Plan

As required by TCEQ rules, the City of Grapevine will review this water conservation plan every five years, beginning in 2029. The plan will be updated as appropriate based on new or updated information. As the plan is reviewed and subsequently updated, a copy of the revised water conservation plan will be submitted to the TCEQ, the TWDB, and the RCWPG for their records.

4. ADDITIONAL REQUIRED WATER CONSERVATION PLAN CONTENT

The Texas Administrative Code also includes additional requirements for water conservation plans for public drinking water suppliers that serve a population of 5,000 people or more and/ or a projected population of 5,000 people or more within the next ten years:

- §288.2(a)(2)(A) – Leak Detection, Repair, and Water Loss Accounting – Sections 3.6 and 4.1
- §288.2(a)(2)(B) – Requirement for Water Conservation Plans by Wholesale Customers – Section 4.2

4.1 Leak Detection and Repair and Pressure Control

Measures to control water loss are part of the routine operations of the City of Grapevine. Meter readers watch for and report signs of illegal connections so they can be addressed quickly. Crews and personnel look for and report evidence of leaks in the water distribution system. Maintenance crews respond quickly to repair leaks reported by the public and city personnel. The City of Grapevine spends $150,000 per year to repair and replace water distribution lines and uses 10 distribution line maintenance technicians. Areas of the water distribution system in which numerous leaks and line breaks occur and undesirable pipe materials are located, are targeted for replacement as funds are available.

To reduce real water losses, the City of Grapevine will maintain a proactive water loss program. As part of this program, the City will implement the following actions:

- Conduct regular inspections and soundings of all water main fittings and connections;
- Install temporary leak noise detectors and loggers;
- Limit surges in pressure;
- Monthly training programs to include proper meter repair techniques, pipe tapping procedures, line break repairs, etc.;
- Valve cycling program to achieve every valve within the system to be cycled at a minimum of two years;
- Maintain and/ or improve equipment necessary to maximize man-power in the field.

4.2 Requirement for Water Conservation Plans by Wholesale Customers

At this time, the City of Grapevine is not a wholesale water provider. After adoption of this plan, each contract for the wholesale sale of water by the City of Grapevine will include a requirement that the wholesale customer develop and implement a water conservation plan meeting the requirements of Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 of the Texas Administrative Code. This requirement will also extend to each successive wholesale customer in the resale of the water.

5. MONITIORING OF EFFECTIVENESS AND EFFICIENCY – CONSERVATION REPORTS

5.1 Five-Year Water Conservation Implementation Report

The City of Grapevine has completed a water conservation implementation report (Appendix C) to accompany this plan. The city will use this report to monitor the effectiveness and efficiency of the water conservation program and to plan conservation-related activities. In this report, the city has documented water use accounting, system data, per-capita water use and water loss, water conservation programs and activities, and estimated water savings for previous five years. In addition, the city has compared current per capita water use to the targets and goals established in this plan (Section 3.3).

5.2 Annual Water Conservation Report

The City of Grapevine will also file an annual conservation report with the TWDB (Appendix D). This form will be filed by May 1st for the preceding calendar year and will be used by the City of Grapevine to monitor the effectiveness and efficiency of the water conservation program and to plan conservation-related activities for the next year. The form records water use accounting, system data, per-capita water use and water loss, water conservation programs and activities, and estimated water savings for the year and compares progress to the targets and goals established in this plan (Section 3.3).

6. DROUGHT CONTINGENCY PLAN

6.1 Introduction

The purpose of the drought contingency plan is as follows:

- To conserve the available water supply in times of drought, water supply shortage, and emergency
- To maintain supplies for domestic water use, sanitation, and fire protection
- To protect and preserve public health, welfare, and safety
- To minimize the adverse impacts of water supply shortages
- To minimize the adverse impacts of emergency water supply conditions

In the absence of drought response measures, demand tends to increase during a drought due to increased demand for irrigation. The severity of a drought depends on the degree of depletion of supplies and on the relationship of demand to available supplies.

A water supply shortage can be the result of drought or the result of conditions which may render all or some portion of the water supply unavailable. These conditions can include but are not limited to the presence of invasive species, contamination of the water supply, or infrastructure failure.

6.2 Adoption of Tarrant Regional Water District Drought Contingency Plan

The City of Grapevine has adopted TRWD's Drought Contingency Plan. As a water customer of TRA and TRWD, the City shall impose the TRWD water conservation measures when requested to do so in accordance with the TRWD Drought Contingency Plan, as amended.

City of Grapevine Code of Ordinances Article V. – Drought Contingency Plan (Appendix H).

APPENDIX A

TCEQ Rules on Municipal Water Conservation and Drought Contingency Plans

ITEM #26

<<Prev Rule Next Rule>>

Texas Administrative Code

TITLE 30	ENVIRONMENTAL QUALITY
PART 1	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CHAPTER 288	WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS, GUIDELINES AND REQUIREMENTS
SUBCHAPTER A	WATER CONSERVATION PLANS
RULE §288.1	Definitions

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise.

(1) Agricultural or Agriculture--Any of the following activities:

(A) cultivating the soil to produce crops for human food, animal feed, or planting seed or for the production of fibers;

(B) the practice of floriculture, viticulture, silviculture, and horticulture, including the cultivation of plants in containers or non-soil media by a nursery grower;

(C) raising, feeding, or keeping animals for breeding purposes or for the production of food or fiber, leather, pelts, or other tangible products having a commercial value;

(D) raising or keeping equine animals;

(E) wildlife management; and

(F) planting cover crops, including cover crops cultivated for transplantation, or leaving land idle for the purpose of participating in any governmental program or normal crop or livestock rotation procedure.

(2) Agricultural use--Any use or activity involving agriculture, including irrigation.

(3) Best management practices--Voluntary efficiency measures that save a quantifiable amount of water, either directly or indirectly, and that can be implemented within a specific time frame.

(4) Conservation--Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water, or increase the recycling and reuse of water so that a water supply is made available for future or alternative uses.

(5) Commercial use--The use of water by a place of business, such as a hotel, restaurant, or office building. This does not include multi-family residences or agricultural, industrial, or institutional users.

(6) Drought contingency plan--A strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies. A drought contingency plan may be a separate document identified as such or may be contained within another water management document(s).

(7) Industrial use--The use of water in processes designed to convert materials of a lower order of value into forms having greater usability and commercial value, and the development of power by means other than hydroelectric, but does not include agricultural use.

ITEM #26

(8) Institutional use--The use of water by an establishment dedicated to public service, such as a school, university, church, hospital, nursing home, prison, or government facility. All facilities dedicated to public service are considered institutional regardless of ownership.

(9) Irrigation--The agricultural use of water for the irrigation of crops, trees, and pastureland, including, but not limited to, golf courses and parks which do not receive water from a public water supplier.

(10) Irrigation water use efficiency--The percentage of that amount of irrigation water which is beneficially used by agriculture crops or other vegetation relative to the amount of water diverted from the source(s) of supply. Beneficial uses of water for irrigation purposes include, but are not limited to, evapotranspiration needs for vegetative maintenance and growth, salinity management, and leaching requirements associated with irrigation.

(11) Mining use--The use of water for mining processes including hydraulic use, drilling, washing sand and gravel, and oil field re-pressuring.

(12) Municipal use--The use of potable water provided by a public water supplier as well as the use of sewage effluent for residential, commercial, industrial, agricultural, institutional, and wholesale uses.

(13) Nursery grower--A person engaged in the practice of floriculture, viticulture, silviculture, and horticulture, including the cultivation of plants in containers or nonsoil media, who grows more than 50% of the products that the person either sells or leases, regardless of the variety sold, leased, or grown. For the purpose of this definition, grow means the actual cultivation or propagation of the product beyond the mere holding or maintaining of the item prior to sale or lease, and typically includes activities associated with the production or multiplying of stock such as the development of new plants from cuttings, grafts, plugs, or seedlings.

(14) Pollution--The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any water in the state that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property, or to the public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose.

(15) Public water supplier--An individual or entity that supplies water to the public for human consumption.

(16) Regional water planning group--A group established by the Texas Water Development Board to prepare a regional water plan under Texas Water Code, §16.053.

(17) Residential gallons per capita per day--The total gallons sold for residential use by a public water supplier divided by the residential population served and then divided by the number of days in the year.

(18) Residential use--The use of water that is billed to single and multi-family residences, which applies to indoor and outdoor uses.

(19) Retail public water supplier--An individual or entity that for compensation supplies water to the public for human consumption. The term does not include an individual or entity that supplies water to itself or its employees or tenants when that water is not resold to or used by others.

(20) Reuse--The authorized use for one or more beneficial purposes of use of water that remains unconsumed after the water is used for the original purpose of use and before that water is either disposed of or discharged or otherwise allowed to flow into a watercourse, lake, or other body of state-owned water.

(21) Total use--The volume of raw or potable water provided by a public water supplier to billed customer sectors or nonrevenue uses and the volume lost during conveyance, treatment, or transmission of that water.

(22) Total gallons per capita per day (GPCD)--The total amount of water diverted and/or pumped for potable use divided by the total permanent population divided by the days of the year. Diversion volumes of reuse as

defined in this chapter shall be credited against total diversion volumes for the purposes of calculating GPCD for targets and goals.

(23) Water conservation coordinator--The person designated by a retail public water supplier that is responsible for implementing a water conservation plan.

(24) Water conservation plan--A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water. A water conservation plan may be a separate document identified as such or may be contained within another water management document(s).

(25) Wholesale public water supplier--An individual or entity that for compensation supplies water to another for resale to the public for human consumption. The term does not include an individual or entity that supplies water to itself or its employees or tenants as an incident of that employee service or tenancy when that water is not resold to or used by others, or an individual or entity that conveys water to another individual or entity, but does not own the right to the water which is conveyed, whether or not for a delivery fee.

(26) Wholesale use--Water sold from one entity or public water supplier to other retail water purveyors for resale to individual customers.

Source Note: The provisions of this §288.1 adopted to be effective May 3, 1993, 18 TexReg 2558; amended to be effective February 21, 1999, 24 TexReg 949; amended to be effective April 27, 2000, 25 TexReg 3544; amended to be effective August 15, 2002, 27 TexReg 7146; amended to be effective October 7, 2004, 29 TexReg 9384; amended to be effective January 10, 2008, 33 TexReg 193; amended to be effective December 6, 2012, 37 TexReg 9515; amended to be effective August 16, 2018, 43 TexReg 5218

List of Titles Back to List

HOME | TEXAS REGISTER | TEXAS ADMINISTRATIVE CODE | OPEN MEETINGS

ITEM #26

<<Prev Rule Next Rule>>

Texas Administrative Code

TITLE 30	ENVIRONMENTAL QUALITY
PART 1	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CHAPTER 288	WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS, GUIDELINES AND REQUIREMENTS
SUBCHAPTER A	WATER CONSERVATION PLANS
RULE §288.2	Water Conservation Plans for Municipal Uses by Public Water Suppliers

(a) A water conservation plan for municipal water use by public water suppliers must provide information in response to the following. If the plan does not provide information for each requirement, the public water supplier shall include in the plan an explanation of why the requirement is not applicable.

(1) Minimum requirements. All water conservation plans for municipal uses by public water suppliers must include the following elements:

(A) a utility profile in accordance with the Texas Water Use Methodology, including, but not limited to, information regarding population and customer data, water use data (including total gallons per capita per day (GPCD) and residential GPCD), water supply system data, and wastewater system data;

(B) a record management system which allows for the classification of water sales and uses into the most detailed level of water use data currently available to it, including, if possible, the sectors listed in clauses (i) - (vi) of this subparagraph. Any new billing system purchased by a public water supplier must be capable of reporting detailed water use data as described in clauses (i) - (vi) of this subparagraph:

(i) residential;

(I) single family;

(II) multi-family;

(ii) commercial;

(iii) institutional;

(iv) industrial;

(v) agricultural; and,

(vi) wholesale.

(C) specific, quantified five-year and ten-year targets for water savings to include goals for water loss programs and goals for municipal use in total GPCD and residential GPCD. The goals established by a public water supplier under this subparagraph are not enforceable;

(D) metering device(s), within an accuracy of plus or minus 5.0% in order to measure and account for the amount of water diverted from the source of supply;

(E) a program for universal metering of both customer and public uses of water, for meter testing and repair, and for periodic meter replacement;

ITEM #26

(F) measures to determine and control water loss (for example, periodic visual inspections along distribution lines; annual or monthly audit of the water system to determine illegal connections; abandoned services; etc.);

(G) a program of continuing public education and information regarding water conservation;

(H) a water rate structure which is not "promotional," i.e., a rate structure which is cost-based and which does not encourage the excessive use of water;

(I) a reservoir systems operations plan, if applicable, providing for the coordinated operation of reservoirs owned by the applicant within a common watershed or river basin in order to optimize available water supplies; and

(J) a means of implementation and enforcement which shall be evidenced by:

(i) a copy of the ordinance, resolution, or tariff indicating official adoption of the water conservation plan by the water supplier; and

(ii) a description of the authority by which the water supplier will implement and enforce the conservation plan; and

(K) documentation of coordination with the regional water planning groups for the service area of the public water supplier in order to ensure consistency with the appropriate approved regional water plans.

(2) Additional content requirements. Water conservation plans for municipal uses by public drinking water suppliers serving a current population of 5,000 or more and/or a projected population of 5,000 or more within the next ten years subsequent to the effective date of the plan must include the following elements:

(A) a program of leak detection, repair, and water loss accounting for the water transmission, delivery, and distribution system;

(B) a requirement in every wholesale water supply contract entered into or renewed after official adoption of the plan (by either ordinance, resolution, or tariff), and including any contract extension, that each successive wholesale customer develop and implement a water conservation plan or water conservation measures using the applicable elements in this chapter. If the customer intends to resell the water, the contract between the initial supplier and customer must provide that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures in accordance with the provisions of this chapter.

(3) Additional conservation strategies. Any combination of the following strategies shall be selected by the water supplier, in addition to the minimum requirements in paragraphs (1) and (2) of this subsection, if they are necessary to achieve the stated water conservation goals of the plan. The commission may require that any of the following strategies be implemented by the water supplier if the commission determines that the strategy is necessary to achieve the goals of the water conservation plan:

(A) conservation-oriented water rates and water rate structures such as uniform or increasing block rate schedules, and/or seasonal rates, but not flat rate or decreasing block rates;

(B) adoption of ordinances, plumbing codes, and/or rules requiring water-conserving plumbing fixtures to be installed in new structures and existing structures undergoing substantial modification or addition;

(C) a program for the replacement or retrofit of water-conserving plumbing fixtures in existing structures;

(D) reuse and/or recycling of wastewater and/or graywater;

(E) a program for pressure control and/or reduction in the distribution system and/or for customer connections;

ITEM #26

(F) a program and/or ordinance(s) for landscape water management;

(G) a method for monitoring the effectiveness and efficiency of the water conservation plan; and

(H) any other water conservation practice, method, or technique which the water supplier shows to be appropriate for achieving the stated goal or goals of the water conservation plan.

(b) A water conservation plan prepared in accordance with 31 TAC §363.15 (relating to Required Water Conservation Plan) of the Texas Water Development Board and substantially meeting the requirements of this section and other applicable commission rules may be submitted to meet application requirements in accordance with a memorandum of understanding between the commission and the Texas Water Development Board.

(c) A public water supplier for municipal use shall review and update its water conservation plan, as appropriate, based on an assessment of previous five-year and ten-year targets and any other new or updated information. The public water supplier for municipal use shall review and update the next revision of its water conservation plan every five years to coincide with the regional water planning group.

Source Note: The provisions of this §288.2 adopted to be effective May 3, 1993, 18 TexReg 2558; amended to be effective February 21, 1999, 24 TexReg 949; amended to be effective April 27, 2000, 25 TexReg 3544; amended to be effective October 7, 2004, 29 TexReg 9384; amended to be effective December 6, 2012, 37 TexReg 9515

List of Titles | Back to List

HOME | TEXAS REGISTER | TEXAS ADMINISTRATIVE CODE | OPEN MEETINGS

ITEM #26

<<Prev Rule Next Rule>>

Texas Administrative Code

TITLE 30	ENVIRONMENTAL QUALITY
PART 1	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CHAPTER 288	WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS, GUIDELINES AND REQUIREMENTS
SUBCHAPTER B	DROUGHT CONTINGENCY PLANS
RULE §288.20	Drought Contingency Plans for Municipal Uses by Public Water Suppliers

(a) A drought contingency plan for a retail public water supplier, where applicable, must include the following minimum elements.

(1) Minimum requirements. Drought contingency plans must include the following minimum elements.

(A) Preparation of the plan shall include provisions to actively inform the public and affirmatively provide opportunity for public input. Such acts may include, but are not limited to, having a public meeting at a time and location convenient to the public and providing written notice to the public concerning the proposed plan and meeting.

(B) Provisions shall be made for a program of continuing public education and information regarding the drought contingency plan.

(C) The drought contingency plan must document coordination with the regional water planning groups for the service area of the retail public water supplier to ensure consistency with the appropriate approved regional water plans.

(D) The drought contingency plan must include a description of the information to be monitored by the water supplier, and specific criteria for the initiation and termination of drought response stages, accompanied by an explanation of the rationale or basis for such triggering criteria.

(E) The drought contingency plan must include drought or emergency response stages providing for the implementation of measures in response to at least the following situations:

(i) reduction in available water supply up to a repeat of the drought of record;

(ii) water production or distribution system limitations;

(iii) supply source contamination; or

(iv) system outage due to the failure or damage of major water system components (e.g., pumps).

(F) The drought contingency plan must include specific, quantified targets for water use reductions to be achieved during periods of water shortage and drought. The entity preparing the plan shall establish the targets. The goals established by the entity under this subparagraph are not enforceable.

(G) The drought contingency plan must include the specific water supply or water demand management measures to be implemented during each stage of the plan including, but not limited to, the following:

(i) curtailment of non-essential water uses; and

(ii) utilization of alternative water sources and/or alternative delivery mechanisms with the prior approval of the executive director as appropriate (e.g., interconnection with another water system, temporary use of a non-

ITEM #26

municipal water supply, use of reclaimed water for non-potable purposes, etc.).

(H) The drought contingency plan must include the procedures to be followed for the initiation or termination of each drought response stage, including procedures for notification of the public.

(I) The drought contingency plan must include procedures for granting variances to the plan.

(J) The drought contingency plan must include procedures for the enforcement of mandatory water use restrictions, including specification of penalties (e.g., fines, water rate surcharges, discontinuation of service) for violations of such restrictions.

(2) Privately-owned water utilities. Privately-owned water utilities shall prepare a drought contingency plan in accordance with this section and incorporate such plan into their tariff.

(3) Wholesale water customers. Any water supplier that receives all or a portion of its water supply from another water supplier shall consult with that supplier and shall include in the drought contingency plan appropriate provisions for responding to reductions in that water supply.

(b) A wholesale or retail water supplier shall notify the executive director within five business days of the implementation of any mandatory provisions of the drought contingency plan.

(c) The retail public water supplier shall review and update, as appropriate, the drought contingency plan, at least every five years, based on new or updated information, such as the adoption or revision of the regional water plan.

Source Note: The provisions of this §288.20 adopted to be effective February 21, 1999, 24 TexReg 949; amended to be effective April 27, 2000, 25 TexReg 3544; amended to be effective October 7, 2004, 29 TexReg 9384

List of Titles Back to List

HOME | TEXAS REGISTER | TEXAS ADMINISTRATIVE CODE | OPEN MEETINGS

APPENDIX B

TWDB Water Utility Profile

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

CONTACT INFORMATION

Name of Utility: CITY OF GRAPEVINE

Public Water Supply Identification Number (PWS ID): TX2200013

Certificate of Convenience and Necessity (CCN) Number: 10084

Surface Water Right ID Number: 2362-A

Wastewater ID Number: 20032

Contact: First Name: Michael Last Name: Ashley

Title: SCADA Administrator

Address: P.O. Box 95104 City: Grapevine State: TX

Zip Code: 76099 Zip+4: Email: mashley@grapevinetexas.gov

Telephone Number: 8174103362 Date: 3/3/2024

Is this person the designated Conservation Coordinator? (•) Yes ( ) No

Regional Water Planning Group: C

Groundwater Conservation District:

Our records indicate that you:

☐ Received financial assistance of $500,000 or more from TWDB

☑ Have 3,300 or more retail connections

☑ Have a surface water right with TCEQ

A. Population and Service Area Data

1. Current service area size in square miles: 36

Attached file(s):

File Name	File Description
Grapevine Water Distribution Areas_2024.pdf	Grapevine Water Distribution Areas

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. Historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Water Service
2023	50,631	0	50,631
2022	50,631	0	50,631
2021	50,631	0	50,631
2020	48,751	0	48,751
2019	48,751	0	48,751

3. Projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Water Service
2030	54,037	0	54,037
2040	54,037	0	54,037
2050	54,037	0	54,037
2060	54,037	0	54,037
2070	54,037	0	54,037

4. Described source(s)/method(s) for estimating current and projected populations.

TWDB projected population data

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. System Input

System input data for the previous five years.
Total System Input = Self-supplied + Imported– Exported

Year	Water Produced in Gallons	Purchased/Imported Water in Gallons	Exported Water in Gallons	Total System Input	Total GPCD
2023	1,688,969,880	3,079,399,000	0	4,768,368,880	258
2022	1,317,324,324	2,717,653,654	0	4,034,977,978	218
2021	1,125,428,283	2,114,765,657	0	3,240,193,940	175
2020	1,147,614,141	2,051,377,778	0	3,198,991,919	180
2019	1,082,650,858	1,930,856,710	0	3,013,507,568	169
Historic Average	1,272,397,497	2,378,810,560	0	3,651,208,057	200

C. Water Supply System

Attached file(s):

File Name	File Description
Grapevine Distribution Schematic_2024.pdf	Grapevine Distribution Schematic

1. Designed daily capacity of system in gallons: 27,048,000

2. Storage Capacity

   2a. Elevated storage in gallons: 4,000,000

   2b. Ground storage in gallons: 4,130,013

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Projected Demands

1. The estimated water supply requirements for the next ten years using population trends, historical water use, economic growth, etc.

Year	Population	Water Demand (gallons)
2025	53,140	3,879,220,000
2026	53,319	3,892,316,200
2027	53,499	3,905,412,400
2028	53,678	3,918,508,600
2029	53,858	3,931,604,800
2030	54,037	3,944,701,000
2031	54,037	3,944,701,000
2032	54,037	3,944,701,000
2033	54,037	3,944,701,000
2034	54,037	3,944,701,000

2. Description of source data and how projected water demands were determined.

Population estimates based on TWDB provided information. Water demands based on averaging 2019-2023 Total GPCD and multiplying by population.

E. High Volume Customers

1. The annual water use for the five highest volume **RETAIL customers.**

Customer	Water Use Category	Annual Water Use	Treated or Raw
Gaylord Texan Resort	Commercial	135,837,000	Treated
Great Wolf Resorts	Commercial	52,057,000	Treated
Baylor Medical	Institutional	32,245,000	Treated
City of Grapevine	Institutional	29,294,000	Treated
Perini-GPV Inc/DBA Hilton DFW Lakes	Commercial	24,314,000	Treated

2. The annual water use for the five highest volume **WHOLESALE customers.**

Customer	Water Use Category	Annual Water Use	Treated or Raw

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

F. Utility Data Comment Section

Additional comments about utility data.

Section II: System Data

A. Retail Water Supplier Connections

1. List of active retail connections by major water use category.

Water Use Category Type	Total Retail Connections (Active + Inactive)	Percent of Total Connections
Residential - Single Family	13,296	52.19 %
Residential - Multi-Family	10,860	42.63 %
Industrial	7	0.03 %
Commercial	1,127	4.42 %
Institutional	188	0.74 %
Agricultural	0	0.00 %
Total	25,478	100.00 %

2. Net number of new retail connections by water use category for the previous five years.

	Net Number of New Retail Connections						
Year	**Residential - Single Family**	**Residential - Multi-Family**	**Industrial**	**Commercial**	**Institutional**	**Agricultural**	**Total**
2023	254	1	0	181	61	0	497
2022	0	720	0	8	0	0	728
2021	74	0	0	3	2	0	79
2020	163	374	0	22	0	0	559
2019	0	17	0	6	6	0	29

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. Accounting Data

The previous five years' gallons of RETAIL water provided in each major water use category.

Year	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	Total
2023	2,604,485,439	475,910,000	1,540,000	563,104,000	90,951,000	0	3,735,990,439
2022	2,545,266,212	445,804,000	1,669,000	557,858,000	83,819,000	0	3,634,416,212
2021	2,093,338,083	404,916,800	1,291,070	494,107,167	83,563,290	0	3,077,216,410
2020	2,067,293,554	425,580,650	1,547,025	439,148,871	72,931,189	0	3,006,501,289
2019	1,915,676,522	345,976,207	1,399,864	531,587,524	70,749,256	0	2,865,389,373

C. Residential Water Use

The previous five years residential GPCD for single family and multi-family units.

Year	Total Residential GPCD
2023	167
2022	162
2021	135
2020	140
2019	127
Historic Average	146

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Annual and Seasonal Water Use

1. The previous five years' gallons of treated water provided to RETAIL customers.

Month	Total Gallons of Treated Water				
	2023	2022	2021	2020	2019
January	187,044,270	193,710,000	170,373,941	161,800,296	168,575,559
February	149,715,135	163,302,009	200,868,103	152,490,681	154,567,627
March	196,168,939	200,168,014	195,664,161	144,785,135	173,213,555
April	245,188,573	257,470,018	236,193,763	178,651,505	197,155,896
May	271,781,285	300,403,021	208,328,194	228,157,704	218,017,402
June	377,278,618	401,716,028	255,519,762	320,842,728	266,230,372
July	453,028,474	513,997,024	366,114,058	395,149,389	368,145,876
August	540,349,043	472,867,048	374,721,303	446,418,992	429,680,150
September	480,715,884	392,193,037	385,651,778	366,406,990	414,567,687
October	359,186,003	343,769,005	335,106,825	331,345,265	336,202,240
November	262,600,266	212,293,004	243,756,079	237,458,505	209,670,747
December	212,933,949	182,528,004	200,399,363	200,868,103	179,362,263
Total	3,735,990,439	3,634,416,212	3,172,697,330	3,164,375,293	3,115,389,374

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. The previous five years' gallons of raw water provided to RETAIL customers.

Month	Total Gallons of Raw Water				
	2023	2022	2021	2020	2019
January	5,018,000	8,484,000	1,039,000	588,000	209,000
February	1,514,000	6,410,000	1,243,000	19,000	366,000
March	4,998,000	12,120,000	2,832,000	399,000	737,000
April	20,969,000	12,568,000	11,479,000	5,307,000	2,205,000
May	25,386,000	25,235,000	3,664,000	10,786,000	3,340,000
June	43,569,000	36,663,000	17,986,000	33,303,000	6,947,000
July	71,280,000	74,937,000	28,971,000	48,524,000	35,790,000
August	87,760,000	41,797,000	46,758,000	43,606,000	49,756,000
September	49,442,000	48,224,000	47,843,000	5,503,000	48,278,000
October	27,239,000	29,222,000	18,933,000	34,395,000	24,269,000
November	4,077,000	4,122,000	5,013,000	9,308,000	643,000
December	7,749,000	2,986,000	6,097,000	4,627,000	1,725,000
Total	349,001,000	302,768,000	191,858,000	196,365,000	174,265,000

3. Summary of seasonal and annual water use.

	Summer RETAIL (Treated + Raw)	Total RETAIL (Treated + Raw)
2023	1,573,265,135	4,084,991,439
2022	1,541,977,100	3,937,184,212
2021	1,090,070,123	3,364,555,330
2020	1,287,844,109	3,360,740,293
2019	1,156,549,398	3,289,654,374
Average in Gallons	1,329,941,173.00	3,607,425,129.60

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

E. Water Loss

Water Loss data for the previous five years.

Year	Total Water Loss in Gallons	Water Loss in GPCD	Water Loss as a Percentage
2023	1,024,290,260	55	21.78 %
2022	386,425,419	21	9.58 %
2021	143,548,090	8	4.43 %
2020	173,061,190	10	5.41 %
2019	133,022,395	7	4.41 %
Average	372,069,471	20	9.12 %

F. Peak Day Use

Average Daily Water Use and Peak Day Water Use for theprevious five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)
2023	11,191,757	17100707	1.5280
2022	10,786,806	16760620	1.5538
2021	9,217,959	11848588	1.2854
2020	9,207,507	13998305	1.5203
2019	9,012,751	12571189	1.3948

G. Summary of Historic Water Use

Water Use Category	Historic Average	Percent of Connections	Percent of Water Use
Residential - Single Family	2,245,211,962	52.19 %	68.79 %
Residential - Multi-Family	419,637,531	42.63 %	12.86 %
Industrial	1,489,391	0.03 %	0.05 %
Commercial	517,161,112	4.42 %	15.84 %
Institutional	80,402,747	0.74 %	2.46 %
Agricultural	0	0.00 %	0.00 %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

H. System Data Comment Section

Section III: Wastewater System Data

A. Wastewater System Data

Attached file(s):

File Name	File Description
Grapevine Wastewater Collection Area_2024.pdf	Grapevine Wastewater Collection Area

1. Design capacity of wastewater treatment plant(s) in gallons per day: 5,750,000

2. List of active wastewater connections by major water use category.

Water Use Category	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal	0	11,340	11,340	81.65 %
Industrial	0	7	7	0.05 %
Commercial	0	2,200	2,200	15.84 %
Institutional	0	342	342	2.46 %
Agricultural	0	0	0	0.00 %
Total	0	13,889	13,889	100.00 %

3. Percentage of water serviced by the wastewater system: 100.00 %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

4. Number of gallons of wastewater that was treated by the utility for the previous five years.

Month	Total Gallons of Treated Water				
	2023	2022	2021	2020	2019
January	95,842,000	85,903,000	81,146,000	88,673,000	101,896,000
February	97,040,000	81,982,000	84,364,000	88,581,000	81,906,000
March	101,790,000	91,426,000	85,951,000	107,209,000	95,086,000
April	94,760,000	93,627,000	86,216,000	84,760,000	97,502,000
May	100,060,000	99,254,000	104,778,000	89,307,000	121,124,000
June	102,243,000	101,931,000	109,585,000	89,368,000	117,250,000
July	105,557,000	103,149,000	102,026,000	93,083,000	106,356,000
August	102,730,000	107,880,000	103,881,000	87,144,000	94,367,000
September	97,960,000	95,747,000	91,522,000	86,648,000	83,879,000
October	107,260,000	100,333,000	90,326,000	85,159,000	87,698,000
November	100,070,000	97,560,000	89,558,000	81,372,000	81,476,000
December	106,690,000	105,250,000	96,088,000	90,303,000	85,208,000
Total	1,212,002,000	1,164,042,000	1,125,441,000	1,071,607,000	1,153,748,000

5. Could treated wastewater be substituted for potable water?

○ Yes ◉ No

B. Reuse Data

1. Data by type of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site Irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (park,golf courses)	0
Agricultural	
Discharge to surface water	
Evaporation Pond	
Other	
Total	0

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

C. Wastewater System Data Comment

Additional comments and files to support or explain wastewater system data listed below.

APPENDIX C

TCEQ Water Conservation Implementation Report

ITEM #26

Texas Commission on Environmental Quality

Water Availability Division
MC-160, P.O. Box 13087 Austin, Texas 78711-3087
Telephone (512) 239-4600, FAX (512) 239-2214

WATER CONSERVATION IMPLEMENTATION REPORT FORM AND SUMMARY OF UPDATES/REVISIONS TO WATER CONSERVATION PLAN

(Texas Water Code §11.1271(b) and Title 30 Texas Administrative Code §288.30(1) to (4))

Please note, this form replaces the following forms: TCEQ-20645 (Non-Public Water Suppliers) and TCEQ-20646 (Public Water Suppliers)

This Form is applicable to the following entities:

1. **Water Right Holders of 1,000 acre-feet or more for municipal, industrial, and other non-irrigation uses.**
2. **Water Right Holders of 10,000 acre-feet or more for irrigation uses.**

The above noted entities are required by rule to submit updates to their water conservation plan(s) and water conservation implementation report(s) every five years beginning May 1, 2009. See 30 Texas Administrative Code (TAC) §288.30(1) to (4). Entities must also submit any revisions to their water conservation plan within 90 days of adoption when the plans are revised in between the five-year submittal deadlines. This form may be used for the five-year submittal or when revisions are made to the water conservation plans in the interim periods between five-year submittals. Please complete the form as directed below.

1. Water Right Holder Name: City of Grapevine
2. Water Right Permit or Certificate Nos. 2362

3. Please Indicate by placing an 'X' next to all that Apply to your Entity:

Water Right Holder of 1,000 acre-feet or more for non-irrigation uses

X Municipal Water Use by Public Water Supplier

_____ Wholesale Public Water Supplier

_____ Industrial Use

_____ Mining Use

_____ Agriculture Non-Irrigation

Water Right Holder of 10,000 acre-feet or more for irrigation uses

_____ Individually-Operated Irrigation System

_____ Agricultural Water Suppliers Providing Water to More Than One User

Water Conservation Implementation Reports/Annual Reports

4. Water Conservation Annual Reports for the previous five years were submitted to the Texas Water Development Board (TWDB) for each of the uses indicated above as required by 30 TAC §288.30(10)(C)? Yes X No_____

TCEQ no longer requires submittal of the information contained in the detailed implementation report previously required in Forms TCEQ-20645 (Non-Public Water Suppliers) and TCEQ-20646 (Public Water Suppliers). However, the Entity must be up-to-date on its Annual Report Submittals to the TWDB.

Water Conservation Plans

5. For the five-year submittal (or for revisions between the five-year submittals), attach your updated or revised Water Conservation Plan for each of the uses indicated in Section 3, above. Every updated or revised water conservation plan submitted must contain each of the minimum requirements found in the TCEQ rules and must be duly adopted by the entity submitting the water conservation plan. Please include evidence that each water conservation plan submitted has been adopted.

   - Rules on minimum requirements for Water Conservation Plans can be found in 30 TAC Chapter 288. http://texreg.sos.state.tx.us/public/readtac%24ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288
   - Forms which include the minimum requirements and other useful information are also available to assist you. Visit the TCEQ webpage for Water Conservation Plans and Reports. https://www.tceq.texas.gov/permitting/water_rights/wr_technical-resources/conserve.html

*Call **512-239-4600** or email to **wcp@tceq.texas.gov** for assistance with the requirements for your water conservation plan(s) and report(s).*

6. For each Water Conservation Plan submitted, list dates and descriptions of the conservation measures implemented, and the actual amount of water saved.

-2019 10-15 water plant tours, 4 community events
-2020 2 Water Plant tours before Covid Shutdown
-2021 10-15 water plant tours, 3 community events, 5 educational school programs, 38 residential landscape irrigation evaluations saved 457,710 gallons, 21 weekly watering advice sign-ups
-2022 10-15 water plant tours, 3 community events, 8 educational school programs, 28 residential landscape irrigation evaluations saved 337,260 gallons, 26 weekly watering advice sign-ups
-2023 15-20 Plant tours, 4 community events, 14 educational school programs, 23 residential landscape irrigation evaluations saved 277,035 gallons, 26 weekly watering advice sign-ups

7. For each Water Conservation Plan submitted, state whether the five and ten-year targets for water savings and water loss were met in your *previous* water conservation plan.

Yes __X__ No _____

If the targets were not met, please provide an explanation as to why any of the targets were not met, including any progress on that particular target.

8. For each five-year submittal, does each water conservation plan submitted contain *updated* five and ten-year targets for water savings and water loss?
Yes__X__ No_____

If yes, please identify where in the water conservation plan the updated targets are located (page, section).

Section 3.3, Page 7

9. In the box below (or in an attachment titled "Summary of Updates or Revisions to Water Conservation Plans), please identify any other revisions/updates made to each water conservation plan that is being updated or revised. Please specify the water conservation plan being updated and the location within the plan of the newly adopted updates or revisions.

WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN - MAY 2024 -Updated Specifications of Water Conservation Goals located in Section 3.3 -Updated Accurate Metering of Raw Water Supplies and Treated Water Deliveries located in Section 3.4 -Updated TWDB Water Utility Profile located in Appendix B -Updated TWDB Annual Water Conservation Report located in Appendix D

10. *Form Completed by (Point of Contact):* _____
(If different than name listed above, owner and contact may be different individual(s)/entities)

Contact Person Title/Position: Michael Ashley/SCADA Administrator
Contact Address: 501 Shady Brook, Grapevine TX. 76051
Contact Phone Number: 817-410-3362 Contact Email Address: mashley@grapevinetexas.gov

Signature: _____ Date: 03/27/2024

APPENDIX D

TWDB Annual Water Conservation Report

Water Conservation Annual Report – Retail Water Suppliers
TWDB Form No. 1969
Revised on 3/11/2016 10:58 AM

Texas Water Development Board

Water Conservation Plan Annual Report
Retail Water Supplier

CONTACT INFORMATION

Name of Utility: CITY OF GRAPEVINE

Public Water Supply Identification Number (PWS ID): TX2200013

Certification of Convenience and Necessity (CCN) Number: 10084

Surface Water Right ID Number: 2362-A

Wastewater ID Number: 20032

Check all that apply:

- [x] Retail Water Supplier
- [ ] Wholesale Water Supplier
- [ ] Wastewater Treatment Utility

Address: P.O. Box 95104 City: Grapevine Zip Code: 76099

Email: mashley@grapevinetexas.gov Telephone Number: 8174103362

Regional Water Planning Group: C

Groundwater Conservation District:

Contact: First Name: Michael Last Name: Ashley

Title: SCADA Administrator

Is this person the designated Conservation Coordinator? (•) Yes ( ) No

Regional Water Planning Group: C

Groundwater Conservation District:

Reporting Period (Calendar year):

Period Begin (mm/yyyy): 01/2023 Period End (mm/yyyy): 12/2023

Check all that apply:

- [ ] Received financial assistance of $500,000 or more from TWDB
- [x] Have 3,300 or more retail connections
- [x] Have a surface water right with TCEQ

Texas Water Development Board

SYSTEM DATA

1. For this reporting period, select the category(s) used to classify customer water usage:

	Retail Customer Water Usage Categories
☑	Residential - Single Family
☑	Residential - Multi-family
☑	Industrial
☑	Commercial
☑	Institutional
☐	Agricultural

Retail Customers Categories*

- Residential Single Family
- Residential Multi-Family
- Industrial
- Commercial
- Institutional
- Agricultural

**Recommended Customer Categories for classifying customer water use. For definitions, refer to Guidance and Methodology on Water Conservation and Water Use.*

2. For this reporting period, enter the number of connections for and the gallons of metered retail water used by each category. If the Customer Category does not apply, enter zero or leave blank. These numbers should be the same as those reported on the Water Use Survey.

Retail Customer Category	Number of Connections	Gallons Metered
Residential - Single Family	13,296	2,604,485,439
Residential - Multi-family	10,860	475,910,000
Industrial	7	1,540,000
Commercial	1,127	563,104,000
Institutional	188	90,951,000
Agricultural	0	0
Total Retail Water Metered[1]	25,478	3,735,990,439

[1]Residential + Industrial + Commercial + Institutional + Agricultural = Total Retail Water Metered

Texas Water Development Board

Water Use Accounting

	Total Gallons During the Reporting Period
1. Corrected Input Volume: The volume of treated water input to the distribution system from own production facilities. Same as line 13b of the Water Loss Audit for reporting periods >= 2015. Same as line 14 of the Water Loss Audit for reporting periods <= 2014.	**1,688,969,880**
2. Corrected Treated Purchased Water Volume: The amount of treated purchased wholesale water transfered into the utility's distribution system from other water suppliers system. Same as line 14b of the Water Loss Audit for reporting periods >= 2015. Same as line 15 of the Water Loss Audit for reporting periods <= 2014.	**3,079,399,000**
3. Corrected Treated Wholesale Water Sales Volume: The amount of treated wholesale water transfered out of the utility's distribution system, although it may be in the system for a brief time for conveyance reasons. Same as line 15b of the Water Loss Audit for reporting periods >= 2015. Same as line 16 of the Water Loss Audit for reporting periods <= 2014.	**0**
4. Total System Input Volume: This is the sum of the corrected input volume plus corrected treated purchased water volume minus corrected treated wholesale water sales volume. Same as line 16 of the Water Loss Audit for reporting periods >= 2015. Same as line 17 of the Water Loss Audit for reporting periods <= 2014. Produced + Imported - Exported = Total System Input Volume	**4,768,368,880**
5. Billed Metered: All retail water sold and metered. Same as line 17 of the Water Loss Audit for reporting periods >= 2015. Same as line 18 of the Water Loss Audit for reporting periods <= 2014.	**3,735,990,439**
6. Other Authorized Consumption: Water that is authorized for other uses such as back flushing, line flushing, storage tank cleaning, fire department use, municipal government offices or municipal golf courses/parks. This water may be metered or unmetered. Same as lines 18, 19, and 20 of the Water Loss Audit for reporting periods >= 2015. Same as lines 19, 20, and 21 of the Water Loss Audit for reporting periods <= 2014.	**8,088,181**
7. Total Authorized Consumption: All water that has been authorized for use. Same as Line 21 of the Water Loss Audit for reporting periods >= 2015. Same as line 22 of the Water Loss Audit for reporting periods <= 2014. Total Billed and Metered Retail Water + Other Authorized Consumption = Total Authorized Consumption	**3,744,078,620**
8. Total Apparent Losses: Water that has been consumed but not properly measured or billed (losses due to customer meter inaccuracy, systematic data handling discrepancy and/or unauthorized consumption such as theft). Same as line 27 of the Water Loss Audit for reporting periods >= 2015. Same as line 28 of the Water Loss Audit for reporting periods <= 2014.	**71,726,469**

Texas Water Development Board

9. Total Real Loss: Physical losses from the distribution system prior to reaching the customer destination (losses due to reported breaks and leaks, physical losses from the system or mains and/or storage overflow). Same as line 30 of the Water Loss Audit for reporting periods >= 2015. Same as line 31 of the Water Loss Audit for reporting periods <= 2014.	**952,563,791**
10. Total Water Loss: Apparent + Real = Total Water Loss	**1,024,290,260**

Programs and Activities

1. What year did your entity adopt or revise their most recent Water Conservation Plan? 2019

2. Does The Plan incorporate Best Management Practices? ○ Yes ◉ No

3. Using the table below select the types of Best Management Practices or water conservation and reuse strategies actively administered during this reporting period and estimate the savings incurred in implementing water conservation and reuse activities and programs. Leave fields blank if unknown. **Please separate reuse volumes from gallons saved.**

Methods and techniques for determining gallons saved are unique to each utility as they conduct internal cost analyses and long-term financial planning. Texas Best Management Practice can be found at TWDB's Water Conservation Best Management Practices webpage. The Alliance for Efficiency Water Conservation Tracking Tool may offer guidance on determining and calculating savings for individual BMPs.

Best Management Practice	Check if Implemented	Estimated Gallons Saved	Estimated Gallons Reused
Conservation Analysis and Planning			
Conservation Coordinator	☑		
Cost Effective Analysis	☐		
Water Survey for Single Family and Multi-family Customers	☐		
Customer Characterization	☐		
Financial			
Wholesale Agency Assistance Programs	☐		
Water Conservation Pricing	☐		
System Operations			
Metering New Connections and Retrofitting Existing Connections	☑		
Utility Water Audit and Water Loss	☐		
Landscaping			
Landscape Irrigation Conservation and Incentives	☐		
Athletic Fields Conservation	☐		
Golf Course Conservation	☐		

Park Conservation	☐		
Residential Landscape Irrigation Evaluation	☐		
Outdoor Watering Schedule	☐		
Education and Public Awareness			
School Education	✓		
Public Information	☐		
Public Outreach and Education	✓		
Partnerships with Nonprofit Organizations	☐		
Rebate, Retrofit, and Incentive Programs			
Conservation Programs for ICI Accounts	☐		
Residential Clothes Washer Incentive Program	☐		
Water Wise Landscape Design and Conversion Programs	☐		
Showerhead, Aerator, and Toilet Flapper Retrofit	☐		
Residential Toilet Replacement Programs	☐		
Custom Conservation Rebates	☐		
Plumbing Assistance for Economically Disadvantaged Customers	☐		
Conservation Technology & Reuse			
New Construction Graywater	☐		
Rainwater Harvesting and Condensate Reuse	☐		
Water Reuse BMP Categories			
Reuse for On-site Irrigation	☐		
Reuse for Plant Washdown	☐		
Reuse for Chlorination/Dechlorination	☐		
Reuse for Industry	☐		
Reuse for Agriculture	☐		
Regulatory and Enforcement			
Prohibition on Wasting Water	☐		
Conservation Ordinance Planning and Development	☐		
Enforcement of Irrigation Standards	☐		
Retail			
Other	✓		
Totals			

Weekly watering advice text sign-ups

4. For this reporting period, estimate the savings from water conservation activities and programs.

Gallons Saved/Conserved	Gallons Recycled/Reused	Total Volume of Water Saved[1]	Dollar Value of Water Saved[2]
		0	

[1]Estimated Gallons Saved + Estimated Gallons Recycled/Reused = Total Volume Saved
[2]Estimated this value by taking into account water savings, the cost of treatment or purchase of water, and deferred capital cost due to conservation.

5. Comments or Explanations Regarding Data Entered in Sections Above.
Files to support or explain this may be attached below.

6. During this reporting period, did your rates or rate structure change? ○ Yes ◉ No

Select the type of rate pricing structure used. Check all that apply.

☑	Uniform Rates
☐	Flat Rates
☐	Inclining/Inverted Block Rates
☐	Declining Block Rates
☐	Seasonal Rates
☐	Water Budget Based Rates
☐	Excess Use Rates
☐	Drought Demand Rates
☐	Tailored Rates
☐	Surcharge - usage demand
☐	Surcharge - seasonal
☐	Surcharge - drought
☐	Other

Texas Water Development Board

7. For this reporting period, select the public awareness or educational activities used.

Name	Implemented This Year	Number Of Times This Year	Total Population Reached this Year
Brochures Distributed	☑	30	
Messages Provided on Utility Bills	☐		
Press Releases	☐		
TV Public Service Announcements	☐		
Radio Public Service Announcements	☐		
Educational School Programs	☑	1	100
Displays, Exhibits, and Presentations	☑	1	200
Community Events	☐		
Social Media campaign - Facebook	☐		
Social Media campaign - Twitter	☐		
Social Media campaign - Instagram	☐		
Social Media campaign - YouTube	☐		
Facility Tours	☑	2	120
Other	☐		
Total		34	420

Leak Detection and Water Loss

1. During this reporting period, how many leaks were repaired in the system or at service connections? 38

2. Select the main cause(s) of water loss in your system.

	Water Loss Causes
☑	Distribution line leaks and breaks
☐	Unauthorized use and theft

Texas Water Development Board

☐	Master meter problems
☐	Customer meter problems
☑	Record and data problems
☐	Other

3. For this reporting period, provide the following information on your distribution lines.

Total Length of Main Lines (miles)	Total Length Repaired (feet)	Total Length Replaced (feet)
328	70	2100

4. For this reporting period, provide the following information regarding your meters:

Type of Meter	Total Number	Total Tested	Total Repaired	Total Replaced
Production Meters	6	6	0	0
Meters larger than 1 1/2 inches	1313	0	0	138
Meters 1 1/2 inches or smaller	13937	25	0	3659

5. Does your system have automated meter reading? ◉ Yes ○ No

Texas Water Development Board

Program Effectiveness

1. Program Effectiveness

   In your opinion, how would you rank the overall effectiveness of your conservation programs and activities?

Customer Classification	Less Than Effective	Somewhat Effective	Highly Effective	Does Not Apply
Residential Customers	○	◉	○	○
Industrial Customers	◉	○	○	○
Institutional Customers	◉	○	○	○
Commercial Customers	◉	○	○	○
Agricultural Customers	○	○	○	◉

2. During the reporting period, did you implement your Drought Contingency Plan? ○ Yes ◉ No

3. Select the areas for which you would like to receive more technical assistance:

	Technical Assistance Areas
☑	Best Management Practices
☐	Drought Contingency Plans
☐	Landscape Irrigation
☐	Leak Detection and Equipment
☐	Rainwater Harvesting
☑	Rate Structures
☑	Educational Resources
☐	Water Conservation Annual Reports
☐	Water Conservation Plans
☐	Water IQ: Know Your Water
☐	Water Loss Audits
☐	Recycling and Reuse

Texas Water Development Board

Water Loss, Target and Goals

Total, Residential and Water Loss Gallons Per Capita per Day (GPCD) and Water Loss Percentage

The tables below display your current GPCD totals and water loss percentage for your service area.

Total System Input in Gallons Water Produced + Wholesale Imported - Wholesale Exported	Retail Population[1]	Total GPCD (System Input / Retail Population) / 365
4,768,368,880	50,631	258

[1]Retail Population is the total permanent population of the service area, including single family, multi-family, and group quarter populations

Residential Use in Gallons (Single Family + Multi-family)	Residential Population[2]	Residential GPCD (Residential Use / Residential Population) / 365
3,080,395,439	50,631	167

[2]Residential Population is the total residential population of the service area, including only single family and multi-family populations

Total Water Loss in Gallons Apparent + Real = Total Water Loss	Retail Population	Water Loss GPCD[3]	Water Loss Percent
1,024,290,260	50,631	55	21.48%

[3](Total Water Loss / Residential Population) / 365 = Water Loss GPCD
(Total Water Loss / Total System Input) * 100 = Water Loss Percentage

The table below displays the specific and quantified five-year and ten-year goals listed in your current Water Conservation Plan alongside the current GPCD and water loss totals.

Achieve Date	Target for Total GPCD	Current Total GPCD	Target for Residential GPCD	Current Residential GPCD	Target for Water Loss GPCD	Current Water Loss GPCD	Target for Water Loss Percentage	Current Water Loss Percentage
Five-year Target Date 2024	208	258	174	167	6	55	2.88 %	21.48 %
Ten-year Target Date 2029	207	258	173	167	6	55	2.90 %	21.48 %

APPENDIX E

City Council Resolution Adopting the Water Conservation and Drought Contingency Plan

APPENDIX F

Considerations for Landscape Water Management Regulations

Sec. 25-147. - Lawn and landscape irrigation and water conservation.

Lawn and landscape irrigation restrictions:

(a) Irrigation or watering of any lawn or landscape is prohibited between the hours of 10:00 a.m. and 6:00 p.m. at all times throughout the year.

(b) Except for hand watering and the use of soaker hoses, a person commits an offense if that person irrigates, waters, or causes or permits the irrigation or watering of any lawn or landscape located on premises owned, leased, or managed by that person between the hours of 10:00 a.m. and 6:00 p.m. at any time during the year.

(c) A person commits an offense if he knowingly or recklessly irrigates, waters, or causes or permits the irrigation or watering of a lawn or landscape located on premises owned, leased or managed by the person in a manner that causes:

(1) A substantial amount of water to fall upon impervious areas instead of a lawn or landscape, such that the water is sprayed from sprinkler heads or overflows from the lawn or landscape onto a street or other drainage area; or

(2) An irrigation system or other lawn or landscape watering device to operate during any form of precipitation.

(d) A person commits an offense if, on premises owned, leased, or managed by that person, he operates a lawn or landscape irrigation system or device that:

(1) Has any broken or missing sprinkler head; or

(2) Has not been properly maintained in a manner that prevents the waste of water.

(e) The city manager or his designee may mandate a two day per week watering schedule based on the following watering zones.

(1) Zone "A"—North of the Cottonbelt Railroad Corridor, Tuesday and Friday.

(2) Zone "B"—South of the Cottonbelt Railroad Corridor, Wednesday and Saturday.

(Ord. No. 2006-48, § 2, 7-18-06; Ord. No. 2009-05, § 3, 2-17-09)

APPENDIX G

Letter to Region C Water Planning Group

May 1, 2024

Mr. Kevin Ward
Chair, Region C Water Planning Group
Trinity River Authority
P.O. Box 60
Arlington, TX. 76004

Dear Mr. Ward

Enclosed please find copy of the recently adopted water conservation and drought contingency plan for the City of Grapevine. I am submitting a copy of this plan to the Region C Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules. The City Council of the City of Grapevine adopted the attached plan on 4/02/2024.

Sincerely,

Michael Ashley
SCADA Administrator
City of Grapevine

APPENDIX H

Drought Contingency Plan

- **ARTICLE V. - DROUGHT CONTINGENCY PLAN**
- **DIVISION 1. - GENERALLY**

- **Sec. 25-134. - Scope.**

There is hereby established a City of Grapevine Drought Contingency Plan.

(Ord. No. 88-49, § 1, 7-19-88)

- **Sec. 25-135. - Declaration of policy.**

It is hereby declared that, because of the water conditions prevailing in the City of Grapevine, the general welfare requires that the water resources available to the city be put to the maximum beneficial use to the extent to which they are capable, and that the waste or unreasonable use, or unreasonable method of use, of water be prevented, and the conservation of such water is to be extended with a view to the reasonable and beneficial use thereof in the interests of the people of the City of Grapevine and for the public health and welfare.

(Ord. No. 88-49, § 1, 7-19-88)

- **Sec. 25-136. - Authorization.**

The director of public works ("director") is hereby authorized and directed to implement the applicable provisions of this article upon the conditions stated in this article and upon his determination that such implementation is necessary to protect the public health and welfare and safety.

(Ord. No. 88-49, § 1, 7-19-88)

- **Sec. 25-137. - Application.**

The provisions of this article shall apply to all persons, customers and property utilizing City of Grapevine water, whenever situated.

(Ord. No. 88-49, § 1, 7-19-88)

- **DIVISION 2. - CONSERVATION STAGES**

- **Sec. 25-138. - Water conservation stages.**

(a)

No customer of or person who uses water from the City of Grapevine water department ("department") shall knowingly make, cause, use or permit the use of water received from the city for residential, commercial, industrial, agricultural, governmental or any other purpose in a manner contrary to any provision of this article, or in an amount in excess of that use permitted by the conservation stage in effect pursuant to action taken by the director in accordance with the provisions of this article.

(b)

The director shall promulgate guidelines which shall set forth the criteria for determining when a particular conservation stage is to be implemented and terminated. Such guidelines shall be updated when, in the opinion of the director, the conditions of the department have changed so as to necessitate such update. The director shall include in such guidelines a calendar symbol system designating allowed days for outdoor water use by customers. Said guidelines shall be available for inspection at the city secretary's office and the water department billing office during normal business hours.

(Ord. No. 88-49, § 1, 7-19-88)

- **Sec. 25-139. - Conservation measures imposed upon request of city's water providers.**

As a water customer of TRA and TRWD, the City shall impose the TRWD water conservation measures when requested to do so in accordance with the TRWD Drought Contingency Plan, as amended. Such restrictions from the TRWD shall be automatically adopted as guidelines in accordance with subsection 25-138(b).

TARRANT REGIONAL WATER DISTRICT

DROUGHT CONTINGENCY AND EMERGENCY WATER MANAGEMENT PLAN

MAY 2024

Tarrant Regional Water District

800 East Northside Dr.

Fort Worth, TX 76102

1. DROUGHT CONTINGENCY AND EMBERGENCY WATER MANAGEMENT PLAN

1.1 Introduction

The purpose of this drought contingency and emergency water management plan is as follows:

- To conserve the available water supply in times of drought and emergency
- To maintain supplies for domestic water use, sanitation, and fire protection
- To protect and preserve public health, welfare, and safety
- To minimize the adverse impacts of water supply shortages
- To minimize the adverse impacts of emergency water supply conditions.

TRWD and its customer cities experienced Stage 1 drought restrictions from 2011-2012 and 2013-2015. Fortunately, water supply reservoirs have not dropped below 75% capacity since. With that experience, the District has taken a more active role in educating the public about the importance of reducing water waste and being prepared for the next drought.

1.2 State Requirements for Drought Contingency Plans

This drought contingency and emergency water management plan is consistent with the Texas Commission on Environmental Quality (TCEQ) guidelines and requirements for the development of drought contingency plans by wholesale water suppliers, contained in Title 30, Part 1, Chapter 288, Subchapter B, Rule 288.22 of the Texas Administrative Code. This rule is included in Appendix B.

Minimum Requirements

TCEQ's minimum requirements for drought contingency plans are addressed in the following subsections of this report:

- 288.22(a)(1) – Provisions to Inform the Public and Provide Opportunity for Public Input – Section 11.3
- 288.22(a)(2) – Coordination with the Regional Water Planning Group – Section 11.9
- 288.22(a)(3) – Criteria for Initiation and Termination of Drought Stages – Section 11.4
- 288.22(a)(4) – Drought and Emergency Response Stages – Section 11.5
- 288.22(a)(5) – Procedures for Initiation and Termination of Drought Stages – Section 11.5
- 288.22(a)(6) – Specific, Quantified Targets for Water Use Reductions – Section 11.5
- 288.22(a)(7) – Specific Measures to Be Implemented during Each Drought Stage – Section 11.5
- 288.22(a)(8) – Provision for Wholesale Contracts to Require Water Distribution According to Texas Water Code §11.039 – Sections 11.5 and 11.6.

- 288.22(a)(9) – Procedures for Granting Variances to the Plan – Section 11.7
- 288.22(a)(10) – Procedures for Enforcement of Mandatory Restrictions – Section 11.8
- 288.22(b) – Notification of Implementation of Mandatory Measures – Section 11.4
- 288.22(c) – Review and Update of Plan – Section 11.10

1.3 Provisions to Inform the Public and Opportunity for Public Input

TRWD provided opportunity for public input in the development of this drought contingency and emergency water management plan by the following means:

- Several meetings with customer representatives were held to discuss and coordinate the development of this plan.
- The District will provide the draft plan to anyone requesting a copy.
- The proposed plan was posted to SaveTarrantWater.com web site (April 2024) providing the public an opportunity to review and comment on the plan in writing.
- Public comment was available at the Tarrant Regional Water District board meeting held at the District offices in Fort Worth at 9:00 a.m. on Tuesday, April 16, 2024.

1.4 Initiation and Termination of Drought Response Stages

Initiation of Drought Response Stage

The General Manager may order the implementation of a drought response stage or water emergency when one or more water supply trigger conditions is met. The following actions will be taken when a drought stage is initiated:

- The designated representative(s) of primary wholesale customers will be notified by email, mail, telephone, or fax that provides details of the reasons for initiation of the drought stage.
- The public will be notified through local media following the notification of primary wholesale customers.
- If any mandatory provisions of the drought contingency plan are activated, TRWD will notify TCEQ within five business days.

Notwithstanding the foregoing, the General Manager may decide, under special circumstances, not to order the implementation of a drought response stage or water emergency even though one or more of the trigger criteria for the stage are met. Factors which could influence such a decision include, but are not limited to, the time of year, weather conditions, the anticipation of replenished water supplies, or the anticipation that additional facilities will become available to meet needs.

The trigger conditions in this plan pertaining to TRWD's system volume were established following an intensive study of the North Texas climate and its impact on water supplies by Hydros Consulting, Inc. (Hydros), an engineering firm based in Boulder, Colorado. The 2007 study projected the effects of simulated weather patterns on the combined storage capacity of TRWD reservoirs. Using computer simulations, Hydros compared the water savings that would be

achieved at various trigger points with and without outdoor watering restrictions in place. Under severe drought conditions, the estimated water savings that would be achieved by implementing this plan would extend water supplies by several weeks. In late 2023/early 2024, Hydros completed a sensitivity analysis of TRWD's water supply system to variations in the existing drought triggers. The sensitivity analysis included updated infrastructure, operations, permitting, supplies and demands, and evaluated whether adjusting the existing drought triggers would have a meaningful impact on water supply availability. Based on the results of the analysis, staff has determined the best decision for the system and TRWD water customers at this time is to maintain the same drought trigger conditions as the previous plan.

Termination of a Drought Stage

The General Manager will order the termination of a drought response stage or water emergency when the conditions for termination are met. The following actions will be taken when a drought stage is terminated:

- The designated representative(s) of primary wholesale customers will be notified by email, mail, telephone, or fax that provides details of the reasons for termination of the drought stage.
- The public will be notified through local media following the notification of primary wholesale customers.
- When mandatory provisions of the drought contingency plan that have been activated are terminated, TRWD will notify the Executive Director of the TCEQ within five business days.

Notwithstanding the foregoing, the General Manager may decide, under special circumstances, not to order the termination of a drought response stage or water emergency even though conditions for termination of the stage are met. Factors which could influence such a decision include, but are not limited to, the time of year, weather conditions, or the anticipation of potential changes in conditions that warrant the continuation of the drought stage.

1.5 Drought and Emergency Response Stages and Measures

Stage 1, Water Watch

Triggering and Terminating Conditions

- Total combined raw water supply in TRWD water supply reservoirs (Bridgeport, Eagle Mountain, Richland Chambers and Cedar Creek) drops below 75% (25% depleted) of conservation storage capacity.
- Water demand has exceeded or is expected to exceed 80% of maximum sustainable production of delivery capacity for an extended period.
- One or more of TRWD's water supply sources has become limited in availability.
- Water demand is projected to approach the limit of permitted supply.

- Supply source becomes contaminated or unusable for other regulatory reasons (i.e., invasive species).
- Water supply system is unable to deliver water due to the failure or damage of major water system components.
- The General Manager finds that conditions warrant the declaration of a Stage 1 drought.

Subject to preceding paragraphs regarding the Termination of a Drought Response stage, Stage 1, Water Watch, will be terminated when the total combined raw water supply in TRWD's West Fork and East Texas reservoirs exceeds 95% of conservation storage or remains above 85% for 90 consecutive days, whichever occurs first.

Goal for Use Reduction

The goal for water use reduction under Stage 1, Water Watch, is to decrease use by five percent. If circumstances warrant, the General Manager can set a goal for greater water use reduction.

Water Use Reduction Actions under Stage 1, Water Watch

The General Manager may order the implementation of any of the actions listed below, as deemed necessary. Measures imposing mandatory requirements on customers require notification to TCEQ. TRWD must notify TCEQ within five business days if any mandatory measures are implemented.

- Require customers (including indirect customers) to initiate Stage 1 in their drought contingency plans. Indirect customers include any successive wholesale customers of TRWD's primary wholesale customers to the extent provided for in water sales contracts.

All Water Users

- Maximum of twice per week watering for hose-end sprinklers and automatic irrigation systems based on odd/even addresses and day of week schedule.

Stage 1, Water Watch, Outdoor Watering Schedules		
Monday	No Outdoor Watering	Water System Recovery Day
Tuesday and Friday	Non-Residential Sites	Apartments, Parks, Common Areas, HOA's, Businesses
Wednesday and Saturday	Residential Addresses Ending in Even Numbers	0,2,4,6,8
Thursday and Sunday	Residential Addresses Ending in Odd Numbers	1,3,5,7,9

Exceptions:

- Watering with a handheld hose, soaker hose or drip irrigation may occur any day and any time.
- Watering of trees and structural foundations may occur any day and any time by means of handheld hose, soaker hose, or drip irrigation.
- The use of water necessary to protect the health, safety, or welfare of the public.
- Water use necessary for the repair of an irrigation system, plumbing line, fountain, etc. in the presence of person making repair.
- Variances may be available through the District for the following:
    - Establishing new turfgrass and/or landscaping. Variances granted for establishing new turfgrass or landscaping will be for a maximum of 30 days from the date of approval then maximum of twice per week watering schedule applies.
    - Variances do not apply to the installation (over seeding) of cool season grasses.
    - Outdoor watering at addresses with large multi-station irrigation systems may take place in accordance with a variance granted by the District, if the District determines that a property cannot be completely irrigated under the twice per week schedule. Under such variance, no irrigation station will be allowed to water more than twice per week.
    - Areas open to the public and have high-impact from frequent use may be allowed additional watering with a variance granted by the District if it is deemed to be beneficial to serve and protect the community facility or amenity.
    - Restrictions do not apply to locations using well water, reclaimed water, or other alternative water sources.
- No watering with hose-end sprinklers and/or automatic spray irrigation systems between the hours of 10 a.m. and 6 p.m.
- Prohibit using water in such a manner as to allow runoff or other waste, including:
    - failure to repair a controllable leak, including, broken sprinkler heads, leaking valves, leaking or broken pipes or faucets;
    - operating an irrigation system with: (a) a broken head; (b) a head that is out of adjustment and spraying into the street, parking area, or sidewalk; or (c) a system that is misting/fogging due to excessive water pressure; or
    - allowing any water to: (a) run off property forming a stream of water for a distance of 50 feet or greater; (b) run into a storm drain; or (c) pond to a depth of ¼ inch or greater; or
    - allowing or causing an irrigation system or other lawn watering device to operate during any form of precipitation or when temperatures are at or below 32 degrees Fahrenheit.
- All users are encouraged to use native and adapted drought tolerant plants in landscaping.
- Discourage hosing of paved areas.

- Discourage hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting or maintenance.
- Washing of any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle shall be limited to the use of a hand-held bucket or a hand-held hose equipped with a positive-pressure shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the premises of a commercial car wash or commercial service station. Companies with automated on-site vehicle washing facilities may wash its vehicles at any time.
- Discourage the filling, draining, or refilling of swimming pools, wading pools, hot tubs and Jacuzzi type pools except to maintain adequate water levels for structural integrity, proper operation and maintenance, and/or to alleviate an issue that poses a public safety risk.

City and Local Governments

- Review conditions and problems that caused Stage 1. Take corrective action.
- Increase public education efforts on ways to reduce water use.
- Increase enforcement efforts.
- Intensify leak detection and repair efforts.
- Audit all city and local government irrigation systems to ensure proper condition, settings, and operation.
- Identify and encourage voluntary reduction measures by high-volume water users through water use audits.
- Landscape watering of municipal parks, golf courses and athletic fields is restricted to a twice per week watering schedule; or twice per week per irrigation station if a variance is granted by the Water District. (See exceptions to outdoor watering restrictions in all water users category above for facilities with large multi-station irrigation systems.)

  Exceptions:

  - Golf courses may water greens and tee boxes as necessary, however, use of spray irrigation may not be done between 10 a.m. and 6 p.m. Encouraged to reduce water use by five percent.
  - Watering of athletic fields (field only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events. Encouraged to reduce water use by five percent.
- Reduce non-essential water use. As used herein, non-essential water uses are those that do not have a health or safety impact and are not needed to meet the core function of the agency.
- Notify wholesale customers of actions being taken and request them to implement the same drought stage and measures.

Commercial or Industrial

- All actions listed above for all water users apply to commercial and industrial users.
- Landscape watering of parks, golf courses and athletic fields is restricted to the twice per week watering schedule; or twice per week per irrigation station if a variance is granted by the water provider. (See exceptions to outdoor watering restrictions in all water users category above for facilities with large multi-station irrigation systems.)

  Exceptions:

  - Golf courses may water greens and tee boxes as necessary, however, use of spray irrigation may not be done between 10 a.m. and 6 p.m. Encouraged to reduce water use by five percent.
  - Watering of athletic fields (field only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events. Encouraged to reduce water use by 5 five percent.
- Stock at commercial plant nurseries is exempt from Stage 1 watering restrictions.
- Hotels, restaurants, and bars are encouraged to serve drinking water to patrons per request only.
- Hotels are encouraged to implement laundry conservation measures by encouraging patrons to reuse linens and towels.
- Car wash facilities must keep equipment in good working order, which should include regular inspections to be sure there are no leaks, broken or misdirected nozzles, and that all equipment is operating efficiently.
- All commercial and industrial customers are encouraged to audit irrigation systems to ensure proper condition, settings, and operation. If irrigation audit or repair occurs during restricted watering times or days, a sign indicating such work is taking place must be placed in public view until job is completed.

Stage 2, Water Warning

Triggering and Terminating Conditions

- Total raw water supply in TRWD water supply reservoirs (Bridgeport, Eagle Mountain, Richland Chambers and Cedar Creek) drops below 60% (40% depleted) of conservation storage capacity.
- Water demand has exceeded or is expected to exceed 85% of maximum sustainable production of delivery capacity for an extended period.
- One or more of TRWD's water supply sources has become limited in availability.
- Water demand is projected to approach the limit of permitted supply.
- Supply source becomes contaminated or unusable for other regulatory reasons (i.e. invasive species).

- Water supply system is unable to deliver water due to the failure or damage of major water system components.
- The General Manager finds that conditions warrant the declaration of a Stage 2 drought.

Subject to preceding paragraphs regarding the Termination of a Drought Response stage, Stage 2, Water Warning, will be terminated when the Total combined raw water supply in TRWD's West Fork and East Texas reservoirs exceeds 75% of conservation storage or remains at or above 70% for 30 consecutive days, whichever occurs first.

Goal for Use Reduction

The goal for water use reduction under Stage 2, Water Warning, is to decrease use by 10 percent. If circumstances warrant, the General Manager can set a goal for greater water use reduction.

Water Use Reduction Actions under Stage 2, Water Warning

The General Manager may order the implementation of any of the actions listed below, as deemed necessary. The General Manager may order the implementation of additional actions not listed below, as deemed necessary. Measures imposing mandatory requirements on customers require notification to TCEQ. TRWD must notify TCEQ within five business days if any mandatory measures are implemented.

- Continue actions under Stage 1.
- Require customers (including indirect customers) to initiate Stage 2 in their drought contingency plans. Indirect customers include any wholesale customer of TRWD's primary wholesale customers to the extent provided for in water sales contracts.
- Initiate engineering studies to evaluate water supply alternatives should conditions worsen.

All Water Users

- Maximum of once per week watering for hose-end sprinklers and automatic irrigation systems at each service address.
- An effort will be made by TRWD and its primary customers to coordinate once per week watering schedules to simplify messages passed to customers through the news media. However, due to the variation in water storage and delivery systems of TRWD customers, specific watering days per address may vary across TRWD's service area.

  Exceptions:

  - Watering with a handheld hose, soaker hose or drip irrigation may occur any day and any time.
  - Watering of trees and structural foundations may occur any day and any time by means of handheld hose, soaker hose, or drip irrigation.
  - Variances may be available through the District for the following:

- All users are encouraged to wait until the current drought or emergency situation has passed before establishing new landscaping. Variances granted for establishing new turfgrass or landscaping will be for a maximum of 30 days from the date of approval then maximum of once-per-week watering schedule applies.
- Variances do not apply to the installation (over seeding) of cool season grasses.
- Outdoor watering at addresses with large multi-station irrigation systems may take place in accordance with a variance granted by the District, if the District determines that a property cannot be completely irrigated under the once per week schedule. Under such variance, no irrigation station will be allowed to water more than once per week.
- Areas open to the public and have high-impact from frequent use may be allowed additional watering with a variance granted by the District if it is deemed to be beneficial to serve and protect the community facility or amenity.
- Restrictions do not apply to well water, reclaimed water, or other alternative water sources.

- Encourage the use of covers for all types of pools, hot tubs, and Jacuzzi type pools when not in use.

City and Local Governments

In addition to the actions listed above:

- Continue actions under Stage 1.
- Review conditions or problems that caused Stage 2. Take corrective action.
- Increase frequency of media releases on water supply conditions.
- Further accelerate public education efforts on ways to reduce water use.
- Landscape watering of municipal parks, golf courses and athletic fields is restricted to a once-per-week schedule; or once-per-week per irrigation station if a variance is granted by the water provider. (See Stage 1 exceptions to outdoor watering restrictions in all water users category for facilities with large multi-station irrigation systems.)

Exceptions:

- Golf courses may water greens and tee boxes as necessary, however, use of spray irrigation may not be done between 10 a.m. and 6 p.m. Encouraged to reduce water use by ten percent.
- Watering of athletic fields (field only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events. Encouraged to reduce water use by ten percent.

- Eliminate non-essential water use. As used herein, non-essential water uses are those that do not have any health or safety impact and are not needed to meet the core function of the agency.
- Notify wholesale customers of actions being taken and request them to implement the same drought stage and measures.

Commercial or Industrial

- All actions listed above for all water users apply to commercial and industrial users.
- Landscape watering of municipal parks, golf courses and athletic fields is restricted to a once-per-week schedule; or once-per-week per irrigation station if a variance is granted by the water provider. (See Stage 1 exceptions to outdoor watering restrictions in all water users category for rules that apply to facilities with large multi-station irrigation systems.)

  Exceptions:

  - Golf courses may water greens and tee boxes as necessary, however, use of spray irrigation may not be done between 10 a.m. and 6 p.m. Encouraged to reduce water use by ten percent.
  - Watering of athletic fields (field only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events. Encouraged to reduce water use by ten percent.

Stage 3, Water Emergency

Triggering and Terminating Conditions

- Total raw water supply in TRWD water supply reservoirs (Bridgeport, Eagle Mountain, Richland Chambers and Cedar Creek) drops below 45% (55% depleted) of conservation storage capacity.
- Water demand has exceeded or is expected to exceed 90% of maximum sustainable production of delivery capacity for an extended period.
- Water demand for all or part of the TRWD delivery system approaches delivery capacity because delivery capacity is inadequate.
- One or more of TRWD's water supply sources has become limited in availability.
- Water demand is projected to approach the limit of permitted supply.
- Supply source becomes contaminated or unusable for other regulatory reasons (i.e., invasive species).
- Water supply system is unable to deliver water due to the failure or damage of major water system components.
- The General Manager finds that conditions warrant the declaration of a Stage 3 drought.

Subject to preceding paragraphs regarding the Termination of a Drought Response stage, Stage 3, Water Emergency, will be terminated when the total combined raw water supply in TRWD's West Fork and East Texas reservoirs exceeds 60% of conservation storage or remains at or above 55% for 30 consecutive days, whichever occurs first.

Goal for Use Reduction

The goal for water use reduction under Stage 3, Water Emergency, is to decrease use by 20 percent. If circumstances warrant, the General Manager can set a goal for greater water use reduction.

Actions Available under Stage 3, Water Emergency

The General Manager can order the implementation of any of the actions listed below, as deemed necessary. The General Manager may order the implementation of additional actions not listed below, as deemed necessary. Measures imposing mandatory requirements on customers require notification to TCEQ. TRWD must notify TCEQ within five business days if these measures are implemented.

- Continue actions under Stages 1 and 2.
- Require customers (including indirect customers) to initiate Stage 3 in their drought contingency plans. Indirect customers include any wholesale customer of TRWD's primary wholesale customers to the extent provided for in water sales contracts.

All Water Users

- Prohibit all outdoor watering with hose-end sprinklers and automatic irrigation systems, including at parks, golf courses, and sports fields.

  Exceptions:

  - Watering with hand-held hose, soaker hose or drip irrigation system may occur any day and any time.
  - Watering of trees and structural foundations may occur any day and any time by means of handheld hose, soaker hose, or drip irrigation.
  - Restrictions do not apply to well water, reclaimed water, or other alternative water sources.
  - Irrigation of new landscapes and/or turfgrass installations is prohibited by means of automatic irrigation system or hose-end sprinkler. Variances may be granted for those landscape projects started prior to the initiation of stage 3 drought restrictions. However, variances will not be granted for the irrigation of new landscape and/or turfgrass installations after the initiation of Stage 3 drought restrictions.
  - Prohibit washing of paved areas by any means except where a variance is granted to alleviate a possible public health and safety risk. Any pressure/power washing activities must be performed by a professional pressure/power washing service provider utilizing high efficiency equipment and a vacuum recovery system where possible.

- Prohibit hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting with high-pressure equipment. Services must be performed by a professional pressure/power washing service provider utilizing high efficiency equipment and a vacuum recovery system where possible.
- Vehicle washing is restricted to commercial car washes, commercial service stations, or professional washing services only. This includes home and charity car washing. The washing of garbage trucks and vehicles used to transport food and/or other perishables may take place as necessary for health, sanitation, or public safety reasons.
- Prohibit permitting of private pools. Pools already permitted may be completed and filled. Existing private and public pools may add water to maintain pool levels, but may not be drained and refilled.
- Prohibit the operation of ornamental fountains or ponds that use potable water except where necessary to support aquatic life or water quality.

City and Local Governments

- Continue actions under Stages 1 and 2.
- Review conditions or problems that caused Stage 3. Take corrective action.
- Increase frequency of media releases explaining emergency situation and/or water supply conditions.
- Landscape watering at municipal parks, golf courses, and sports fields is prohibited. Variances may be granted by the water provider under special circumstances.

  Exceptions:

  - Golf course greens and tee boxes may be watered by hand as necessary.
  - Variances may be available for watering of athletic fields (field only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events to protect the health and safety of the players, staff, or officials present for the athletic event. If granted, encouraged to reduce water use by twenty percent.
  - Professional and college sports fields (playing fields with a stadium only – not surrounding landscaping) may be watered as necessary to maintain league standards. Encouraged to reduce water use by twenty percent.
- Institute a mandated reduction in deliveries to all wholesale customers. Such a reduction will be distributed as required by Texas Water Code §11.039.
- If TRWD has imposed a reduction in water available to customers, impose the same percent reduction on wholesale customers.

Commercial or Industrial

- All actions listed above for all water users apply to commercial and industrial users. Landscape watering of municipal parks, golf courses and athletic fields is prohibited. Variances may be granted by the water provider under special circumstances.

  Exceptions:

  - Golf course greens and tee boxes may be watered by hand, as necessary.
  - Variances may be available for watering of athletic fields (field only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events to protect the health and safety of the players, staff, or officials present for the athletic event. If granted, encouraged to reduce water use by twenty percent.
  - Professional and college sports fields (playing fields with a stadium only – not surrounding landscaping) may be watered as necessary to maintain league standards. Encouraged to reduce water use by twenty percent.
- Require hotels, restaurant, and bars to serve drinking water to patrons on an "on demand" basis.
- Require hotels to implement laundry conservation measures by encouraging patrons to reuse linens and towels.
- Stock at commercial plant nursery may be watered by hand only with a handheld hose, hand-held watering can, soaker hose, or drip irrigation system.
- Commercial and industrial water users may be required to reduce water use by a set percentage as determined by the Water District.

1.6 Procedure for Curtailment of Water Supplies

Any mandatory reduction to deliveries from TRWD to its customers shall be distributed as required by Texas Water Code §11.039, which is attached as Appendix I. In addition, every wholesale water supply contract entered into or renewed after adoption of this plan, including contract extensions, shall include a provision that water will be distributed in accordance with the Texas Water Code §11.039 in case of a water shortage resulting from drought.

To the extent not prevented by enforcement of provisions in the Water District's wholesale contracts in effect before November 28, 1999, TRWD will implement pro rata curtailment of water deliveries pursuant to Texas Water Code §11.039.

1.7 Procedure for Granting Variances to the Plan

The General Manager may grant temporary variances for existing water uses otherwise prohibited under this drought contingency and emergency water management plan to a customer if one or more of the following conditions are met:

- Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person requesting the variance.

- Compliance with this plan cannot be accomplished due to technical or other limitations.
- Alternative methods that achieve the same level of reduction in water use can be implemented.

Variances shall be granted or denied at the discretion of the General Manager. All petitions for variances should be in writing and should include the following information:

- Name and address of petitioner(s)
- Purpose of water use
- Specific provisions from which relief is requested
- Detailed statement of the adverse effect of the provision from which relief is requested
- Description of the relief requested
- Period of time for which the variance is sought
- Alternative measures that will be taken to reduce water use
- Other pertinent information.

1.8 Procedure for Enforcing Mandatory Water Restrictions

Water District customers (direct and indirect) shall provide TRWD with an order, ordinance, or resolution to demonstrate adequate enforcement provisions for the customer's own drought contingency plan.

Mandatory water use restrictions may be imposed in Stage 1, Stage 2, and Stage 3 drought stages. These mandatory water use restrictions will be enforced by warnings and penalties as follows:

- On the first violation, the customer will be given a written warning that they have violated one or more of the mandatory water use restrictions.
- After a second violation, TRWD will require the customer to implement a more comprehensive public education and outreach program in a manner that increases the public's awareness about mandatory water use restrictions and the current drought status. The customer will also be required to submit documentation to TRWD of the steps it has taken to ensure compliance with the drought contingency and emergency water management plan within 30 days after receiving the second notice of violation.
- TRWD may petition the Texas Commission on Environmental Quality to initiate formal enforcement action against customers that repeatedly fail to comply with the mandatory water use restrictions implemented during any stage of the drought contingency and emergency water management plan.

1.9 Coordination with the Regional Water Planning Groups

Appendix H includes a copy of a letter sent to the Chair of the Region C water planning group with this water conservation and drought contingency plan.

1.10 Review and Update of Drought Contingency Plan

As required by TCEQ rules, TRWD reviewed this drought contingency and emergency water management plan in 2024 and will do so every five years thereafter. The plan will also be updated as appropriate based on new or updated information.

1.11 Drought Contingency and Emergency Water Management Plan Definitions

Term	Definition
Aesthetic Water Use	Water use for ornamental or decorative features, such as fountains, reflecting pools, and water gardens.
Alternative Water Source	Water produced by a source other than a water treatment plant and is not considered potable. These sources can include, but are not limited to: reclaimed/recycled water, collected rain water, collected grey water, private well water.
Athletic field	A sports playing field, the essential feature of which is turf grass, used primarily for organized sports for schools, professional sports, or sanctioned league play.
Automatic Irrigation System	A site specific system of delivering water generally for landscaping via a system of pipes or other conduits installed below ground that automatically cycles water use through water emitters to a preset program, whether on a designated timer or through manual operation.
Aquatic Life	A vertebrate organism dependent upon an aquatic environment to sustain its life.
Conservation	Those practices, techniques, and technologies that reduce water consumption; reduce the loss or waste of water; improve the efficiency in water use; and increase the recycling and reuse of water so that supply is conserved and made available for other or future uses.
Customer	Any person, company, or organization using water supplied by TRWD or through an entity supplied by TRWD.
Drip irrigation	An irrigation system (drip, porous pipe, etc.) that applies water at a predetermined controlled low-flow levels directly to the roots of the plant
Drought Contingency Plan	A strategy or combination of strategies for temporary supply management and demand management responses to temporary or potentially recurring water supply shortages and other water supply emergencies.

Term	Definition
Fountain	An artificially created jet, stream or flow of water, a structure, often decorative, from which a jet, stream or flow of water issues.
Golf Course	An irrigated and landscaped playing area made up of greens, tees, fairways, roughs and related areas used for the playing of golf.
Hand-held hose	A hose physically held by one person, fitted with a manual or automatic shutoff nozzle.
Hose-end Sprinkler	A device through which water flows from a hose to a sprinkler to water any lawn or landscape.
Hosing	To spray, water, or wash with a water hose.
Irrigation system	A system of fixed pipes and water emitters that apply water to landscape plants or turfgrass, including, but not limited to: in-ground and permanent irrigation systems.
Lake, lagoon, or pond	Artificially created body of fresh or salt water.
Landscape irrigation use	Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, right-of-ways, medians and entry ways.
"New landscape"	A landscape: a. Installed during construction of a new house, multi-family dwelling, or commercial building; b. Installed as part of a governmental entity's capital improvement project; or Alters more than one-third the area of an existing landscape.

Term	Definition
Non-essential water use	Water uses that are not required for the protection of public health, safety and welfare, such as: a. Irrigating landscape areas, including parks, athletic fields, and golf courses, except as otherwise provided under this plan; b. Washing any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas; except to alleviate a public health and safety issue; c. Washing any automobile, motorbike, boat (and/or trailer), airplane, or other vehicle except where required by law for safety and sanitary purposes. d. Washing buildings or structures for purposes other than immediate fire protection, or other uses provided under this plan; e. Filling, refilling, or adding to any swimming pools or Jacuzzi-type pools, except to maintain safe operating levels; f. Filling or operation of a fountain or pond for aesthetic or scenic purposes except when necessary to support aquatic life; g. Failure to repair a controllable leak within a reasonable time period after being directed to do so by formal notice; and h. Drawing from hydrants for construction purposes or any other purpose other than firefighting or protection of public drinking water supplies.
Park	A non-residential or multifamily tract of land, other than a golf course, maintained by a city, private organization, or individual, as a place of beauty or public recreation and available for use to the general public.
Power/Pressure washer	A machine that uses water or a water-based product applied at high pressure to clean impervious surfaces.
Power/Pressure washer (High-Efficiency)	A machine that uses water or a water-based product applied at 1500 pounds per square inch (PSI) or greater.

Term	Definition
Reclaimed Water	Municipal wastewater effluent that is given additional treatment and distributed for reuse in certain applications. Also referred to as recycled water.
Soaker hose	A flexible hose that is designed to slowly emit water across the entire length and connect directly to a flexible hose or spigot. Does not include hose that by design or use sends a fine spray in the air. It is not considered drip irrigation.
Structural Foundation	The lowest and supporting layer of a structure.
Swimming pool	Any structure, basin, chamber, or tank including hot tubs, containing an artificial body of water for swimming, diving, or recreational bathing, and having a depth of two (2) feet or more at any point.
Well Water	Water that has been, or is, obtained from the ground by digging, boring, or drilling to access an underground aquifer.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: AWARD OF TRANSPORTATION DEVELOPMENT CREDITS - REGIONAL TRANSPORTATION COUNCIL

RECOMMENDATION: City Council to consider a resolution authorizing an agreement for award of Transportation Development Credits with the Regional Transportation Council (RTC).

FUNDING SOURCE: N/A

BACKGROUND: In the summer of 2018, staff presented several candidate transportation related projects to be funded through the following North Central Texas Council of Governments (NCTCOG) project call.

On December 13, 2018, the RTC approved the Intersection Improvements/MTP Policy Bundle Transportation Development Credit (TDC) Program, which included three projects in Grapevine. On March 19, 2019, the City of Grapevine approved the 1,210,000 TDCs as a match for federal grant funds totaling approximately $6,050,000 for the three projects. These TDCs were used for the engineering design match for Fairway Drive and Euless Grapevine Road and reserved for future construction. The TDCs were also used for construction of the SH 26 ITS project that has been completed.

Due to increasing construction costs for Fairway Drive and Euless Grapevine Road, the City approached NCTCOG for additional funding. On July 13, 2023, the RTC approved an additional 353,653 TDCs for Fairway Drive and Euless Grapevine Road project construction. The City of Grapevine is able to use these TDCs as a match for additional federal grant funds totaling $1,768,263. These projects are shown in Attachment A and Overall Exhibit.

Mobility 2045, the region's current Metropolitan Transportation Plan (MTP), recommendations consist of policies, programs, and projects that reflect regional priorities and support Mobility 2045 goals. To encourage the development of alternative, strategic solutions, Mobility 2045 includes a voluntary list of policies that local governments and transportation agencies can choose to adopt. These policies are intended to address issues that affect transportation in the region and cover a wide range of topics. The City has been practicing a number of these policies for many years, including clean fleet, stormwater management and traffic improvements. By voluntarily adopting 50% of these policies, participating agencies will receive an offset of local funds in federal transportation projects in the form of TDCs.

Staff recommends approval.

RESOLUTION NO. 2024-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO ENTER INTO THE AGREEMENT FOR AWARD OF TRANSPORTATION DEVELOPMENT CREDITS WITH THE REGIONAL TRANSPORTATION COUNCIL AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 271.101 and 271.102 and Interlocal Cooperation Act Texas Government Code, Chapter 791 to enter into interlocal agreements with other qualified entities in the State of Texas; and

WHEREAS, the City of Grapevine applied for Transportation Development Credits TDCs) based on the size of the City and the number of North Central Council of Governments Policy Credits the City has met; and

WHEREAS, The City was awarded 3,000,000 TDC's in July 2017 and 1,500,000 TDC's in August of 2018; and

WHEREAS, The City approved the use of 1,210,000 TDC's for three projects in the City of Grapevine on March 19, 2019; and

WHEREAS, The City was awarded an additional 353,653 TDC's in July 2023 for the construction of two of the current projects; and

WHEREAS, the City of Grapevine, Texas has requested to enter into the Agreement for Award of Transportation Development Credits between the Regional Transportation Council and the City of Grapevine; and

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

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

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

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

Section 2. That the City Manager or his designee is authorized to take all steps necessary to consummate the agreement for award of Transportation Development Credits between the Regional Transportation Council and the City of Grapevine.

Section 3. That this resolution shall become effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of May, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

FY2023 AGREEMENT FOR AWARD OF TRANSPORTATION DEVELOPMENT CREDITS
BETWEEN
THE REGIONAL TRANSPORTATION COUNCIL
AND
CITY OF GRAPEVINE

This Agreement is entered into by and between the Regional Transportation Council (RTC), acting in its capacity as policy body for the Metropolitan Planning Organization (MPO), and the City of Grapevine. The purpose of this Agreement is to outline the roles and responsibilities of each party with respect to Transportation Development Credits (TDCs) awarded for the projects outlined in Attachment 1.

WHEREAS, the North Central Texas Council of Governments (NCTCOG) is designated as the MPO for the Dallas-Fort Worth Metropolitan Area by the Governor of Texas in accordance with federal law; and,

WHEREAS, the RTC, comprised primarily of local elected officials, is the regional transportation policy body associated with the North Central Texas Council of Governments, and has been and continues to be the regional forum for cooperative decisions; and,

WHEREAS, 23 U.S.C. §120 permits a state to use certain toll revenue expenditures, TDCs, formerly called toll credits, as a credit toward the non-Federal share of all programs authorized by Title 23, with the exception of emergency relief programs, and for transit programs authorized by Title 49, Chapter 53; and,

WHEREAS, 43 Tex. Admin. Code §5.106 authorizes an MPO to award TDCs allocated to it by the State and 43 Tex. Admin. Code §5.110 requires an agreement be entered into between the MPO and entity awarded TDCs prior to and in order for those credits to be used; and,

WHEREAS, the RTC awarded a total of 353,653 TDCs to the City of Grapevine for the projects listed in Attachment 1; and,

WHEREAS, the City of Grapevine desires to use the TDCs awarded to it in lieu of the required local cash match for the federally funded transportation projects described in Attachment 1; and,

NOW, THEREFORE, in consideration of these premises and of the mutual covenants contained herein, NCTCOG and the City of Grapevine agree as follows:

AGREEMENT

1. The RTC has awarded 353,653 TDCs to the City of Grapevine for use as described herein.

2. The City of Grapevine agrees to utilize the TDCs for the projects identified and described herein as match to certain federal grant funds totaling approximately $1,768,263.

3. Any unused TDCs shall be reallocated to other projects as solely determined by the RTC.

4. The City of Grapevine will be required to execute separate funding agreements with a party other than the RTC and/or NCTCOG for the federal grant funds referenced above.

5. Neither Party may assign this Agreement in whole or in part, without first obtaining the written consent of the other Party.

6. In the event any one or more of the provisions contained in this Agreement shall be for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision(s) hereof, and this Agreement shall be revised so as to cure such invalid, illegal, or unenforceable provision(s) to carry out as near as possible the original intent of the Parties.

7. The Parties shall negotiate in good faith toward resolving any disputes that arise under this Agreement, which shall be construed and enforced in accordance with the laws of the State of Texas. Venue for any action under this Agreement shall lie exclusively in Tarrant County, Texas.

8. This Agreement constitutes the entire agreement of the Parties with respect to the matters contemplated herein and supersedes all prior understandings and agreements regarding such subject matter. This Agreement may be modified or amended only in writing, signed by all Parties hereto.

9. The effective date of this Agreement is the date of last signature by the parties hereto.

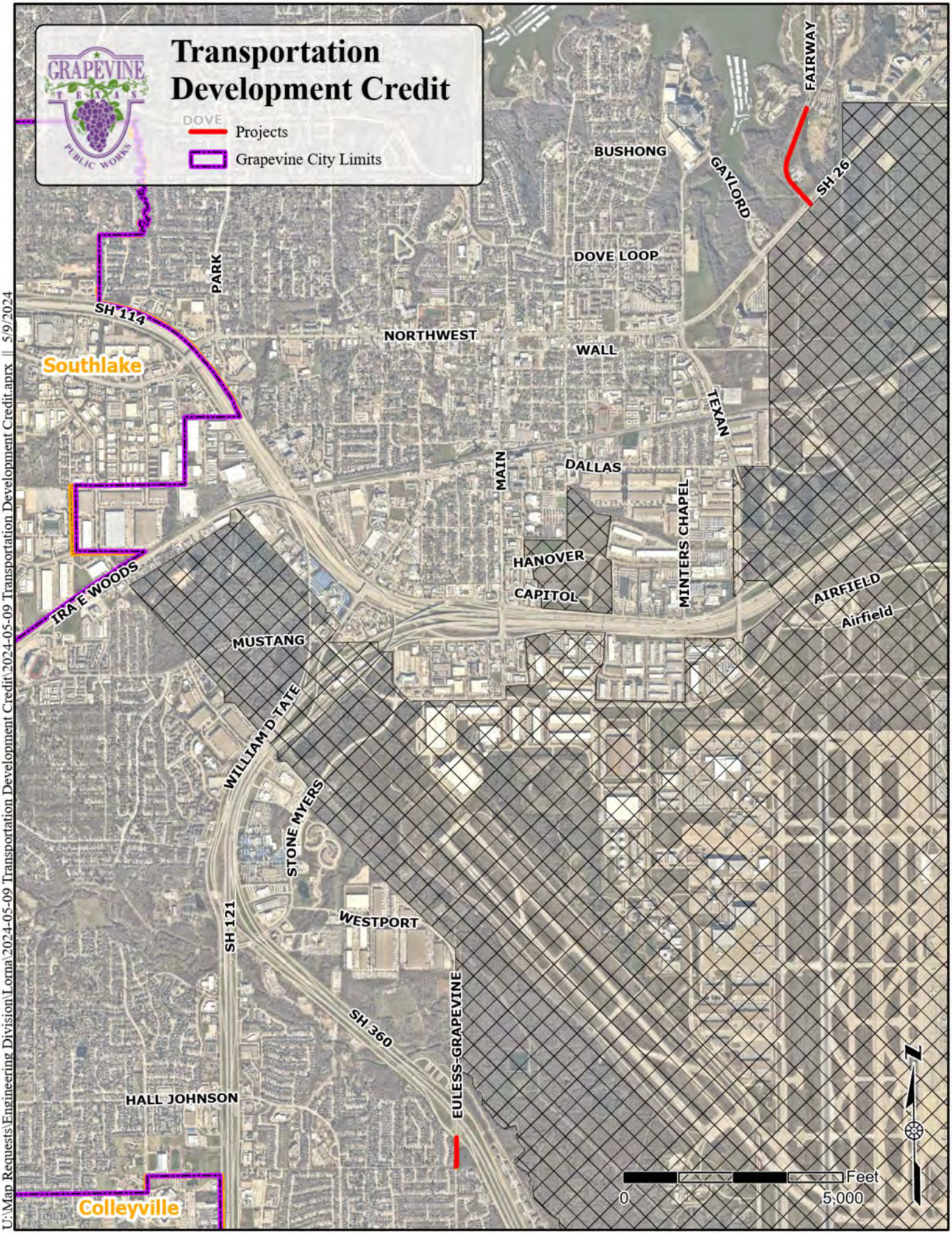
Signed and Duly Executed by the Parties Below:

_____	_____
Bruno Rumbelow Date	Michael Morris, P.E. Date
City Manager	Staff Director
City of Grapevine	Regional Transportation Council

TRANSPORTATION DEVELOPMENT CREDIT (TDC) FY2023 AGREEMENT
PROJECT LIST
CITY OF GRAPEVINE

ATTACHMENT 1

TIP CODE	CSJ	PROJECT DESCRIPTION	FEDERAL FUNDING AMOUNT	TDC AMOUNT	AWARD DATE
14048	0902-90-144	ON FAIRWAY DRIVE FROM SH 26 TO MARINA DRIVE; RECONSTRUCT 2 TO 2 LANES INCLUDING SHARED USE PATH AND ROUNDABOUT AT FAIRWAY AND MARINA DRIVE	$1,286,240	257,248	JULY 13, 2023
14050	0902-90-145	EULESS-GRAPEVINE ROAD FROM SH 360 TO HUGHES ROAD; RECONSTRUCT 2 LANES TO 2 LANES; INCLUDING SIDEWALK AND TRAFFIC SIGNAL IMPROVEMENTS	$482,023	96,405	JULY 13, 2023
		TOTAL AWARDED	**$1,768,263**	**353,653**	



U:\Map Requests\Engineering Division\Lorna\2024-05-09 Transportation Development Credit\2024-05-09 Transportation Development Credit.aprx || 5/9/2024

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 21, 2024

SUBJECT: LOCAL PROJECT ADVANCED FUNDING AGREEMENT (LPAFA) FAIRWAY DRIVE FROM STATE HIGHWAY 26 TO MARINA DRIVE

RECOMMENDATION: City Council to consider adopting a resolution approving the Local Project Advance Funding Agreement with Texas Department of Transportation (TXDOT) to establish funding participation levels for the reconstruction of Fairway Drive from State Highway 26 to Marina Drive and the approval of an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval, funds will be available in the Capital Project Streets Fund in an estimated amount of $192,625.

BACKGROUND: On August 31, 2018, staff submitted the Fairway Drive project to be funded through the North Central Texas Council of Government (NCTCOG) Metropolitan Transportation Plan Policy Bundle project call. The Fairway Drive project was one of the approved projects and provides for the widening of Fairway Drive from two lanes to three lanes with a new minimum ten foot wide shared use path from State Highway 26 to Marina Drive, as shown in the attached exhibit, to support both the City's and the region's transportation systems.

On December 13, 2018, the Fairway Drive project was awarded federal funding through the Regional Transportation Council in the amount of $338,940 for engineering and $2,566,260 for construction. Typically, federal funds require a 20% local match, which would be $67,788 for engineering design and $513,252 for construction. However, this project call allows the use of Transportation Development Credits (TDCs) which the City Council authorized for use on this project in March of 2019.

On July 20, 2021, Council adopted a resolution approving the Local Project Advance Funding Agreement with Texas Department of Transportation (TXDOT) to establish funding participation levels for the design of this project and the approval of an ordinance appropriating the funds.

On January 18, 2022, Council awarded a contract to Kimley Horn and Associates in the amount of $475,000 for the design of the roadway to meet TxDOT and City standards.

The Transportation Improvement Program has been modified to increase construction costs from the original estimate and increase TDCs to $770,550.

The plans are almost complete and reaching final review with TxDOT. City staff and TXDOT have reached an agreement on the proposed Local Project Advance Funding for construction, which is attached. Upon execution, this agreement will provide $3,852,500 in federal funding for construction, this includes the $770,500 in TDCs that are being utilized as our local match. The City is responsible for direct State costs in the amount of $192,625 and any cost overruns.

Staff recommends approval.

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ITEM #28

TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-145	AFA ID	Z00009285		CFDA No.	20.205
AFA CSJs	0902-90-145				CFDA Title	Highway Planning and Construction
District #	002	Code Chart 64#	17200			
Project Name	CS; Euless-Grapevine FR SH 360 to Hughes				*AFA Not Used For Research & Development*	

STATE OF TEXAS §

COUNTY OF TRAVIS §

ADVANCE FUNDING AGREEMENT
For
SURFACE TRANSPORTATION BLOCK GRANT (STBG) WITH TRANSPORTATION DEVELOPMENT CREDITS AND CONGESTION MITIGATION AIR QUALITY IMPROVEMENT (CMAQ) PROJECT
Off-System

THIS AGREEMENT (Agreement) is made by and between the State of Texas, acting by and through the **Texas Department of Transportation** called the "State", and the **City of Grapevine**, acting by and through its duly authorized officials, called the "Local Government". The State and Local Government shall be collectively referred to as "the parties" hereinafter.

WITNESSETH

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes, and

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision, and

WHEREAS, federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds, and

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects, and

WHEREAS, the Texas Transportation Commission passed Minute Order Number **116522** authorizing the State to undertake and complete a highway improvement or other transportation project generally described as **intersection improvements.** The portion of the project work covered by this Agreement is identified in the Agreement, Article 3, Scope of Work (Project), and

WHEREAS, the Governing Body of the Local Government has approved entering into this Agreement by resolution, ordinance, or commissioners court order dated **March 19, 2024**, which is attached to and made a part of this Agreement as Attachment C, Resolution, Ordinance, or Commissioners Court Order (Attachment C). A map showing the Project location

ITEM #28

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appears in Attachment A, Location Map Showing Project (Attachment A), which is attached to and made a part of this Agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows:

AGREEMENT

1. Responsible Parties:

For the Project covered by this Agreement, the parties shall be responsible for the following work as stated in the article of the Agreement referenced in the table below:

1	**N/A**	Utilities	Article 8
2.	**N/A**	Environmental Assessment and Mitigation	Article 9
3.	**N/A**	Architectural and Engineering Services	Article 11
4.	**Local Government**	Construction Responsibilities	Article 12
5.	**N/A**	Right of Way and Real Property	Article 14

In Process

An asterisk next to the party responsible for specific work in the above table indicates that the associated specific work is not anticipated as part of the Project and is therefore not included in the budget; however, the party indicated will be responsible for that specific work if that work is not the subject of another agreement and the State determines that the specific work has become necessary to successful completion of the Project.

2. Period of the Agreement

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until the Project is completed or unless terminated as provided below.

3. Scope of Work

The scope of work for the Project consists of **reconstructing 2 lanes to 2 lanes including sidewalks and traffic signal improvement on Euless-Grapevine Road from State Highway 360 southbound service road to Hughes Road as shown in Attachment A. CMAQ funds will be utilized for sidewalks and traffic signal improvements only. The reconstructing of the 2 lanes will be utilizing the STBG funds.**

4. Project Sources and Uses of Funds

The total estimated cost of the Project is shown in Attachment B, Project Budget (Attachment B) which is attached to and made a part of this Agreement.

A. If the Local Government will perform any work under this Agreement for which reimbursement will be provided by or through the State, the Local Government

ITEM #28

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must complete training. If federal funds are being used, the training must be completed before federal spending authority is obligated. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled "Local Government Project Procedures and Qualification for the Texas Department of Transportation" and retains qualification in accordance with applicable TxDOT procedures. Upon request, the Local Government shall provide the certificate of qualification to the State. The individual who receives the training certificate may be an employee of the Local Government or an employee of a firm that has been contracted by the Local Government to perform oversight of the Project. The State in its discretion may deny reimbursement if the Local Government has not continuously designated in writing a qualified individual to work actively on or to directly oversee the Project.

B. The expected cash contributions from the federal government, the State, the Local Government, or other parties are shown in Attachment B. The State will pay for only those Project costs that have been approved by the Texas Transportation Commission. For projects with federal funds, the State and the federal government will not reimburse the Local Government for any work performed before the federal spending authority is formally obligated to the Project by the Federal Highway Administration (FHWA). After federal funds have been obligated, the State will send to the Local Government a copy of the formal documentation showing the obligation of funds including federal award information. The Local Government is responsible for 100% of the cost of any work performed under its direction or control before the federal spending authority is formally obligated.

C. Attachment B shows, by major cost categories, the cost estimates and the party responsible for performing the work for each category. These categories may include but are not limited to: (1) costs of real property; (2) costs of utility work; (3) costs of environmental assessment and remediation; (4) cost of preliminary engineering and design; (5) cost of construction and construction management; and (6) any other local project costs.

D. The State will be responsible for securing the federal and State share of the funding required for the development and construction of the local Project. If the Local Government is due funds for expenses incurred, these funds will be reimbursed to the Local Government on a cost basis.

E. The Local Government will be responsible for all non-federal or non-State participation costs associated with the Project, unless otherwise provided for in this Agreement or approved otherwise in an amendment to this Agreement. For items of work subject to specified percentage funding, the Local Government shall only in those instances be responsible for all Project costs that are greater than the maximum State and federal participation specified in Attachment B and for overruns in excess of the amount specified in Attachment B to be paid by the Local Government.

F. The budget in Attachment B will clearly state all items subject to fixed price funding, specified percentage funding, and the periodic payment schedule, when periodic payments have been approved by the State.

ITEM #28

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G. When the Local Government bears the responsibility for paying cost overruns, the Local Government shall make payment to the State within thirty (30) days from the receipt of the State's written notification of additional funds being due.

H. When fixed price funding is used, the Local Government is responsible for the fixed price amount specified in Attachment B. Fixed prices are not subject to adjustment unless (1) differing site conditions are encountered; (2) further definition of the Local Government's requested scope of work identifies greatly differing costs from those estimated; (3) work requested by the Local Government is determined to be ineligible for federal participation; or (4) the adjustment is mutually agreed to by the State and the Local Government.

I. Prior to the performance of any engineering review work by the State, the Local Government will pay to the State the amount specified in Attachment B. At a minimum, this amount shall equal the Local Government's funding share for the estimated cost of preliminary engineering performed or reviewed by the State for the Project. At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its remaining financial share for the State's estimated construction oversight and construction cost.

J. The State will not execute the contract for the construction of the Project until the required funding has been made available by the Local Government in accordance with this Agreement.

K. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Finance Division. The funds shall be deposited and managed by the State and may only be applied by the State to the Project.

L. The State will not pay interest on any funds provided by the Local Government.

M. If a waiver for the collection of indirect costs for a service project has been granted under 43 TAC §15.56, the State will not charge the Local Government for the indirect costs the State incurs on the Project, unless this Agreement is terminated at the request of the Local Government prior to completion of the Project.

N. If the Local Government is an Economically Disadvantaged County (EDC) and if the State has approved adjustments to the standard financing arrangement, this Agreement reflects those adjustments.

O. Where the Local Government is authorized to perform services under this Agreement and be reimbursed by the State, the Local Government is authorized to submit requests for reimbursement by submitting the original of an itemized invoice, in a form and containing all items required by the State, no more frequently than monthly and no later than ninety (90) days after costs are incurred. If the Local Government submits invoices more than ninety (90) days after the costs are incurred and if federal funding is reduced as a result, the State shall have no responsibility to reimburse the Local Government for those costs.

P. Upon completion of the Project, the State will perform a final accounting of the Project costs for all items of work with specified percentage funding. Any funds

ITEM #28

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Project Name		CS; Euless-Grapevine FR SH 360 to Hughes			*AFA Not Used For Research & Development*	

due by the Local Government, the State, or the federal government for these work items will be promptly paid by the owing party.

Q. The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this Agreement or indirectly through a subcontract under this Agreement. Acceptance of funds directly under this Agreement or indirectly through a subcontract under this Agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

R. Payment under this Agreement beyond the end of the current fiscal biennium is subject to availability of appropriated funds. If funds are not appropriated, this Agreement shall be terminated immediately with no liability to either party.

5. Termination of This Agreement

This Agreement shall remain in effect until the Project is completed and accepted by all parties, unless:

A. The Agreement is terminated in writing with the mutual consent of the parties;

B. The Agreement is terminated by one party because of a breach, in which case any costs incurred because of the breach shall be paid by the breaching party;

C. The Local Government elects not to provide funding after the completion of preliminary engineering, specifications, and estimates (PS&E) and the Project does not proceed because of insufficient funds, in which case the Local Government agrees to reimburse the State for its reasonable actual costs incurred during the Project; or

D. The Agreement is terminated by the State because the parties are not able to execute a mutually agreeable amendment when the costs for Local Government requested items increase significantly due to differing site conditions, determination that Local government requested work is ineligible for federal or state cost participation, or a more thorough definition of the Local Government's proposed work scope identifies greatly differing costs from those estimated. The State will reimburse Local Government remaining funds to the Local Government within ninety (90) days of termination; or

E. The Project is inactive for thirty-six (36) consecutive months or longer and no expenditures have been charged against federal funds, in which case the State may in its discretion terminate this Agreement.

6. Amendments

Amendments to this Agreement due to changes in the character of the work, terms of the Agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment.

ITEM #28

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Project Name	CS; Euless-Grapevine FR SH 360 to Hughes				*AFA Not Used For Research & Development*	

7. Remedies

This Agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

8. Utilities

The party named in Article 1, Responsible Parties, under AGREEMENT shall be responsible for the adjustment, removal, or relocation of utility facilities in accordance with applicable state laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. The Local Government will not be reimbursed with federal or State funds for the cost of required utility work. The Local Government must obtain advance approval for any variance from established procedures. Before a construction contract is let, the Local Government shall provide, at the State's request, a certification stating that the Local Government has completed the adjustment of all utilities that must be adjusted before construction is commenced.

In Process

9. Environmental Assessment and Mitigation

Development of a transportation project must comply with the National Environmental Policy Act and the National Historic Preservation Act of 1966, which require environmental clearance of federal-aid projects. The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

A. The identification and assessment of any environmental problems associated with the development of a local project governed by this Agreement.
B. The cost of any environmental problem's mitigation and remediation.
C. Providing any public meetings or public hearings required for the environmental assessment process. Public hearings will not be held prior to the approval of the Project schematic.
D. The preparation of the NEPA documents required for the environmental clearance of this Project.

If the Local Government is responsible for the environmental assessment and mitigation, before the advertisement for bids, the Local Government shall provide to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances have been obtained.

10. Compliance with Accessibility Standards

All parties to this Agreement shall ensure that the plans for and the construction of all projects subject to this Agreement are in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

ITEM #28

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District #	002	Code Chart 64#	17200			
Project Name	CS; Euless-Grapevine FR SH 360 to Hughes				*AFA Not Used For Research & Development*	

11. Architectural and Engineering Services

The party named in Article 1, Responsible Parties, under AGREEMENT has responsibility for the performance of architectural and engineering services. The engineering plans shall be developed in accordance with the applicable State's *Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges* and the special specifications and special provisions related to it. For projects on the State highway system, the design shall, at a minimum conform to applicable State manuals. For projects not on the State highway system, the design shall, at a minimum, conform to applicable American Association of State Highway and Transportation Officials (AASHTO) design standards.

In procuring professional services, the parties to this Agreement must comply with federal requirements cited in 23 CFR Part 172 if the Project is federally funded and with Texas Government Code 2254, Subchapter A, in all cases. Professional contracts for federally funded projects must conform to federal requirements, specifically including the provision for participation by Disadvantaged Business Enterprises (DBEs), ADA, and environmental matters. If the Local Government is the responsible party, the Local Government shall submit its procurement selection process for prior approval by the State. All professional services contracts must be reviewed and approved by the State prior to execution by the Local Government.

12. Construction Responsibilities

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

A. Advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of the Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the award of the construction contract. In order to ensure federal funding eligibility, projects must be authorized by the State prior to advertising for construction.

B. If the State is the responsible party, the State will use its approved contract letting and award procedures to let and award the construction contract.

C. If the Local Government is the responsible party, the Local Government shall submit its contract letting and award procedures to the State for review and approval prior to letting.

D. If the Local Government is the responsible party, the State must concur with the low bidder selection before the Local Government can enter into a contract with the vendor.

E. If the Local Government is the responsible party, the State must review and approve change orders.

F. Upon completion of the Project, the party responsible for constructing the Project will issue and sign a "Notification of Completion" acknowledging the Project's construction completion and submit certification(s) sealed by a professional engineer(s) licensed in the State of Texas.

ITEM #28

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G. For federally funded contracts, the parties to this Agreement will comply with federal construction requirements cited in 23 CFR Part 635 and with requirements cited in 23 CFR Part 633, and shall include the latest version of Form "FHWA-1273" in the contract bidding documents. If force account work will be performed, a finding of cost effectiveness shall be made in compliance with 23 CFR 635, Subpart B.

13. Project Maintenance

The Local Government shall be responsible for maintenance of locally owned roads and locally owned facilities after completion of the work. The State shall be responsible for maintenance of the State highway system after completion of the work if the work was on the State highway system, unless otherwise provided for in existing maintenance agreements with the Local Government.

14. Right of Way and Real Property

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the provision and acquisition of any needed right of way or real property.

In Process

15. Insurance

If this Agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work, the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

16. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

Local Government:	**State:**
City of Grapevine ATTN: Director of Public Works 200 S. Main Street Grapevine, TX 76051	Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11th Street Austin, TX 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this Agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

ITEM #28

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District #	002	Code Chart 64#	17200			
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17. Legal Construction

If one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

18. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

19. Ownership of Documents

Upon completion or termination of this Agreement, all documents prepared by the State shall remain the property of the State. All data and information prepared under this Agreement shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the Local Government shall be transmitted to the State, in the format directed by the State, on a monthly basis or as required by the State. The originals shall remain the property of the Local Government. .

20. Compliance with Laws

The parties to this Agreement shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

21. Sole Agreement

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

22. Cost Principles

In order to be reimbursed with federal funds, the parties shall comply with the cost principles established in 2 CFR 200 that specify that all reimbursed costs are allowable, reasonable, and allocable to the Project.

23. Procurement and Property Management Standards

The parties to this Agreement shall adhere to the procurement and property management standards established in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and to the Texas Uniform Grant Management Standards. The State must pre-approve the Local Government's procurement procedures for purchases to be eligible for state or federal funds.

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24. Inspection of Books and Records

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred under this Agreement and shall make such materials available to the State, the Local Government, and, if federally funded, the FHWA and the U.S. Office of the Inspector General or their duly authorized representatives for review and inspection at its office during the Agreement period and for seven (7) years from the date of final reimbursement by FHWA under this Agreement or until any impending litigation or claims are resolved. Additionally, the State, the Local Government, and the FHWA and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

25. Civil Rights Compliance

The parties to this Agreement are responsible for the following:

A. Compliance with Regulations: Both parties will comply with the Acts and the Regulations relative to Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (USDOT), the Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made part of this Agreement.

B. Nondiscrimination: The Local Government, with regard to the work performed by it during the Agreement, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Local Government will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the Agreement covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

C. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Local Government for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier will be notified by the Local Government of the Local Government's obligations under this Agreement and the Acts and Regulations relative to Nondiscrimination on the grounds of race, color, or national origin.

D. Information and Reports: The Local Government will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and facilities as may be determined by the State or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations or directives. Where any information required of the Local Government is in the exclusive possession of another who fails or refuses to furnish this information, the Local Government will so certify to the State or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.

E. Sanctions for Noncompliance: In the event of the Local Government's noncompliance with the Nondiscrimination provisions of this Agreement, the

ITEM #28

TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-145	AFA ID	Z00009285		CFDA No.	20.205
AFA CSJs	0902-90-145				CFDA Title	Highway Planning and Construction
District #	002	Code Chart 64#	17200			
Project Name	CS; Euless-Grapevine FR SH 360 to Hughes				*AFA Not Used For Research & Development*	

State will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:

1. withholding of payments to the Local Government under the Agreement until the Local Government complies and/or
2. cancelling, terminating, or suspending of the Agreement, in whole or in part.

F. Incorporation of Provisions: The Local Government will include the provisions of paragraphs (A) through (F) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Local Government will take such action with respect to any subcontract or procurement as the State or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Local Government becomes involved in, or is threatened with, litigation with a subcontractor or supplier because of such direction, the Local Government may request the State to enter into such litigation to protect the interests of the State. In addition, the Local Government may request the United States to enter into such litigation to protect the interests of the United States.

In Process

26. Pertinent Non-Discrimination Authorities

During the performance of this Agreement, each party, for itself, its assignees, and successors in interest agree to comply with the following nondiscrimination statutes and authorities; including but not limited to:

A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (pro-hibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.

B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of federal or federal-aid programs and projects).

C. Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), as amended, (prohibits discrimination on the basis of sex).

D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.) as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27.

E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age).

F. Airport and Airway Improvement Act of 1982, (49 U.S.C. Chapter 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex).

G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the federal-aid recipients, subrecipients and contractors, whether such programs or activities are federally funded or not).

ITEM #28

TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-145	AFA ID	Z00009285		CFDA No.	20.205
AFA CSJs	0902-90-145				CFDA Title	Highway Planning and Construction
District #	002	Code Chart 64#	17200			
Project Name	CS; Euless-Grapevine FR SH 360 to Hughes				*AFA Not Used For Research & Development*	

H. Titles II and III of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38.

I. The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex).

J. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations.

K. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, the parties must take reasonable steps to ensure that LEP persons have meaningful access to the programs (70 Fed. Reg. at 74087 to 74100).

L. Title IX of the Education Amendments of 1972, as amended, which prohibits the parties from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq.).

27. Disadvantaged Business Enterprise (DBE) Program Requirements

If federal funds are used:

A. The parties shall comply with the Disadvantaged Business Enterprise Program requirements established in 49 CFR Part 26.

B. The Local Government shall adopt, in its totality, the State's federally approved DBE program.

C. The Local Government shall incorporate into its contracts with subproviders an appropriate DBE goal consistent with the State's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Local Government shall submit its proposed scope of services and quantity estimates to the State to allow the State to establish a DBE goal for each Local Government contract with a subprovider. The Local Government shall be responsible for documenting its actions.

D. The Local Government shall follow all other parts of the State's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally-Approved Disadvantaged Business Enterprise by Entity, and attachments found at web address http://ftp.dot.state.tx.us/pub/txdot-info/bop/dbe/mou_attachments.pdf.

E. The Local Government shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any U.S. Department of Transportation (DOT)-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Local Government shall

ITEM #28

TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-145	AFA ID	Z00009285		CFDA No.	20.205
AFA CSJs	0902-90-145				CFDA Title	Highway Planning and Construction
District #	002	Code Chart 64#	17200			
Project Name	CS; Euless-Grapevine FR SH 360 to Hughes				*AFA Not Used For Research & Development*	

take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. The State's DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this Agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Local Government of its failure to carry out its approved program, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

F. Each contract the Local Government signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: *The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this Agreement, which may result in the termination of this Agreement or such other remedy as the recipient deems appropriate*.

28. Debarment Certifications

If federal funds are used, the parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, "Debarment and Suspension." By executing this Agreement, the Local Government certifies that it and its principals are not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549 and further certifies that it will not do business with any party, to include principals, that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this Agreement shall require any party to a subcontract or purchase order awarded under this Agreement to certify its eligibility to receive federal funds and, when requested by the State, to furnish a copy of the certification.

If state funds are used, the parties are prohibited from making any award to any party that is debarred under the Texas Administrative Code, Title 34, Part 1, Chapter 20, Subchapter G, Rule §20.585 and the Texas Administrative Code, Title 43, Part 1, Chapter 9, Subchapter G.

29. Lobbying Certification

If federal funds are used, in executing this Agreement, each signatory certifies to the best of that signatory's knowledge and belief, that:

A. No federal appropriated funds have been paid or will be paid by or on behalf of the parties to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the

ITEM #28

TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-145	AFA ID	Z00009285		CFDA No.	20.205
AFA CSJs	0902-90-145				CFDA Title	Highway Planning and Construction
District #	002	Code Chart 64#	17200			
Project Name	CS; Euless-Grapevine FR SH 360 to Hughes				*AFA Not Used For Research & Development*	

awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with federal contracts, grants, loans, or cooperative agreements, the signatory for the Local Government shall complete and submit the Federal Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

C. The parties shall require that the language of this certification shall be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and all sub-recipients shall certify and disclose accordingly. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Title 31 U.S.C. §1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

30. Federal Funding Accountability and Transparency Act Requirements

If federal funds are used, the following requirements apply:

A. Any recipient of funds under this Agreement agrees to comply with the Federal Funding Accountability and Transparency Act (FFATA) and implementing regulations at 2 CFR Part 170, including Appendix A. This Agreement is subject to the following award terms: http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf and http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf.

B. The Local Government agrees that it shall:

1. Obtain and provide to the State a System for Award Management (SAM) number (Federal Acquisition Regulation, Part 4, Sub-part 4.11) if this award provides more than $25,000 in federal funding. The SAM number may be obtained by visiting the SAM website whose address is: https://www.sam.gov/portal/public/SAM/
2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows federal government to track the distribution of federal money. The DUNS may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website http://fedgov.dnb.com/webform; and
3. Report the total compensation and names of its top five executives to the State if:
   i. More than 80% of annual gross revenues are from the federal government, and those revenues are greater than $25,000,000; and
   ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

ITEM #28

TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-145	AFA ID	Z00009285		CFDA No.	20.205
AFA CSJs	0902-90-145				CFDA Title	Highway Planning and Construction
District #	002	Code Chart 64#	17200			
Project Name	CS; Euless-Grapevine FR SH 360 to Hughes				*AFA Not Used For Research & Development*	

31. Single Audit Report

If federal funds are used:

A. The parties shall comply with the single audit report requirements stipulated in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

B. If threshold expenditures of $750,000 or more are met during the fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Compliance Division, 125 East 11th Street, Austin, TX 78701 or contact TxDOT's Compliance Division by email at singleaudits@txdot.gov.

C. If expenditures are less than the threshold during the Local Government's fiscal year, the Local Government must submit a statement to TxDOT's Compliance Division as follows: "We did not meet the $_____ expenditure threshold and therefore, are not required to have a single audit performed for FY _____."

D. For each year the Project remains open for federal funding expenditures, the Local Government will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the Agreement, unless otherwise amended or the Project has been formally closed out and no charges have been incurred within the current fiscal year.

32. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

Each party is signing this Agreement on the date stated under that party's signature.

THE STATE OF TEXAS	THE LOCAL GOVERNMENT
_____	_____
Signature	Signature
Kenneth Stewart	Bryan Beck
Typed or Printed Name	Typed or Printed Name
Director of Contract Services	Director of Public Works
Typed or Printed Title	Typed or Printed Title
_____	_____
Date	Date

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CCSJ #	0902-90-145	AFA ID	Z00009285		CFDA No.	20.205
AFA CSJs	0902-90-145				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	17200			
Project Name	CS; Euless-Grapevine FR SH 360 to Hughes				*AFA Not Used For Research & Development*	

ATTACHMENT A
LOCATION MAP SHOWING PROJECT

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TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-145	AFA ID	Z00009285		CFDA No.	20.205
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District #	02	Code Chart 64#	17200			
Project Name	CS; Euless-Grapevine FR SH 360 to Hughes				*AFA Not Used For Research & Development*	

ATTACHMENT B
PROJECT BUDGET

Costs will be allocated based on 100% Federal funding until the federal funding reaches the maximum obligated amount. The Local Government will then be responsible for 100% of the costs.

Description	Total Estimated Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost/TDC
Construction (by Local Government)	$2,182,263	100%	$2,182,263	0%	$0	0%	436,453
Subtotal	$2,182,263		$2,182,263		$0		436,453
Environmental Direct State Costs	$1	0%	$0	0%	$0	100%	$1
Right of Way Direct State Costs	$1	0%	$0	0%	$0	100%	$1
Engineering Direct State Costs	$1	0%	$0	0%	$0	100%	$1
Utility Direct State Costs	$1	0%	$0	0%	$0	100%	$1
Construction Direct State Costs	$109,109	0%	$0	0%	$0	0%	$109,109
Indirect State Costs	$100,384	0%	$0	100%	$100,384	0%	$0
TOTAL	$2,391,760		$2,182,263		$100,384		$109,113

In Process

Transportation Development Credits (TDCs) in the amount of 436,453 will be used for the Local Government's contribution.

Initial payment by the Local Government to the State: $4.00
Payment by the Local Government to the State before construction: $109,109.00
Estimated total payment by the Local Government to the State $109,113.00
This is an estimate. The final amount of Local Government participation will be based on actual costs.

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TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-145	AFA ID	Z00009285		CFDA No.	20.205
AFA CSJs	0902-90-145				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	17200			
Project Name		CS; Euless-Grapevine FR SH 360 to Hughes			*AFA Not Used For Research & Development*	

ATTACHMENT C
RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER

RESOLUTION NO. 2024-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ADDRESSING FUNDING PARTICIPATION LEVEL AND PROJECT SCOPE FOR THE EULESS GRAPEVINE ROAD PROJECT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes through Texas Department of Transportation authority; and

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision; and

WHEREAS, Federal law, 23 USC §134 and 49 USC §5303, requires that State and Metropolitan Planning Organizations (MPOs) develop transportation plans and programs for urbanized areas of Texas; and

WHEREAS, Federal and State laws require local governments to meet certain contract standards relating to the management and administration of Federal and State funds, and

WHEREAS, a Master Agreement between the City of Grapevine and the State was adopted by Resolution No. 2000-60 on November 21, 2000 and the agreement states the general terms and conditions for transportation projects developed through this Advance Funding Agreement; and

WHEREAS, the City of Grapevine prepared and submitted to the North Central Texas Council of Governments (NCTCOG) a project nomination package for the 2018 Metropolitan Transportation Plan Policy Bundle, including this project which is briefly described as the Euless Grapevine Road Project (Project); and

WHEREAS, the Regional Transportation Council awarded $2,182,263 in federal funding for the project; and

WHEREAS, City Council approved the use of 436,553 in previously awarded transportation development credits as proxy for the local match requirements; and

WHEREAS, the City of Grapevine is responsible for direct state costs and any cost overruns associated with this project; and

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TxDOT:					Federal Highway Administration:	
CCSJ #	0902-90-145	AFA ID	Z00009285		CFDA No.	20.205
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District #	02	Code Chart 64#	17200			
Project Name	CS; Euless-Grapevine FR SH 360 to Hughes				*AFA Not Used For Research & Development*	

WHEREAS, the Grapevine City Council strongly supports the Texas Department of Transportation in developing the Euless Grapevine Road Project; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine approves entering into this Advance Funding Agreement for the Euless Grapevine Road Project using Transportation Development Credits for the local construction match and Capital Project Street Funds for the direct State costs and any project cost overruns.

Section 3. That this resolution shall become effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of March, 2024.

APPROVED:

~~William D. Tate~~ Darlene Freed
Mayor Pro Tem

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

DocuSign

Certificate Of Completion

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Melissa Durham
125 E. 11th Street
Austin, TX 78701
melissa.durham@txdot.gov
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Signer Events	Signature	Timestamp
Bryan Beck bbeck@grapevinetexas.gov Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:** Accepted: 8/5/2021 9:20:02 AM ID: e3a21ac5-20ae-4f08-b9c9-dc8a5d1c2d73		Sent: 5/1/2024 3:42:58 PM
Kenneth Stewart kenneth.stewart@txdot.gov Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Shelia Jenkins Shelia.Jenkins@txdot.gov Texas Department of Transportation Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 5/1/2024 3:42:57 PM Viewed: 5/2/2024 9:26:10 AM
Lorna Gibson lgibson@grapevinetexas.gov Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:**	COPIED	Sent: 5/1/2024 3:42:58 PM Viewed: 5/1/2024 3:54:13 PM

Carbon Copy Events	Status	Timestamp
Accepted: 5/12/2021 4:09:16 PM ID: 544419bb-eaa6-4316-9b93-9f1c7b78edc4		
Finance Division FIN_Local-Participation@txdot.gov Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		
Lillie Salas Lillie.Salas@txdot.gov Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		
Sonya Ayers Sonya.Ayers@txdot.gov Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

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Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ITEM #28

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Texas Department of Transportation (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Texas Department of Transportation:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: kevin.setoda@txdot.gov

To advise Texas Department of Transportation of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at kevin.setoda@txdot.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

To request paper copies from Texas Department of Transportation
To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to kevin.setoda@txdot.gov and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.
To withdraw your consent with Texas Department of Transportation

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an e-mail to kevin.setoda@txdot.gov and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	• Allow per session cookies

	• Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Texas Department of Transportation as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Texas Department of Transportation during the course of my relationship with you.

RESOLUTION NO. 2024-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ADDRESSING FUNDING PARTICIPATION LEVEL AND PROJECT SCOPE FOR THE FAIRWAY DRIVE PROJECT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes through Texas Department of Transportation authority; and

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision; and

WHEREAS, Federal law, 23 USC §134 and 49 USC §5303, requires that State and Metropolitan Planning Organizations (MPOs) develop transportation plans and programs for urbanized areas of Texas; and

WHEREAS, Federal and State laws require local governments to meet certain contract standards relating to the management and administration of Federal and State funds, and

WHEREAS, a Master Agreement between the City of Grapevine and the State was adopted by Resolution No. 2000-60 on November 21, 2000 and the agreement states the general terms and conditions for transportation projects developed through this Advance Funding Agreement; and

WHEREAS, the City of Grapevine prepared and submitted to the North Central Texas Council of Governments (NCTCOG) a project nomination package for the 2018 Metropolitan Transportation Plan Policy Bundle, including this project which is briefly described as the Fairway Drive Project (Project); and

WHEREAS, the Regional Transportation Council awarded $3,852,500 in federal funding for the project; and

WHEREAS, City Council approved the use of 770,550 in previously awarded transportation development credits as proxy for the local match requirements; and

WHEREAS, the City of Grapevine is responsible for direct state costs and any cost overruns associated with this project; and

WHEREAS, the Grapevine City Council strongly supports the Texas Department of Transportation in developing the Fairway Drive Project; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine approves entering into this Advance Funding Agreement for the Fairway Drive Project using Transportation Development Credits for the local construction match and Capital Project Street Funds for the direct State costs and any project cost overruns.

Section 3. That this resolution shall become effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of May, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2024-043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $192,625 IN THE CAPITAL PROJECT STREETS FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to construct the Fairway Drive project; and

WHEREAS, funding is available in the Capital Projects Streets Fund; and

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

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

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

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

Section 2. That the City Council hereby authorizes and estimated amount of $192,625 be appropriated from the Capital Projects Streets Fund for the construction of the Fairway Drive project.

Section 3. That a copy of the revised FY 2023-2024 budget document shall be kept on file in the office of the City Secretary.

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

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of May, 2024.

APPROVED:

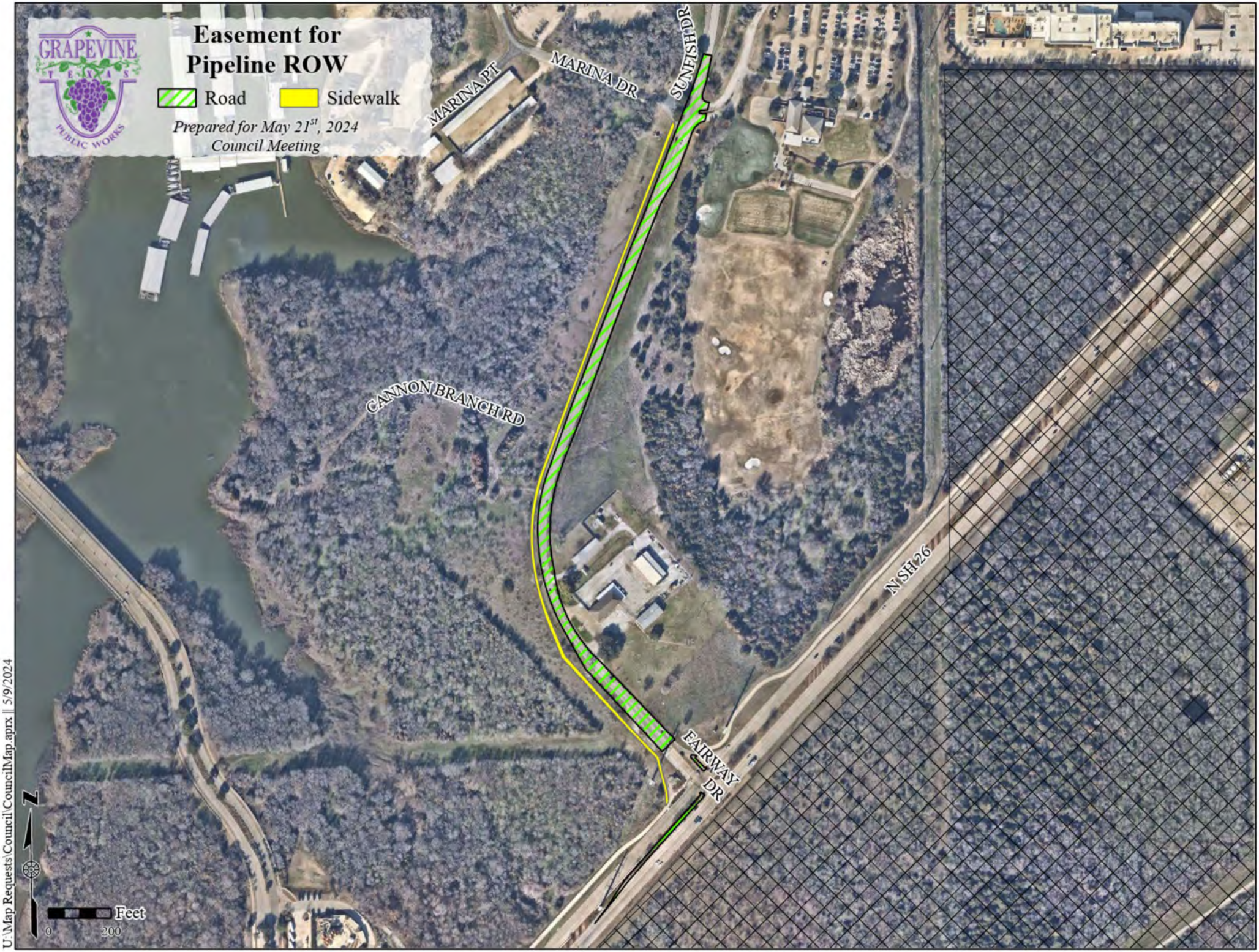
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney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TEXAS
PUBLIC WORKS
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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 16th 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

constituting a quorum, with Council Member Leon Leal being absent, and with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Monica Hotelling	Vice Chairman
Beth Tiggelaar	Member
Dennis Luers	Member
David Hallberg	Member
Traci Hutton	Member
Jason Parker	Member
Ben Johnson	Alternate Member

constituting a quorum, with Alternate Member Mark Assaad being absent; 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

Item 1. Executive Session

Mayor Tate called the meeting to order at 6:01 p.m.

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

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

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

The City Council recessed to the City Council Conference Room and began the closed session at 6:03 p.m. The closed session ended at 7:34 p.m.

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

City Manager Bruno Rumbelow stated there was no action necessary.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:38 p.m.

Item 2. Invocation and Pledge of Allegiance

Vice Chairman Monica Hotelling gave the invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Conditional Use Permit **CU24-08** and Planned Development Overlay **PD24-02** (Sauce'd)

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic reported the applicant was requesting a conditional use permit to allow for 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, the required parking as described in 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.

Applicant Representative Conner Gildenblatt answered questions from the Commission and Council.

Council discussed the proposed parking agreement.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.
Motion: Tiggelaar
Second: Parker
Ayes: Oliver, Hotelling, Tiggelaar, Luers, Hallberg, Hutton, and Parker
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 4. Conditional Use Permit **CU24-14** (Stuart's Paint and Body)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to develop an automotive repair garage with an 18-foot pole sign. The subject property is located at 2051 State Highway 121 and is currently zoned "CC", Community Commercial District.

Applicant Representative Omar Oweis described the changes that were made to the proposal after the meeting in November 2023 and answered questions from the Commission.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.
Motion: Luers
Second: Hotelling
Ayes: Oliver, Hotelling, Tiggelaar, Luers, Hallberg, Hutton, and Parker
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: Freed
Second: O'Dell
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 5. Zoning Change Application **Z24-02** (MacDaddy's)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting to rezone 0.87 acres from “PO”, Professional Office District to “CN”, Neighborhood Commercial District to allow for the retail sales and service of electronic goods. The subject property is located at 1001 South Main Street.

Applicant Representative Kirk Porter presented this item and answered questions from the Commission and Council.

Planning Services Director Marohnic answered questions from the Commission.

No one spoke during the public hearing. There was no correspondence to report.

Motion was made to close the public hearing.
Motion: Parker
Second: Tiggelaar
Ayes: Oliver, Hotelling, Tiggelaar, Luers, Hallberg, Hutton, and Parker
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O’Dell, and Slechta
Nays: None
Approved: 6-0

Item 6. Transit District Overlay **TDO24-01** (Nash Berry Townhomes) and **Final Plat** of Lots 1-17, 18X, Block 2-R , Nash and Berry Addition

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was 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 and 936 Berry Street and is currently zoned “LI”, Light Industrial District.

Applicant Representative Richard Gibberson described the changes that were made to the plans since the meeting on November 21, 2023 and answered questions from the Commission and Council.

Jerry Drew, 932 Jean Street, Grapevine spoke in favor of this item.

Three letters of support were provided to the Commission and Council.

Motion was made to close the public hearing.
Motion: Parker

Second: Tiggelaar
Ayes: Oliver, Hotelling, Tiggelaar, Luers, Hallberg, Hutton, and Parker
Nays: None
Approved: 7-0

Motion was made to close the public hearing.
Motion: Slechta
Second: O'Dell
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

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

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

Item 7. Citizen Comments

Aram Azadpour, PO Box 2644, Grapevine spoke in opposition to Senate Bill 4 relating to the enforcement of immigration laws and the GOP platform.

PRESENTATIONS

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

Mayor Tate presented the proclamation in honor of Crime Victim's Rights Week to Victim Rights Advocate Makalya Moore.

Ms. Moore highlighted the work of the Grapevine Police Victim Services Program and thanked Council for the recognition of the importance of crime victims' assistance.

Mayor Tate announced the Council would consider the recommendations of the Planning and Zoning Commission next.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 27. Conditional Use Permit **CU24-08** (Sauce'd)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0 allowing for the sale of beer and wine only.

Motion was made to approve Conditional Use Permit **CU24-08** (Sauce'd) and **Ordinance No. 2024-032.**
Motion: Freed

Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

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

Item 28. Planned Development Overlay **PD24-02** (Sauce'd)

Chairman Oliver reported the Commission denied the planned development unit with a vote of 7-0 and answered questions from Council.

City Attorney Matthew C.G. Boyle answered questions from Council.

Motion was made to **deny** Planned Development Overlay **PD24-02** (Sauce'd).
Motion: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0 **to deny**

Item 29. Conditional Use Permit **CU24-14** (Stuart's Paint and Body)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 6-1.

Motion was made to approve Conditional Use Permit **CU24-14** (Stuart's Paint and Body) and **Ordinance No. 2024-034.**

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

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

Item 30. Zoning Change Application **Z24-02** (MacDaddy's)

Chairman Oliver reported the Commission approved the zoning change request with a vote of 7-0.

Motion was made to approve Zoning Change Application **Z24-02** (MacDaddy's) and **Ordinance No. 2024-035.**

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

Nays: None
Approved: 6-0

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

Item 31. Transit District Overlay **TDO24-01** (Nash Berry Townhomes)

Chairman Oliver reported the Commission approved the transit district overlay with a vote of 7-0, including the condition that the development can only be townhomes.

Chairman Oliver answered questions from Council.

Motion was made to approve Transit District Overlay TDO24-01 (Nash Berry Townhomes) as approved by the Planning and Zoning Commission.
Motion: Freed
Second: Coy

Council discussed this item. City Attorney Boyle clarified the request to include the submitted facades as part of the approval.

Mayor Pro Tem Freed amended the motion to approve Transit District Overlay TDO24-01 (Nash Berry Townhomes) and **Ordinance No. 2024-036** consistent with the Planning and Zoning Commission's recommendations, with the additional condition that the detailed facades included in the application are incorporated herein by reference.

Council Member Coy amended his second.

Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

ORDINANCE NO. 2024-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS APPROVING TRANSIT DISTRICT OVERLAY TDO24-01 [R-TH] 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) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 41B OF THE ZONING ORDINANCE AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; AMENDING 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

Item 32. **Final Plat** of Lots 1-17, 18X, Block 2-R, Nash and Berry Addition

Chairman Oliver reported the Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Final Plat and Statement of Findings for Lots 1-17, 18X, Block 2-R, Nash and Berry Addition.
Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 33. **Preliminary Plat** of Lot 1, Block 1 Faithful and True Addition

Chairman Oliver reported preliminary plat was approved by the Commission with a vote of 7-0.

Motion was made to approve the Preliminary Plat and Statement of Findings for Lot 1, Block 1 Faithful and True Addition.
Motion: Coy
Second: Freed
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 34. **Final Plat** of Lot 1, Block 1 Faithful and True Addition

Chairman Oliver reported the Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Final Plat and Statement of Findings for Lot 1, Block 1 Faithful and True Addition.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Mayor Tate announced that Council would now consider the rest of the agenda in the published order.

NEW BUSINESS

Item 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.

Chief Financial Officer Jeff Strawn presented this item to Council which provides formal notice of intent to issue bonds for the costs associated with the Municipal Service Center renovation; expansion and improvements of the Water and Wastewater Treatment buildings; and the Storm Drainage Maintenance and Improvement Project for a total amount not to exceed $36,700,000.

Chief Financial Officer Strawn answered questions from Council.

Motion was made to approve **Resolution No. 2024-005** authorizing publication of notice of intent 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.
Motion: O'Dell
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

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

Item 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.

Public Works Director Bryan Beck presented this item to Council. The City will use $122,650 in funding as part of the Infrastructure Investment and Jobs Act of 2021 to install solar panels on the northeast section of the Library's roof with the goal of using solar to power 25% of the Library's energy needs.

Motion was made to 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.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

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

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 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 Tara Brooks recommended approval of the agreement for Joint Election Services with the Tarrant County Elections Administrator for the May 4 General Election for an estimated amount of $5,124.07.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 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 Garin Giacomarro recommended approval of the payment of $18,227 for an exhibitor's booth to be used for the Innovating Commerce Service Communities 2024 Trade Show.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

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

Fire Chief Darrell Brown recommended approval of the yearly cleaning repair of firefighter's protective gear for an amount not to exceed $16,500.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 14. Consider a sole source purchase of EMS reporting license and record management system from Imagetrend.

Fire Chief Brown recommended approval of the contract for Emergency Medical Service software for an amount not to exceed $22,882.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 15. Consider the purchase of replacement of end of life network switches for the Data Center and City Hall.

Chief Information Officer Tessa Allberg recommended approval of the purchase of network switches for the Data Center and City Hall for an estimated amount of $866,870.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 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 Beck recommended approval of the renewal of the contracts for hauling of debris and aggregates on an as-needed basis for an annual estimated amount of $100,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 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 Beck recommended approval of the award of annual contracts for as-needed concrete services for an annual amount of $900,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 18. Consider the renewal of an annual contract for the purchase of various fuels with Offen Petroeum.

Public Works Director Beck recommended approval of the purchase of various fuels on an as-needed basis for an annual estimated amount of $40,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 19. Consider an annual contract for trade services to provide and install heat boxes with Entech Sales and Services.

Public Works Director Beck recommended approval of the contract to provide and install mechanical heat boxes at City Hall for an estimated amount of $40,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 20. Consider an annual contract for electrical trade services from Humphrey & Associates, Inc.

Public Works Director Beck recommended approval of an annual contract for electrical trade services to include electrical repairs, switch gear maintenance, and infrared testing for an annual estimated amount of $550,000.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 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 Beck recommended approval of the renewal of software updates, support and maintenance for the Public Works' operations and management system for an estimated amount of $96,505.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 22. Consider the Dallas Fort Worth International Airport noise monitor upgrade and License Agreements.

Public Works Director Beck recommended approval of the upgrade of six noise monitors at DFW Airport.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 23. Consider a license agreement to allow for utilities along Fairway Drive with the U.S. Army Corps of Engineers.

Public Works Director Beck recommended approval of the license agreement to allow for the City to operate and maintain utilities along Fairway Drive.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 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 Beck recommended approval of the submittal of a Technical Assistance Grant for pipeline safety for the Public Works GIS system to improve risk assessment and asset management.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 25. Consider declaring certain property as surplus and authorizing its sale at auction.

Public Works Director Beck recommended approval of the declaration of certain property 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 as surplus property and authorizing their sale at auction.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

Item 26. Consider the minutes of the April 2, 2024 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.
Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: None
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:48 p.m.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta

Nays: None
Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 21st day of May, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, APRIL 16, 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 16TH day of April 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
Ben Johnson	Alternate

With Mark Assaad absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

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 **7:19 p.m.**

JOINT MEETING WITH CITY COUNCIL: 7:38 p.m. – City Council Chambers

2. Invocation and Pledge of Allegiance: Commission Vice-Chair 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.

The Commission and Council received a report from staff and held the public hearing. Sauce'd representative, Conner Gildenblatt, presented and answered questions.

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.

The Commission and Council received a report from staff and held the public hearing. Applicant, Omar Oweis with Oweis Enterprises, LLC, presented and answered questions.

5. Zone change request **Z24-02** (MacDaddy's) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by 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.

The Commission and Council received a report from staff and held the public hearing. MacDaddy's representative, Kirk Porter, presented and answered questions.

6. Transit District Overlay **TDO24-01** (Nash and 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.

The Commission and Council received a report from staff and held the public hearing. Applicant, Richard Giberson with Berry, Jean, & Nash, LLC, 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

Chairman Oliver called the regular session to order at **8:28 p.m.**

7. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

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

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-08** (110 North Main Street):

Motion: Parker
Second: Hallberg
Ayes: Luers, Tiggelaar, Hutton, Hotelling, Oliver
Nays: None
Approved: 7 - 0

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

The Commission discussed this item.

Motion was made to **deny** planned development overlay **PD24-02** (110 North Main Street):

Motion: Tiggelaar
Second: Hutton
Ayes: Hotelling, Luers, Hallberg, Oliver, Parker
Nays: None
Approved: 7 – 0

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

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-14** (2051 State Highway 121)

Motion: Hutton
Second: Hotelling
Ayes: Luers, Parker, Oliver, Hallberg
Nays: Tiggelaar
Approved: 6 – 1

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

The Commission discussed this item.

Motion was made to **approve** Zone Change request **Z24-02** (1001 South Main Street)

Motion: Hutton
Second: Parker
Ayes: Hotelling, Hallberg, Oliver, Luers, Tiggelaar
Nays: None
Approved: 7 – 0

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

The Commission discussed this item.

Motion was made to **approve** Transit District Overlay **TDO24-01** (931/ 937/ 943 Jean Street and 930/ 936 Berry Street)

Motion: Hotelling
Second: Hutton
Ayes: Tiggelaar, Oliver, Parker, Luers, Hallberg
Nays: None
Approved: 7 – 0

13. **Final Plat** of Lot 2, Block 1, Hasten Addition – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** the Statement of Findings and the Final Plat of Lots 1-17, 18X, Block 2-R, Nash and Berry Addition (931/ 937/ 943 Jean Street and 930/ 936 Berry Street):

Motion: Parker
Second: Hutton
Ayes: Hallberg, Luers, Oliver, Hotelling, Tiggelaar
Nays: None
Approved: 7 – 0

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

The Commission discussed this item.

Motion was made to **approve** the Statement of Findings and the Preliminary Plat of Lot 1, Faithful and True Addition (2910 Parr Lane):

Motion: Luers
Second: Parker
Ayes: Hallberg, Oliver, Hotelling, Tiggelaar, Hutton
Nays: None
Approved: 7 – 0

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

The Commission discussed this item.

Motion was made to **approve** the Statement of Findings and the Final Plat of Lot 1, Faithful and True Addition (2910 Parr Lane):

Motion: Luers
Second: Parker
Ayes: Hallberg, Oliver, Hotelling, Tiggelaar, Hutton
Nays: None
Approved: 7 – 0

16. Consider the minutes of the March 19, 2024 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the March 19, 2024 Planning and Zoning Commission meeting.

Motion: Hotelling
Second: Hutton
Ayes: Parker, Oliver, Luers, Hallberg, Tiggelaar
Nays: None
Abstained: None
Approved: 7 – 0

Adjournment

Motion was made to adjourn the meeting at **8:34 p.m.**
Motion: Parker
Second: Tiggelaar
Ayes: Luers, Hallberg, Hutton, Hotelling, Oliver
Nays: None
Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 21st DAY OF MAY 2024.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN