

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 18, 2024

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

6:30 p.m. Dinner – City Council Conference Room
7:00 p.m. Workshop – City Council Chambers
7:30 p.m. Joint Regular Meeting – City Council Chambers

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

WORKSHOP

1. City Council to receive a report, hold a discussion, and provide staff direction regarding updates to the Future Land Use Map.

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

2. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-12** and Planned Development Overlay **PD24-04** (Floor & Décor) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Philip Cochran requesting a conditional use permit to amend the previously approved site plan CU06-16 (Ordinance No. 2006-35) that allowed for a planned commercial center to allow for the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 71,461-square-foot retail store for building materials and supplies. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 3200 Grapevine Mills Parkway and is currently zoned “CC”, Community Commercial District. **The applicant has requested to table this item.**
4. Conditional Use Permit **CU24-20** (Texas Gun Experience) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Urban Strategy requesting a conditional use permit to amend the previously approved site plan CU17-24 (Ordinance No. 2017-80) that allowed for a single-story, 34,566-square-foot structure for retail gun sales and an indoor shooting range. This request is specifically to allow for a 4,755-square-foot

expansion to the existing shooting range for additional training space. The subject property is located at 1901 South Main Street and is currently zoned “CC”, Community Commercial District.

5. Zoning Change **Z24-06** (Peach Street Rezone) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application requesting a zone change for 1.87 acres located at 237, 235, 233, 231, 229, 227, 225, 223, 221, 219, 217, 215, 213, 211, 209, and 207 West Peach Street from “R-MF-1”, Multifamily District to “R-3.5”, Two-Family District; and 2.75 acres located at 503, 511 North Main Street, 217, 211, 205, 125 and 119 Hall Street; and 212, 206, 128, 122, 112 West Peach Street from “R-MF-1”, Multifamily District to “R-5.0”, Zero-Lot-Line District to realign zoning regulations with current land uses, duplexes and single-family detached residences.

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

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

CITIZEN COMMENTS

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

OLD BUSINESS

7. Consider **Ordinance No. 2024-029** to amend the Grapevine Code of Ordinances, Chapter 23, Traffic, Article IV, Pedestrians by adding to Section 23-52, relative to pedestrian safety, and take any necessary action. **This item was tabled at the April 2, 2024 regular meeting.**
8. Conditional Use Permit **CU24-16** (Office/Warehouse) – City Council to consider the second reading of **Ordinance No. 2024-048** 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. **The public hearing and first reading of this item were held at the May 21, 2024 meeting.**

9. Consider an amendment to the firework permit for the City's 2024 Fireworks Show that will be held on July 4, 2024, and take any necessary action.

NEW BUSINESS

10. Consider **Ordinance No. 2024-051** providing for the issuance and sale of City of Grapevine, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024 in a principal amount not to exceed \$36,700,000; awarding the sale thereof; levying a tax in payment thereof; authorizing the execution and delivery of a paying agent/registrar agreement; approving the official statement; approving a bond counsel engagement letter; and take any other necessary action.

CONSENT AGENDA

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

11. Consider a firework permit for Fellowship Church Independence Celebration fireworks display to be held on Saturday, June 29, 2024. Fire Chief recommends approval.
12. Consider the renewal of an annual workforce management cloud hosting with Kronos, Inc. Fire Chief recommends approval.
13. Consider the award of an annual contract for depository banking services with JP Morgan Chase Bank. Chief Financial Officer recommends approval.
14. Consider the purchase of an electric utility cart from Metro Golf Cars, Inc. to promote the Litter Ends with Us program throughout Lake Parks as part of the awarded funding received through the North Central Texas Council of Governments' FY 2024/FY 2025 Regional Solid Waste Program Local Implementation Project and **Ordinance No. 2024-052** to appropriate the funds. Parks and Recreation Director recommends approval.
15. Consider **Ordinance No. 2024-053** rescinding Ordinance No. 2022-089 that created Historic Landmark Subdistrict HL22-06 located at 201 Ball Street. Planning Services Director recommends approval.
16. Consider the purchase renewal of Flock camera access from Flock Safety. Police Chief recommends approval.
17. Consider the purchase of Motorola mobile radios from Motorola Solutions, Inc. Police Chief recommends approval.

18. Consider declaring certain property as surplus property and authorizing their sale through public auction. Public Works Director recommends approval.
19. Consider an annual contract for carpet and tile flooring services from RCS Flooring Servicers, LLC. Public Works Director recommends approval.
20. Consider contracts for ground-based mosquito control services with Municipal Mosquito and Vector Disease Control International. Public Works Director recommends approval.
21. Consider the purchase of three automotive lifts and installation from All Tex Capital Equipment. Public Works Director recommends approval.
22. Consider professional services contracts for maintenance repairs at the Water Treatment Plant, Wastewater Treatment Plant and lift stations with Central Industries and Alltech Engineering Corporation. Public Works Director recommends approval.
23. Consider the purchase of materials from Graybar and electrical services from Humphrey & Associates, Inc for replacement of the electrical control cabinets at the Hilton Lift Station. Public Works Director recommends approval.
24. Consider the purchase of pump repair services and motor replacement for Transfer Well 7 at the Water Treatment Plant. Public Works Director recommends approval.
25. Consider the minutes of the May 21 and June 4, 2024 Regular City Council meetings. City Secretary recommends approval.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

26. Conditional Use Permit **CU24-20** (Texas Gun Experience) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-054**, if applicable, and take any necessary action.
27. Zoning Change **Z24-06** (Peach Street Rezone) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-055**, if applicable, and take any necessary action.
28. **Final Plat** of Lot 1, Block 1, 942 MCR Addition – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by Don

Stone to final plat the existing building. The subject property is located at 942 Minters Chapel Road and is currently zoned "LI", Light Industrial District.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on June 14, 2024 by 5:00 p.m.

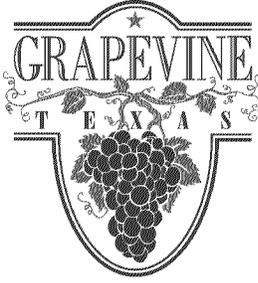
Tara Brooks

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, JUNE 18, 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. Hold and discussion and provide staff direction regarding possible amendments to Appendix D of the Code of Ordinances, as follows: create standards for mobile food units.
3. Hold and discussion and provide staff direction regarding possible amendments to Appendix D of the Code of Ordinances, as follows: to allow exceptions to Section 55, Performance Standards for standby emergency residential generators.

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

4. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

5. Conditional Use Permit **CU24-12** and Planned Development Overlay **PD24-04** (Floor & Décor) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Philip Cochran requesting a conditional use permit to amend the previously approved site plan CU06-16 (Ordinance No. 2006-35) that allowed for a planned commercial center to allow for the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 71,461-square-foot retail store for building materials and supplies. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No.

82-73. The subject property is located at 3200 Grapevine Mills Parkway and is currently zoned "CC", Community Commercial District. **The applicant has requested to table this item.**

6. Conditional Use Permit **CU24-20** (Texas Gun Experience) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Urban Strategy requesting a conditional use permit to amend the previously approved site plan CU17-24 (Ordinance No. 2017-80) that allowed for a single-story, 34,566-square-foot structure for retail gun sales and an indoor shooting range. This request is specifically to allow for a 4,755-square-foot expansion to the existing shooting range for additional training space. The subject property is located at 1901 South Main Street and is currently zoned "CC", Community Commercial District.
7. Zoning Change **Z24-06** (Peach Street Rezone) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application requesting a zone change for 1.87 acres located at 237, 235, 233, 231, 229, 227, 225, 223, 221, 219, 217, 215, 213, 211, 209, and 207 West Peach Street from "R-MF-1", Multifamily District to "R-3.5", Two-Family District; and 2.75 acres located at 503, 511 North Main Street, 217, 211, 205, 125 and 119 Hall Street; and 212, 206, 128, 122, 112 West Peach Street from "R-MF-1", Multifamily District to "R-5.0", Zero-Lot-Line District to realign zoning regulations with current land uses, duplexes and single-family detached residences.

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

9. Conditional Use Permit **CU24-20** (Texas Gun Experience) – Consider the application and make a recommendation to City Council.
10. Zoning Change **Z24-06** (Peach Street Rezone) – Consider the application and make a recommendation to City Council.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: UPDATE REGARDING FUTURE LAND USE MAP (FLUM)

RECOMMENDATION: City Council to receive a report, hold a discussion, and provide staff direction regarding updates to the Future Land Use Map.

FUNDING SOURCE: None

BACKGROUND: The Planning and Zoning Commission has been working to update the Future Land Use Map (also known as Map 2: Land Use Plan). Some of the proposed amendments to the Land Use Plan have raised concerns about the ability of existing uses to proceed in the event the Land Use Plan is amended to create an inconsistency with the existing use(s). The City Attorney has drafted proposed language that would effectively grandfather existing uses to allow them to proceed with future applications (including Applications for Conditional Use Permits and Sign Permits) based on the existing Land Use Plan. This item is being presented to update the Mayor and Council on this process and to obtain feedback regarding the proposed grandfathering language.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ADOPTING AMENDMENTS TO THE CITY'S FUTURE LAND USE MAP AND COMPREHENSIVE PLAN; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A FINE OF UP TO \$2,000.00 FOR EACH OFFENSE IN VIOLATION OF THE ORDINANCE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

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

WHEREAS, the City of Grapevine previously adopted a Future Land Use Map and Comprehensive Plan with the adoption of Ordinance No. XXX; and

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

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

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

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

Section 1. That all matters stated herein above 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 adopts a new and amended Future Land Use Map (Comprehensive Plan) as attached hereto as Exhibit "A" (which exhibit is incorporated herein by reference). Exhibit A amends and replaces in its entirety the former Future Land Use Map.

Section 3. All future requests for zoning changes must be adopted in accordance with the revised Future Land Use Map pursuant to Section 211.004 of the Local Government Code, except as follows. For any legally compliant, existing land use which is not in accordance with the new Future Land Use Map, the owner(s) can apply for development permits (other than a change in zoning category) and make application for Conditional Use Permit(s) pursuant to the former Future Land Use Map.

Section 4. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall stay in full force and effect.

Section 5. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace, and general welfare of the public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

Section 6. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) for each offense. Each day on which a reported violation is committed will be deemed a separate offense.

Section 7. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the ____ day of _____, 2024.

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

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

MEETING DATE: JUNE 18, 2024

SUBJECT: CONDITIONAL USE APPLICATION CU24-12 AND PLANNED
DEVELOPMENT OVERLAY PD24-04, FLOOR & DECOR

RECOMMENDATION:

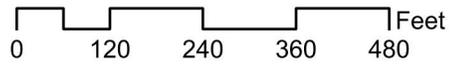
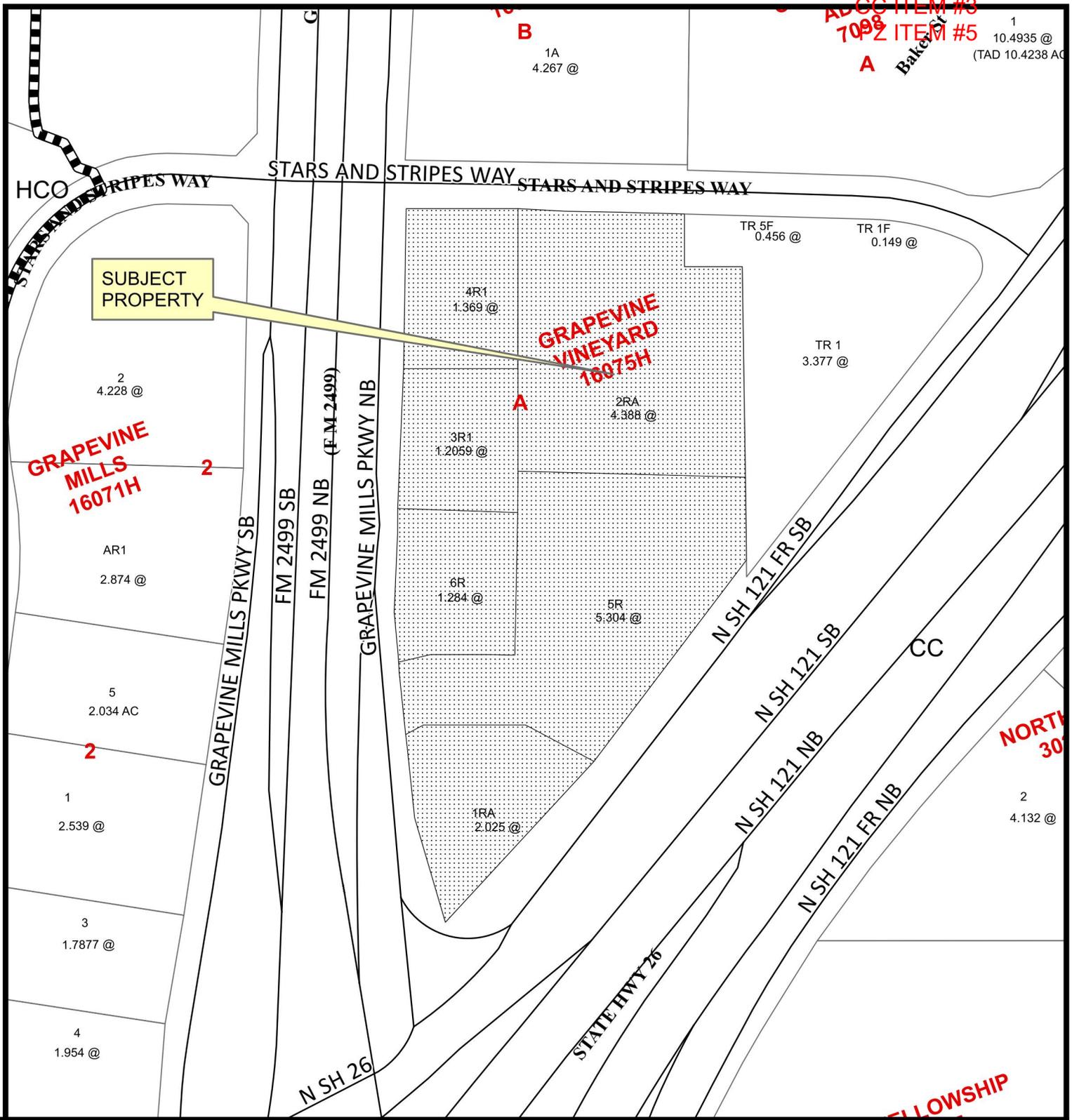
Staff recommends the City Council and the Planning and Zoning Commission accept the applicant's request to table conditional use application and planned development overlay CU24-12/PD24-04 to the August 20, 2024 meeting, and take any other necessary action.

BACKGROUND:

Conditional use permit CU24-12 is a request to allow a 71,050-square-foot retail store for building materials and supplies. Planned development overlay PD24-04 is a request to reduce the required off-street parking requirement in the "CC", Community Commercial District in a former fitness/workout center addressed as 3200 Grapevine Mills Parkway. The applicant needs the additional time to review all available options. See the attached letter.

/at

ADCC ITEM #3
7098
ITEM #5
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1
10.4935 @
(TAD 10.4238 AC)



CU24-12/ PD24-04; Floor & Decor 3200 Grapevine Mills Parkway

Date Prepared: 6/5/2024

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.

FLOOR & DECOR.

6/10/2024

Albert L. Triplett Jr.
Planner II
City of Grapevine
200 S. Main Street
Grapevine TX 76051

Re: CU24-12

Dear Mr. Triplett

Please accept this letter as my request to move CU24-12 from the currently scheduled June 18th, 2024, agenda to the August 2024 agenda. Our leadership has requested that we make some operational changes to the footprint to better service our customers. We believe these changes will align better with the comprehensive plan and planning objectives for the City of Grapevine, TX.

Please let me know if you need any additional from me regarding this request to table.

Sincerely,

Philip Cochran

Land Development Manager
7706174262
Philip.cochran@flooranddecor.com



CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s),
block(s), & lot(s): Grapevine Vineyard Addition Block A
Lot 2R

Gross area of parcel (to nearest tenth of
acre)

Street frontage & distance to nearest cross street
Grapevine Mills Parkway and Stars and Stripes Way
Proposed Zoning : CC

Describe the Proposed Use: Retail
Sales

Existing Zoning: Cc Community
Commerical Planned Commerical
Center (PCC)

Subject Property Address: 3200
GRAPEVINE MILLS PARKWAY,
GRAPEVINE TEXAS

Future Land Use Designation CO

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: Tony Ramji Owner Phone Number 1-972-707-9555 Company: Victory Shops

Graepvine Mills LLC

Address 2911 Turtle Creek Blvd Ste 700

City Dallas State Texas Zip Code 75219

Email [REDACTED]

CU24-12



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

Project Representation (check one):

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

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

Property Owner's Signature _____ Date 2/26/2024

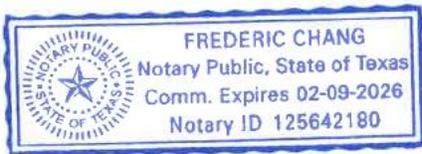
STATE OF: Texas
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 26th day of February, 2024

Freedy

NOTARY PUBLIC in and for the State of Texas



CU24-12



CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant X Preparer Other (specify) _____

Name: Philip Cochran Company Floor & Decor Address: 2500 Windy Rdige Parkway

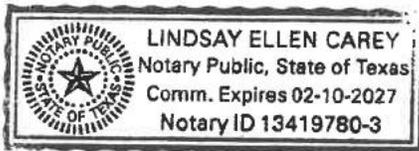
CityAtlanta State GA Zip Code30339 Phone 7706174262 Email [REDACTED]

Applicant's Signature [Signature] Date 3-4-2024

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Philip Cochran
(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 4th day of
March, 2024



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

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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



CU24-12

(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>)

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Subject Property Information

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

Grapevine Vineyard Addition Block A Lot 2R

Gross area of parcel (to nearest tenth of acre)

Street frontage & distance to nearest cross street

Grapevine Mills Parkway and stars and stripes

Describe the Proposed Use

Retail

Proposed Zoning

CO

Existing Zoning

PCC - Planned Commercial Center

Future Land Use Designation

CO

Subject Property Address

3200 Grapevine Mills Parkway

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 TONY RAMJI

Company Victory shops

Address 2911 Turtle Creek Blvd

City DALLAS

State TX Zip Code 75219

Phone 972/707/9555 Email 

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Philip Cochran Company Flood Decor

Address 2500 Windy Ridge Parkway

City ATLANTA State GA Zip Code 30339

Phone 770-617-9262 Email philip.cochran@flooddecor.com

Applicant's Signature [Signature] Date 6/12/2027

STATE OF: Georgia

COUNTY OF: Cobb

BEFORE ME, a Notary Public, on this day personally appeared Philip Cochran
(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
June, 2024

[Signature]

NOTARY PUBLIC in and for the State of Texas



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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

(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>)

PLANNED DEVELOPMENT OVERLAY 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 6/12/2024

STATE OF: Georgia
COUNTY OF: Cobb

BEFORE ME, a Notary Public, on this day personally appeared Philip Cochran (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 12th day of June, 2024

Amy K Austin
NOTARY PUBLIC in and for the State of Texas

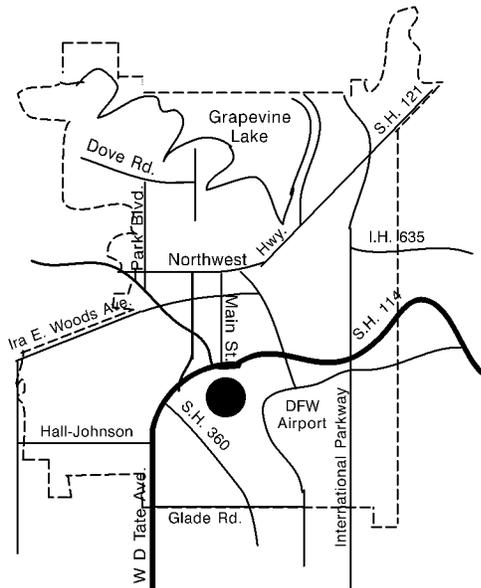


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: JUNE 18, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL
USE APPLICATION CU24-20; TEXAS GUN EXPERIENCE



APPLICANT: Frazier Scott – Urban Strategy

PROPERTY LOCATION AND SIZE:

The subject property is located at 1901 South Main Street and is platted as Block 3, Lot 1, Metroplace Addition, 2nd Installment. The subject property contains 2.81 acres and has approximately 225 feet of frontage along South Main Street and 515 feet of frontage along Metroplace Drive.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU17-24 (Ord. 2017-80) for a single-story, 34,566-square-foot structure for retail gun sales and an indoor shooting range. This request is specifically to allow a 4,755-square-foot expansion to the existing shooting range for additional training space

The subject site is developed as a single-story indoor shooting range with an office and retail sales of firearms. The owner plans to expand the existing 34,566-square-foot building by adding 4,755 square feet to the north, bringing the total area of the building to 39,321 square feet. This expansion will accommodate 11 extra lanes for shooting and a classroom for training purposes. Additionally, seven parking spaces will be added to the east of the property to accommodate the expansion, making a total of 119 parking spaces, which exceeds the 118 spaces that are required.

PRESENT ZONING AND USE:

The property is zoned "CC", Community Commercial District and is an indoor shooting range.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "I-1" Light Industrial District prior to the 1984 City-wide Rezoning. The subject and surrounding properties were subsequently rezoned to "PID", Planned Industrial Development during the 1984 City-wide rezoning.

- On May 15, 1990, City Council approved Z90-04 (Ord. 1990-29) to rezone 11.10 acres from "PID", Planned Industrial Development to "CC", Community Commercial District for the development of a planned commercial center.
- On April 20, 1993, City Council approved Z93-04 (Ord. 1993-19) to rezone 70.5 acres from "PID", Planned Industrial Development to "CC", Community Commercial District for a proposed mixed-use development with restaurants, retail, office, hotel, and warehouse uses.
- On December 20, 1994, City Council approved CU94-35 (Ord. 1995-03) for a planned commercial center to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a restaurant within a four-story hotel.
- On January 9, 1995, the Board of Zoning Adjustment approved BZA94-45 to allow an increase in the maximum density floor area ratio from 0.40 to .046 for the Radisson Hotel.
- On April 18, 1995, City Council approved CU95-10 (Ord. 1995-30) for a planned commercial center to allow a three-story and the relocation of the restaurant with alcohol sales within the hotel. This request expired before development began.
- On December 17, 1996, City Council approved CU96-35 (Ord. 1996-102) for a planned commercial center to develop a four-story hotel with possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a restaurant and a 40 foot pole sign.
- On December 17, 2013, City Council approved CU13-31 (Ord. 2013-58) for a planned commercial center for the development of an indoor shooting range with retail sales of firearms.
- On March 18, 2014, City Council approved CU14-07 (Ord. 2014-15) for a planned commercial center to allow an increase in height of an indoor shooting range for office space. This request expired before development began.
- On November 15, 2016, City Council approved CU16-26 (Ord. 2016-85) for a planned commercial center to allow for a two-story indoor shooting range with retail

sales of firearms and office space. This request was never constructed.

- On November 21, 2017, City Council approved CU17-24 (Ord. 2017-80) for a planned commercial center to allow for a one-story indoor shooting range with retail sales of firearms and office space.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CC", Community Commercial District - State Highway 114, Chevron/McDonalds Restaurant.

SOUTH: DFW Airport property

EAST: DFW Airport property

WEST: "CC", Community Commercial District – Stacy's Furniture and Hilton Garden Inn

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:

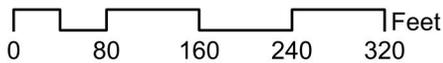
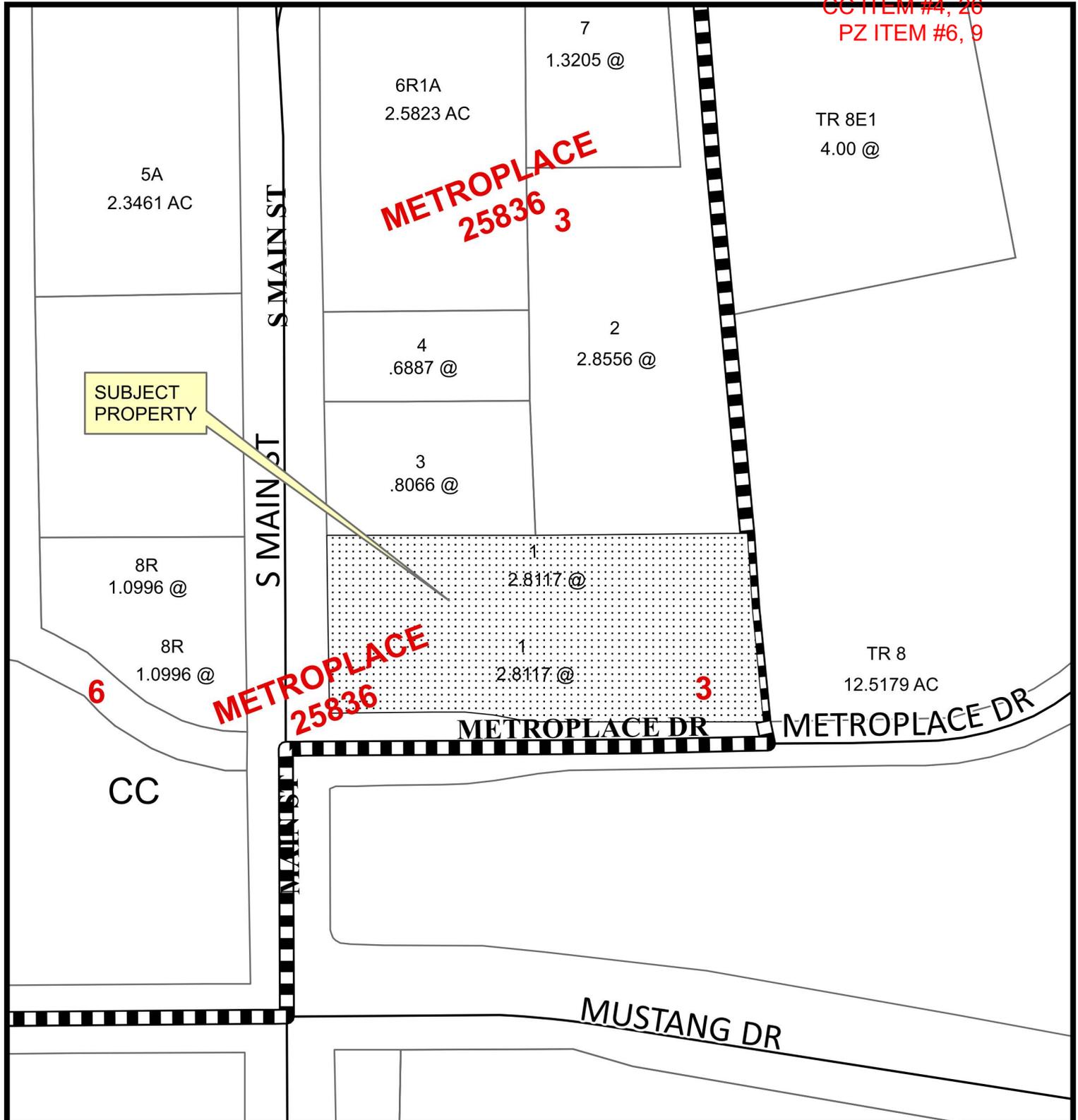
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial (CO) land use. The applicant's proposal is compliant with the Master Plan.

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.

/ng

CC ITEM #4, 26
PZ ITEM #6, 9



**CU24-20; Texas Gun Experience
1901 South Main Street**

Date Prepared: 6/5/2024

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

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

Lot 1, Block 3 Metroplace Addition

Gross area of parcel (to nearest tenth of acre)

2.8118 Acres

Street frontage & distance to nearest cross street

218.51'- S. Main, 529.15' - Metroplace Drive

Describe the Proposed Use

Indoor Range Expansion

Proposed Zoning

Existing Zoning

CC-Community Commercial

Future Land Use Designation

Subject Property Address

1901 South Main Street

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

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

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

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

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

Owner Name Jared & Joseph Stanyer Owner Phone Number 817.285.0664

Company Texas Gun Experience

Address 1901 South Main Street

City Grapevine State Texas Zip Code 76051

Email [REDACTED]

MAY 06 2024

CU24-20

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

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

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

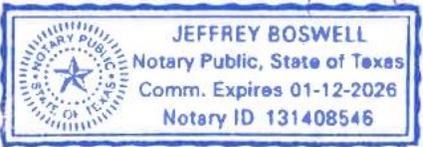
Property Owner's Signature [Signature] Date 5/6/24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Jared Philip Stayer (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 6 day of May, 2024

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



MAY 06 2024
CU24-20

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

[X] Engineer [] Purchaser [] Tenant [] Preparer [] Other (specify) _____

Name Frazier Scott Company Urban Strategy

Address 4222 Main Street

City Dallas State Texas Zip Code 75226

Phone 214.396.2339 Email [REDACTED]

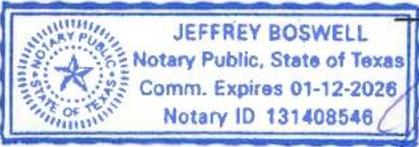
Applicant's Signature [Signature] Date 5/6/24

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Frazier Scott (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 6 day of May, 2024



[Signature]

NOTARY PUBLIC in and for the State of Texas

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

MAY 06 2024
CU24-20

(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>)



May 6, 2024

Via: Hand Deliver

Ms. Lindsay Carey
City of Grapevine
Department of Planning
200 S. Main St.
Grapevine, TX 76051

RE: Texas Gun Experience- Project Narrative Letter
City Project #: CU24-20
US Project #: 244006

Dear Ms. Lindsay Carey,

Submitted for your review is the following project narrative for the proposed building addition at the existing Texas Gun Experience, located at 1901 South Main Street, Grapevine, TX 76051.

The Texas Gun Experience is an existing commercial development with an existing building that is looking to add 4,755 square footage. The existing building area is currently 34,566 square feet and with the addition will total to be 39,321 square feet. The total building coverage and floor area ration will both increase from 28% to 32%. The impervious area will increase from 75% to 79%, with open space inversely decreasing from 25% to 21%. Accessible parking and loading space will match their existing values. With the 4,755 square footage addition, it is calculated that 13 additional parking spaces are required for a new total required parking spaces of 118 spaces. The site already provides 112 parking spaces; therefore, the proposed paving improvements will be necessary to add 6 additional spaces. Existing underground storm exists on-site, and all new proposed roof drains are to be routed internally and conveyed directly into the existing storm system.

Ultimately, this building addition will add great value to the existing site, as it plans to provide the required space for a full-time training facility complete with a classroom and 11 designated range lanes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frazier Scott'.

Frazier Scott, PE
Project Manager

[REDACTED]
(214) 396-2339 (o)
(469) 722-1685 (c)

MAY 06 2024
CU24-20

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 1901 South Main Street, Grapevine, Texas 76051

Legal description of subject property LOT 1, BLOCK 3, METROPLACE ADDITION
LOTS 1-7, BLOCK 3, METROPLACE ADDITION 2ND INSTALLMENT, AN 11.1021
ACRE TRACT OUT OF WILLIAM BRADFORD SURVEY, ABSTRACT NUMBER 131,
CITY OF GRAPEVINE, TARRANT COUNTY TEXAS

Cristian O. Quinter
Public Works Department

5-6-2024
Date

CU24-20

MAY 06 2024

ORDINANCE NO. 2024-054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-120 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU17-24 (ORDINANCE NO. 2017-080) FOR A SINGLE-STORY, 34,566-SQUARE-FOOT STRUCTURE FOR RETAIL GUN SALES AND AN INDOOR SHOOTING RANGE, SPECIFICALLY TO ALLOW FOR A 4,755-SQUARE-FOOT EXPANSION TO THE EXISTING SHOOTING RANGE FOR ADDITIONAL TRAINING SPACE (TEXAS GUN EXPERIENCE) FOR BLOCK 3, LOT 1, METROPLACE ADDITION (1901 SOUTH MAIN STREET) 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 CU24-20 to amend the previously approved site plan CU17-24 (Ordinance No. 2017-080) for a single-story, 34,566-square-foot structure for retail gun sales and an indoor shooting range. This request is specifically to allow for a 4,755-square-foot expansion to the existing shooting range for additional training space (Texas Gun Experience) in a district zoned "CC", Community Commercial District within the following described property: Block 3, Lot 1, Metroplace Addition (1901 South Main Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of June, 2024.

APPROVED:

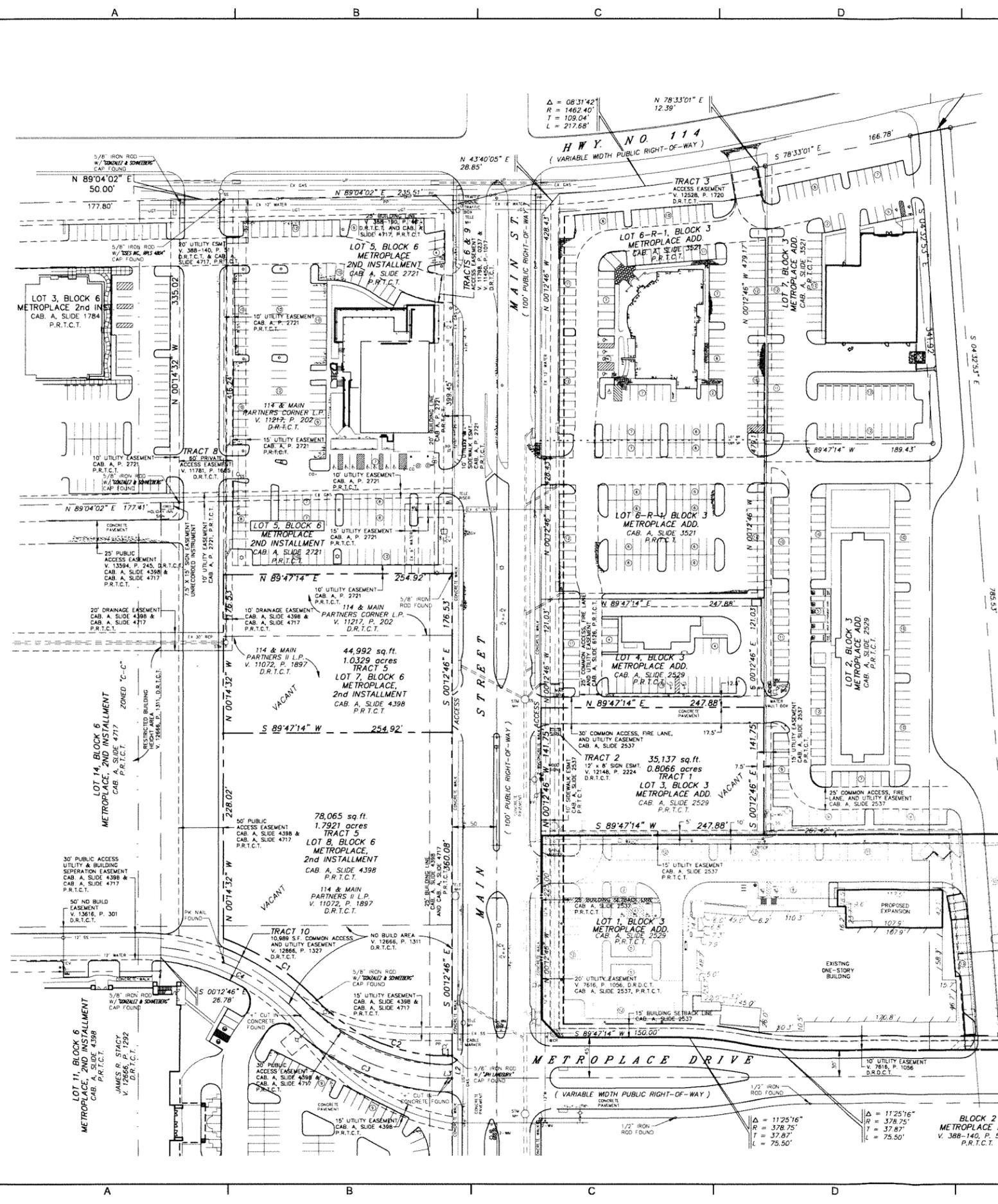
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

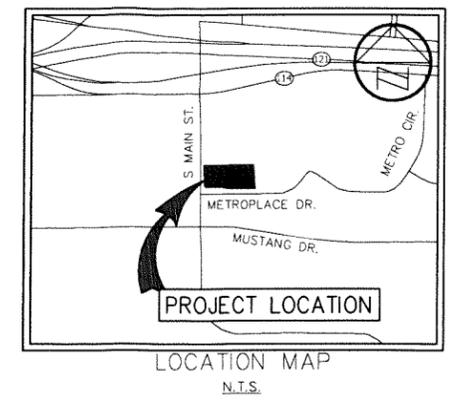
APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



SITE DATA

LOT NUMBER	LOT SIZE (SF)	BUILDING COVERAGE (SF)	DENSITY	BUILDING HEIGHT	IMPERVIOUS AREA	IMPERVIOUS AREA %	OPEN SPACE (SF)	OPEN SPACE %	PARKING	HC PARKING
7	57,521	11,159	19.40%	18.67'	46,582	84.5%	8,939	15.5%	80	4
6-R-1	113,878	8,663	7.61%	27.67'	91,345	80.2%	22,533	19.8%	187	5
4	30,000	2,544	8.48%	16.67'	5,655	19.5%	24,145	80.5%	32	2
3	35,137	0	0.00%	0'	0	0%	35,137	100.0%	0	0
2	124,393	15,042	12.09%	35'	79,132	63.6%	45,261	36.4%	107	5
1	122,481	39,321	32.10%	32'	96,429	78.7%	26,052	21.3%	118	5
TOTAL	483,410	76,729	15.87%		321,343	66.5%	162,067	33.53%		
REQUIRED	30,000 (MIN.)	290,046 (MAX.)	60.00% (MAX.)	50' (MAX.)	386,887 (MAX.)	80.0% (MAX.)	79,721 (MIN.)	20% (MIN.)		



26.501 ACCESS
CITY OF DALLAS AND CITY OF FORT WORTH
VOL. 9515, P. 240, D.R.D.C.T.

TEAM MEMBERS

OWNER:
DFW SHOOTING SPORTS, LLC
105 BEDFORD ROAD
BEDFORD, TEXAS 76022

OWNER'S REPRESENTATIVE:
ATTN: FRAZIER SCOTT (469) 722-1685

CIVIL ENGINEER:
URBAN STRATEGY
4222 MAIN STREET
DALLAS, TX 75226
ATTN: FRAZIER SCOTT
(469) 722-1685

ARCHITECT:
OXLEY WILLIAMS THARP
509 PECAN STREET, SUITE 100
FORT WORTH, TEXAS 76102
ATTN: JIM THARP (817) 993-9844

LANDSCAPE ARCHITECT:
GARTHOFF DESIGN
5646 MILTON STREET, SUITE 606
DALLAS, TEXAS 75209
ATTN: SHANE GARTHOFF (214) 750-4724

CONDITIONAL USE REQUEST CU24-20

THE PURPOSE OF CONDITIONAL USE PERMIT CU24-20 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU17-24 (ORD. 2017-80) FOR A SINGLE STORY, 34,566 SQUARE FOOT STRUCTURE FOR RETAIL GUN SALES AND AN INDOOR SHOOTING RANGE. THIS REQUEST IS SPECIFICALLY TO ALLOW A 4,755 SQUARE FOOT EXPANSION TO THE EXISTING SHOOTING RANGE FOR ADDITIONAL TRAINING SPACE.

LEGAL DESCRIPTION

LOTS 1-7, BLOCK 3 METROPLACE ADDITION 2ND INSTALLMENT AN 11.1021 ACRE TRACT OUT OF WILLIAM BRADFORD SURVEY, ABSTRACT NUMBER 131, CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS.

NOTES

- ALL PROPERTY SHOWN HEREON IS ZONED C-C
- NO PORTIONS OF THE SUBJECT PROPERTY IS SHOWN TO BE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FIA FLOOD HAZARD BOUNDARY MAPS PREPARED FOR THE CITY OF GRAPEVINE, COMMUNITY NO. 480588
- PARKING FOR THE DISABLED SHALL BE DESIGNATED ACCORDING TO THE CITY OF GRAPEVINE CODE OF ORDINANCES
- PARKING LOT LIGHTING SHALL BE DESIGNATED USING A MIN 1.5 FOOT CANDLES LIGHT LEVEL
- THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCES SHALL BE MET DURING THE PERIOD OF CONSTRUCTION
- ALL REQUIREMENTS OF THE ZONING ORDINANCE SECTION 60, SIGN STANDARDS SHALL BE MET BY THIS DEVELOPMENT

PROJECT PLAN INDEX

PLAN NUMBER	PLAN TITLE	SUBMITAL: MAY 6, 2024	SUBMITAL: MAY 24, 2024
1	MASTER SITE PLAN	0	0
2	SITE PLAN / DIMENSIONAL CONTROL PLAN	0	0
3	FLOOR PLAN	0	0
4	LANDSCAPE PLAN	0	0
5	BUILDING ELEVATIONS	0	0
6	GRADING PLAN	0	0
7	STORM PLAN	0	0
8	PHOTOMETRIC PLAN	0	0

**PLANNED COMMERCIAL CENTER
LOTS 1-7, BLOCK 3
METROPLACE ADDITION
2ND INSTALLMENT**

CASE NAME: TEXAS GUN EXPERIENCE
CASE NUMBER: CU24-20
LOCATION: 1901 SOUTH MAIN STREET

MAYOR _____ SECRETARY _____
DATE _____

PLANNING AND ZONING COMMISSION

CHARMAN _____
DATE _____

SHEET 1 OF 8

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

**MASTER SITE PLAN
FOR
TEXAS GUN EXPERIENCE
LOT 1, BLOCK 3
METROPLACE ADDITION, 2ND INSTALLMENT
ABSTRACT NO. 131
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.8118 ACRES OR 122,481 SQ. FT.
ZONED: "CC" - COMMUNITY COMMERCIAL
DATE OF PREPARATION: MAY 6, 2024**

www.urbanstrategy.us TEL: 214-396-2339



4222 Main Street
Dallas, Texas 75226
From Registration #17225



TEXAS GUN EXPERIENCE
1901 S MAIN STREET
LOT 1, BLOCK 3
GRAPEVINE, TARRANT COUNTY, TEXAS

MASTER SITE PLAN

CLIENT	OWT ARCHITECTS
DRAWN BY	JDC
DESIGNER	JDC
REVIEWER	FJS
U.S. PROJECT	24408

SHEET
1

FILE NAME: C:\MSTERS\24408...
DATE: 5/6/2024 10:50:24 AM
DRAWN BY: JDC
DESIGNER: JDC
REVIEWER: FJS
U.S. PROJECT: 24408



June 7, 2024

REVISION SCHEDULE

Rev #	Revision Description	Revision Date

OCCUPANT LOAD CHART

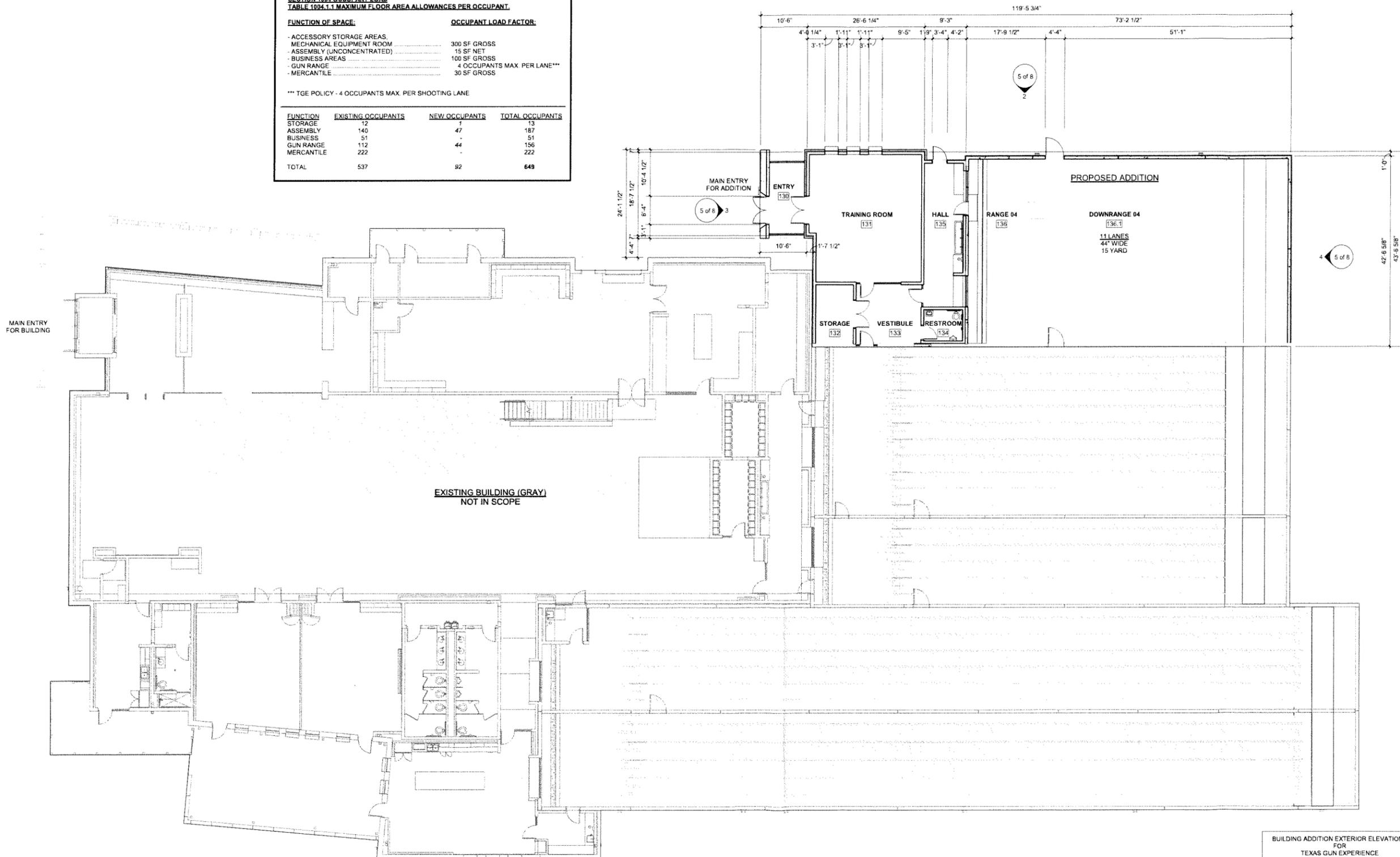
TYPE II-B CONSTRUCTION, FULLY SPRINKLERED BUILDING

SECTION 1004 OCCUPANT LOAD
TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE:	OCCUPANT LOAD FACTOR:
ACCESSORY STORAGE AREAS	300 SF GROSS
MECHANICAL EQUIPMENT ROOM	15 SF NET
ASSEMBLY (UNCONCENTRATED)	100 SF GROSS
BUSINESS AREAS	4 OCCUPANTS MAX PER LANE***
GUN RANGE	30 SF GROSS
MERCANTILE	

*** TGE POLICY - 4 OCCUPANTS MAX. PER SHOOTING LANE

FUNCTION	EXISTING OCCUPANTS	NEW OCCUPANTS	TOTAL OCCUPANTS
STORAGE	12	1	13
ASSEMBLY	140	47	187
BUSINESS	51	-	51
GUN RANGE	112	44	156
MERCANTILE	222	-	222
TOTAL	537	92	649



FLOOR PLAN - OVERALL
SCALE 3/32" = 1'-0"
1 / 3 of 8



BUILDING ADDITION EXTERIOR ELEVATIONS FOR
TEXAS GUN EXPERIENCE
LOT 1, BLOCK 3, METROPLACE ADDITION
AB. NO. 131
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
2.8118 ACRES
ZONE: "CC" COMMUNITY COMMERCIAL
DATE OF PREPARATION: MAY 6, 2024

THE PURPOSE OF CONDITIONAL USE PERMIT CU24-20 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU17-24 (ORD. 2017-80) FOR A SINGLE-STORY, 34,566-SQUARE-FOOT STRUCTURE FOR RETAIL GUN SALES AND AN INDOOR SHOOTING RANGE. THIS REQUEST IS SPECIFICALLY TO ALLOW A 4,755-SQUARE-FOOT EXPANSION TO THE EXISTING SHOOTING RANGE FOR ADDITIONAL TRAINING SPACE.

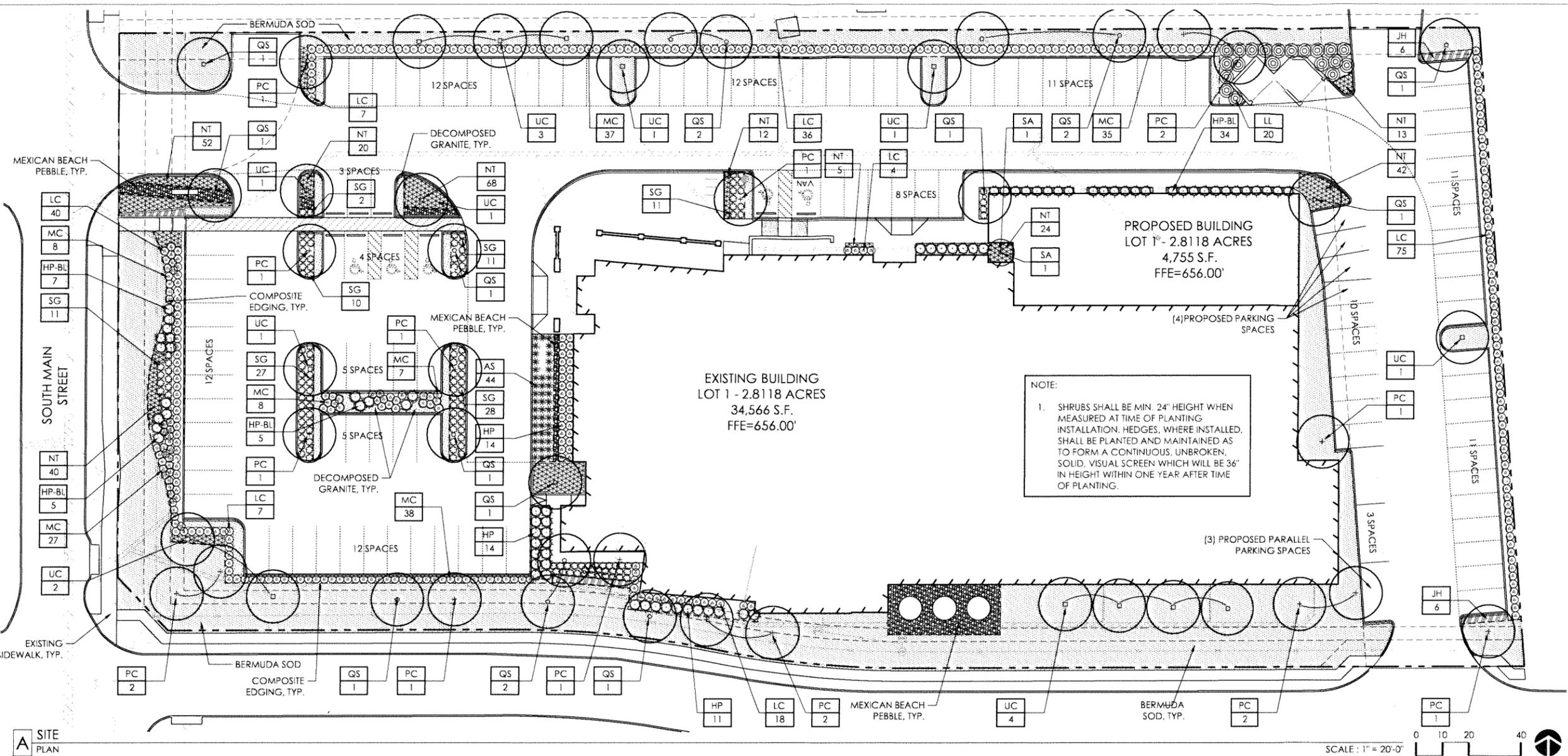
TEXAS GUN EXPERIENCE - PHASE 2

1901 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051
2023-026-00

FLOOR PLAN

FOR REVIEW ONLY - NOT FOR PERMIT, CONSTRUCTION OR REGULATORY APPROVAL
 SHANE M. GARTHOFF
 LANDSCAPE ARCHITECT
 #2213
 05/30/2024

TEXAS GUN EXPERIENCE
 1901 SOUTH MAIN STREET
 GRAPEVINE, TEXAS



A SITE PLAN

QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	NOTES
SHRUBS							
20	LYNN'S LEGACY TEXAS RANGER	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	-	48" MIN.	24" MIN.	3 GAL.	48" O.C. MAX.
232	TEXAS SAGE	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	-	24" MIN.	24" MIN.	3 GAL.	36" O.C. MAX.
139	AUTUMN SAGE	SALVIA GREGGII 'FURMAN'S RED'	-	36" MIN.	24" MIN.	3 GAL.	36" O.C. MAX.
PERENNIALS							
35	RED YUCCA	HESPERALOE PARVIFLORA	-	24" MIN.	36" MIN.	5 GAL.	48" O.C.
17	BRAKELIGHT YUCCA	HESPERALOE PARVIFLORA 'PERPA' PLANT PATENT #21,729	-	36" MIN.	24" MIN.	3 GAL.	48" O.C.
44	BLUE FLAME AGAVE	AGAVE SHAWII X ATTENUATA 'BLUE FLAME'	-	12" MIN.	24" MIN.	3 GAL.	30" O.C.
ORNAMENTAL GRASSES							
161	GULF MUHLY	MUHLENBERGIA CAPILLARIS	-	36" MIN.	24" MIN.	3 GAL.	36" O.C.
518	MEXICAN FEATHERGRASS	NASSERIA TENUISSIMA	-	12" MIN.	18" MIN.	1 GAL.	18" O.C.
TREES							
16	SHUMARD OAK	QUERCUS SHUMARDII	-	10' MIN.	8'-10'	B&B	STRAIGHT, FULL, MATCHED
15	CEDAR ELM	ULMUS CRASSIFOLIA	-	10' MIN.	8'-10'	B&B	STRAIGHT, FULL, MATCHED
17	CHINESE PISTACHE	PISTACIA CHINENSIS	-	10' MIN.	8'-10'	B&B	STRAIGHT, FULL, MATCHED
1	EVE'S NECKLACE	SOPHORA AFFINIS	-	8' MIN.	6'-8'	B&B	STRAIGHT, FULL, MATCHED
GROUND COVER							
23	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	-	-	-	1 GAL.	36" O.C. TRAIING.
MISCELLANEOUS							
2,070 LF	BED EDGING	COMPOSITE LANDSCAPE EDGE 6"		BROWN			INSTALL 1" ABOVE ADJACENT GRADE
1,353 SF	DECOMPOSED GRANITE			AS SPECIFIED			
984 SF	MEXICAN BEACH PEBBLE			AS SPECIFIED			
TURF							
26,297 SF	BURMUDA GRASS	CYNODON DACTYLON		SOLID SOD			HAND LAID PANELS

- GENERAL LANDSCAPE NOTES**
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES & STRUCTURES PRIOR TO CONSTRUCTION.
 - LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL LANDSCAPE MATERIALS FROM DAMAGE. DAMAGED PLANT MATERIAL SHALL BE REPLACED WITH SIMILAR VARIETIES AND SIZES IF DAMAGED, DESTROYED OR LOST.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON DRAWINGS.
 - ALL SHRUB, GROUND COVER, PERENNIAL & SEASONAL BEDS SHALL HAVE A 2" DEPTH SHREDDED HARDWOOD MULCH LAYER U.N.O. FINISHED LEVEL OF MULCH TO SIT 1" BELOW ADJOINING FINISHED HARDSCAPE/LAWN LEVEL.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION, AND MUST BE REPLACED WITH MATERIAL OF SIMILAR VARIETY AND SIZE IF UNHEALTHY, DAMAGED, DESTROYED OR OTHERWISE REMOVED.
 - STRUCTURAL AND HARDSCAPE WORK SHALL BE INSTALLED PRIOR TO PLANTING INSTALLATION.
 - LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
 - PLANT SPACING IS AS INDICATED ON THE PLANT SCHEDULE U.N.O. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE NOTES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT AND INDEPENDENT TAKE OFF TO VERIFY SIZES AND QUANTITIES OF PLANT MATERIALS SHOWN.
 - REFER TO PLANT MATERIAL SCHEDULE FOR ALL PLANTING TYPES, SIZES AND SPACING.
 - AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL TURF AND LANDSCAPE BED AREAS AND SHALL BE OPERATIONAL AT TIME OF PLANT MATERIAL INSTALLATION. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. ALL WORK ON THE IRRIGATION SYSTEM, INCLUSIVE OF HYDROSTATIC COVERAGE AND OPERATIONAL TESTS SHALL BE COMPLETED PRIOR TO PLANTING INSTALLATION.
 - ALL TREES PLANTED NEAR CURBS SHALL BE PLACED AT LEAST 6' FROM THE CURB FACE U.N.O. REFERENCE CITY LANDSCAPE NOTES FOR OTHER REQUIREMENTS.

LANDSCAPE REQUIREMENTS		
TYPE	EXISTING	PROPOSED
OPEN SPACE	33,610 SF / 122,481 SF: 27%	26,052 SF / 122,481 SF: 21%
IMPERVIOUS AREA	91,438 SF / 122,481 SF: 75%	96,429 SF / 122,481 SF: 79%
TOTAL TREE COUNT	46	49

LANDSCAPE PLAN
 FOR
TEXAS GUN EXPERIENCE
 LOT 1, BLOCK 3
 METROPLACE ADDITION, 2ND INSTALLMENT
 ABSTRACT NO. 131
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 2.8118 ACRES OR 122,481 SQ. FT.
 ZONED "CC" - COMMUNITY COMMERCIAL
 DATE OF PREPARATION: MAY 6, 2024

CASE NAME: TEXAS GUN EXPERIENCE
 CASE NUMBER: CU24-20
 LOCATION: 1901 SOUTH MAIN STREET

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET 4 OF 8

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

PLANNING SERVICES DEPARTMENT

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.

PURPOSE STATEMENT:
 THE PURPOSE OF CONDITIONAL USE PERMIT CU24-20 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CUI7-24 (ORD. 2017-80) FOR A SINGLE-STORY, 34,566-SQUARE-FOOT STRUCTURE FOR RETAIL GUN SALES AND AN INDOOR SHOOTING RANGE. THIS REQUEST IS SPECIFICALLY TO ALLOW A 4,755-SQUARE-FOOT EXPANSION TO THE EXISTING SHOOTING RANGE FOR ADDITIONAL TRAINING SPACE.

ISSUE:

05/6/2024	PERMIT
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REVISIONS:

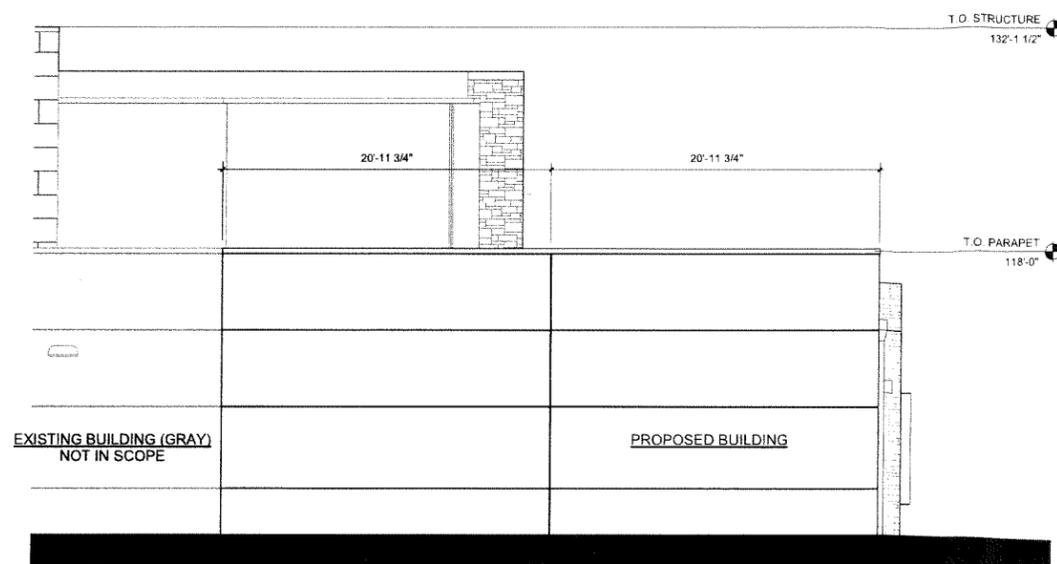
05/24/24	CITY COMMENTS
05/30/24	CITY COMMENTS



June 7, 2024

REVISION SCHEDULE

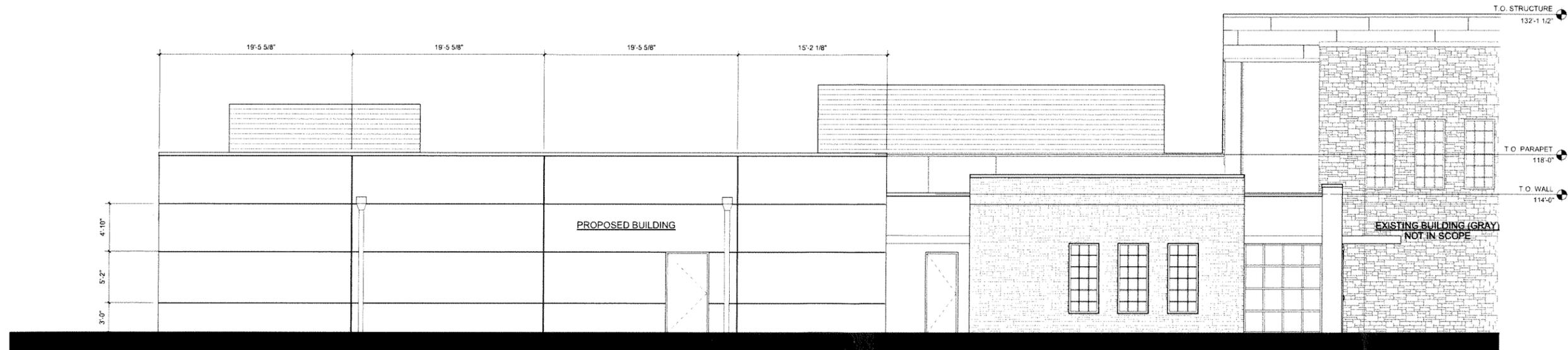
Rev. #	Revision Description	Revision Date
1	Revision 1 - City Comments	5-21-2024



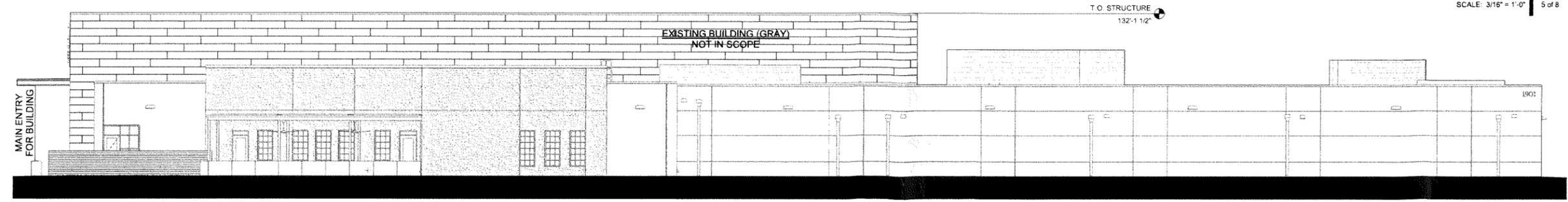
EAST ELEVATION 4
SCALE: 3/16" = 1'-0" 5 of 8



WEST ELEVATION 3
SCALE: 3/16" = 1'-0" 5 of 8



NORTH ELEVATION 2
SCALE: 3/16" = 1'-0" 5 of 8



SOUTH ELEVATION 1
SCALE: 3/32" = 1'-0" 5 of 8

MASONRY CALCULATIONS	
100%	21,899 SF = TOTAL BUILDING FACADE
46%	10,081 SF = STONE VENEER PORTION OF BUILDING FACADE
36%	7,740 SF = EXTERIOR WALL INSULATION AND FINISH SYSTEM
18%	4,078 SF = METAL PANEL
82% MASONRY	
MASONRY CALCULATIONS ARE A PERCENTAGE OF THE MASONRY OF THE ENTIRE STRUCTURE; INCLUDE TOTAL EXTERIOR WALLS, EXCLUDING DOORS AND WINDOWS	
SECTION 54. MASONRY REQUIREMENTS	
ALL BUILDINGS OR STRUCTURES IN THE C-C ZONING DISTRICT SHALL BE OF EXTERIOR FIRE-RESISTANT CONSTRUCTION HAVING AT LEAST SEVENTY (70) PERCENT OF THE TOTAL EXTERIOR WALLS, EXCLUDING DOORS AND WINDOWS, CONSTRUCTED OF BRICK, STONE, FIBER REINFORCED CEMENTITIOUS BOARD, OR OTHER MASONRY OR MATERIAL OF EQUAL CHARACTERISTICS IN ACCORDANCE WITH THE CITY'S BUILDING AND FIRE PREVENTION CODE OR SEVENTY (70) PERCENT OF THE TOTAL EXTERIOR WALLS MAY BE AN EXTERIOR WALL INSULATION AND FINISH SYSTEM PRODUCT.	

BUILDING ADDITION EXTERIOR ELEVATIONS FOR TEXAS GUN EXPERIENCE LOT 1, BLOCK 3, METROPLACE ADDITION AB NO. 131 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 2.8118 ACRES ZONE: "CC" COMMUNITY COMMERCIAL DATE OF PREPARATION: MAY 6, 2024

THE PURPOSE OF CONDITIONAL USE PERMIT CU24-20 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU17-24 (ORD. 2017-80) FOR A SINGLE-STORY, 34,566-SQUARE-FOOT STRUCTURE FOR RETAIL GUN SALES AND AN INDOOR SHOOTING RANGE. THIS REQUEST IS SPECIFICALLY TO ALLOW A 4,755-SQUARE-FOOT EXPANSION TO THE EXISTING SHOOTING RANGE FOR ADDITIONAL TRAINING SPACE.

CASE NAME: TEXAS GUN EXPERIENCE
CASE NUMBER: CU24-20
LOCATION: 1901 SOUTH MAIN STREET

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: TEXAS GUN EXPERIENCE
SHEET: 5 OF 8

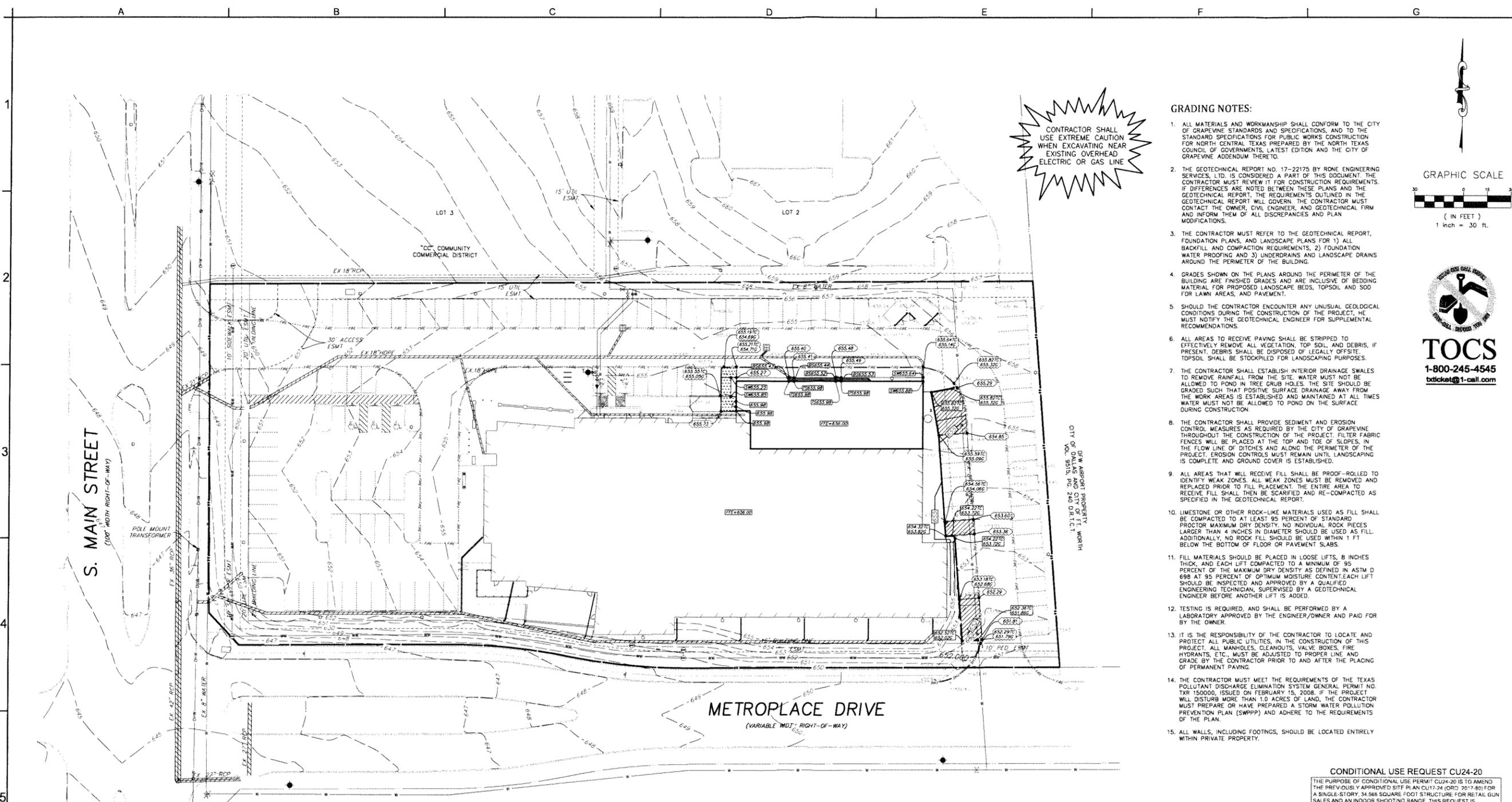
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PLANNING SERVICES DEPARTMENT

TEXAS GUN EXPERIENCE - PHASE 2

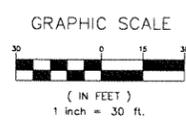
1901 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051
2023-026-00

EXTERIOR ELEVATIONS - ADDITION



CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING NEAR EXISTING OVERHEAD ELECTRIC OR GAS LINE

- GRADING NOTES:**
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF GRAPEVINE STANDARDS AND SPECIFICATIONS, AND TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS PREPARED BY THE NORTH TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION AND THE CITY OF GRAPEVINE ADDENDUM THERETO.
 - THE GEOTECHNICAL REPORT NO. 17-22175 BY RONE ENGINEERING SERVICES, LTD. IS CONSIDERED A PART OF THIS DOCUMENT. THE CONTRACTOR MUST REVIEW IT FOR CONSTRUCTION REQUIREMENTS. IF DIFFERENCES ARE NOTED BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, THE REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT WILL GOVERN. THE CONTRACTOR MUST CONTACT THE OWNER, CIVIL ENGINEER, AND GEOTECHNICAL FIRM AND INFORM THEM OF ALL DISCREPANCIES AND PLAN MODIFICATIONS.
 - THE CONTRACTOR MUST REFER TO THE GEOTECHNICAL REPORT, FOUNDATION PLANS, AND LANDSCAPE PLANS FOR 1) ALL BACKFILL AND COMPACTION REQUIREMENTS, 2) FOUNDATION WATER PROOFING AND 3) UNDERDRAINS AND LANDSCAPE DRAINS AROUND THE PERIMETER OF THE BUILDING.
 - GRADES SHOWN ON THE PLANS AROUND THE PERIMETER OF THE BUILDING ARE FINISHED GRADES AND ARE INCLUSIVE OF BEDDING MATERIAL FOR PROPOSED LANDSCAPE BEDS, TOPSOIL, AND SOIL FOR LAWN AREAS, AND PAVEMENT.
 - SHOULD THE CONTRACTOR ENCOUNTER ANY UNUSUAL GEOLOGICAL CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, HE MUST NOTIFY THE GEOTECHNICAL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS.
 - ALL AREAS TO RECEIVE PAVING SHALL BE STRIPPED TO EFFECTIVELY REMOVE ALL WEEDS AND DEBRIS. IF PRESENT, DEBRIS SHALL BE DISPOSED OF LEGALLY OFF-SITE. TOPSOIL SHALL BE STOCKPILED FOR LANDSCAPING PURPOSES.
 - THE CONTRACTOR SHALL ESTABLISH INTERIOR DRAINAGE SWALES TO REMOVE RAINFALL FROM THE SITE. WATER MUST NOT BE ALLOWED TO POND IN TREE CRUB HOLES. THE SITE SHOULD BE GRADED SUCH THAT POSITIVE SURFACE DRAINAGE AWAY FROM THE WORK AREAS IS ESTABLISHED AND MAINTAINED AT ALL TIMES. WATER MUST NOT BE ALLOWED TO POND ON THE SURFACE DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED BY THE CITY OF GRAPEVINE THROUGHOUT THE CONSTRUCTION OF THE PROJECT. FILTER FABRIC FENCES WILL BE PLACED AT THE TOP AND TOE OF SLOPES, IN THE FLOW LINE OF DITCHES AND ALONG THE PERIMETER OF THE PROJECT. EROSION CONTROLS MUST REMAIN UNTIL LANDSCAPING IS COMPLETE AND GROUND COVER IS ESTABLISHED.
 - ALL AREAS THAT WILL RECEIVE FILL SHALL BE PROOF-ROLLED TO IDENTIFY WEAK ZONES. ALL WEAK ZONES MUST BE REMOVED AND REPLACED PRIOR TO FILL PLACEMENT. THE ENTIRE AREA TO RECEIVE FILL SHALL THEN BE SCARIFIED AND RE-COMPACTED AS SPECIFIED IN THE GEOTECHNICAL REPORT.
 - LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY. NO INDIVIDUAL ROCK PIECES LARGER THAN 4 INCHES IN DIAMETER SHOULD BE USED AS FILL. ADDITIONALLY, NO ROCK FILL SHOULD BE USED WITHIN 1 FT BELOW THE BOTTOM OF FLOOR OR PAVEMENT SLABS.
 - FILL MATERIALS SHOULD BE PLACED IN LOOSE LIFTS, 8 INCHES THICK, AND EACH LIFT COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DEFINED IN ASTM D 698 AT 95 PERCENT OF OPTIMUM MOISTURE CONTENT. EACH LIFT SHOULD BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN, SUPERVISED BY A GEOTECHNICAL ENGINEER BEFORE ANOTHER LIFT IS ADDED.
 - TESTING IS REQUIRED, AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE ENGINEER/OWNER AND PAID FOR BY THE OWNER.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT ALL PUBLIC UTILITIES, IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING.
 - THE CONTRACTOR MUST MEET THE REQUIREMENTS OF THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT NO. TXR 150000, ISSUED ON FEBRUARY 15, 2008. IF THE PROJECT WILL DISTURB MORE THAN 1.0 ACRES OF LAND, THE CONTRACTOR MUST PREPARE OR HAVE PREPARED A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ADHERE TO THE REQUIREMENTS OF THE PLAN.
 - ALL WALLS, INCLUDING FOOTINGS, SHOULD BE LOCATED ENTIRELY WITHIN PRIVATE PROPERTY.



CONDITIONAL USE REQUEST CU24-20
 THE PURPOSE OF CONDITIONAL USE PERMIT CU24-20 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU17-24 (ORD 2017-80) FOR A SINGLE-STORY, 34,568 SQUARE FOOT STRUCTURE FOR RETAIL GUN SALES AND AN INDOOR SHOOTING RANGE. THIS REQUEST IS SPECIFICALLY TO ALLOW A 4,785 SQUARE FOOT EXPANSION TO THE EXISTING SHOOTING RANGE FOR ADDITIONAL TRAINING SPACE.

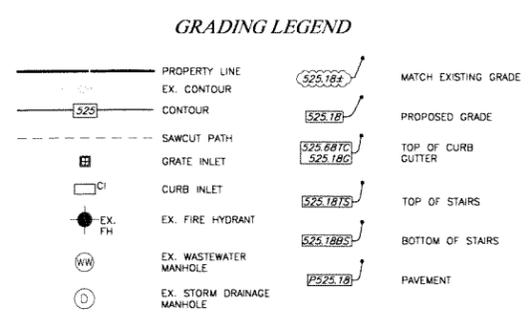
CASE NAME: TEXAS GUN EXPERIENCE
 CASE NUMBER: CU24-20
 LOCATION: 1901 SOUTH MAIN STREET

MAYOR _____ SECRETARY _____
 DATE _____

PLANNING AND ZONING COMMISSION
 CHAIRMAN _____

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

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

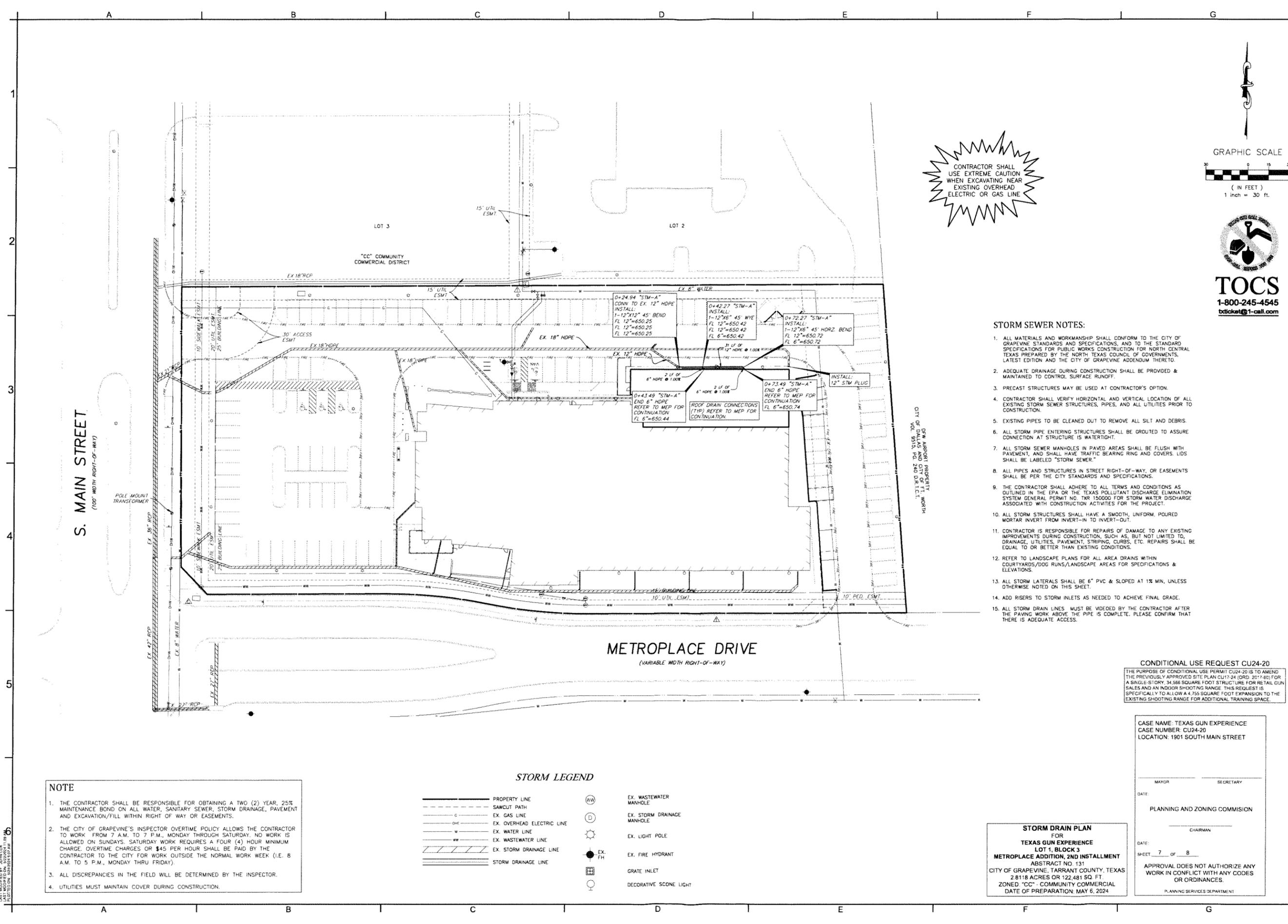


- NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A TWO (2) YEAR, 25% MAINTENANCE BOND ON ALL WATER, SANITARY SEWER, STORM DRAINAGE, PAVEMENT AND EXCAVATION/FILL WITHIN RIGHT OF WAY OR EASEMENTS.
 - THE CITY OF GRAPEVINE'S INSPECTOR OVERTIME POLICY ALLOWS THE CONTRACTOR TO WORK FROM 7 A.M. TO 7 P.M., MONDAY THROUGH SATURDAY. NO WORK IS ALLOWED ON SUNDAYS. SATURDAY WORK REQUIRES A FOUR (4) HOUR MINIMUM CHARGE. OVERTIME CHARGES OR \$45 PER HOUR SHALL BE PAID BY THE CONTRACTOR TO THE CITY FOR WORK OUTSIDE THE NORMAL WORK WEEK (1 E. 8 A.M. TO 5 P.M., MONDAY THRU FRIDAY).
 - ALL DISCREPANCIES IN THE FIELD WILL BE DETERMINED BY THE INSPECTOR.
 - ALL EXISTING UTILITIES SHALL MAINTAIN ADEQUATE COVER DURING CONSTRUCTION.

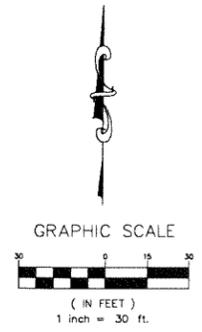
GRADING PLAN
 FOR
TEXAS GUN EXPERIENCE
 LOT 1, BLOCK 3
 METROPLACE ADDITION, 2ND INSTALLMENT
 ABSTRACT NO. 131
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 2.8118 ACRES OR 122,481 SQ. FT.
 ZONED: "CC" - COMMUNITY COMMERCIAL
 DATE OF PREPARATION: MAY 6, 2024

TEXAS GUN EXPERIENCE
 1901 S MAIN STREET
 LOT 1, BLOCK 3
 GRAPEVINE, TARRANT COUNTY, TEXAS

GRADING PLAN



CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING NEAR EXISTING OVERHEAD ELECTRIC OR GAS LINE



STORM SEWER NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF GRAPEVINE STANDARDS AND SPECIFICATIONS, AND TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS PREPARED BY THE NORTH TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION AND THE CITY OF GRAPEVINE ADDENDUM THERETO.
2. ADEQUATE DRAINAGE DURING CONSTRUCTION SHALL BE PROVIDED & MAINTAINED TO CONTROL SURFACE RUNOFF.
3. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
4. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
5. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. LIDS SHALL BE LABELED "STORM SEWER."
8. ALL PIPES AND STRUCTURES IN STREET RIGHT-OF-WAY, OR EASEMENTS SHALL BE PER THE CITY STANDARDS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE EPA OR THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT NO. TXR 150000 FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES FOR THE PROJECT.
10. ALL STORM STRUCTURES SHALL HAVE A SMOOTH, UNIFORM, POURED MORTAR INVERT FROM INVERT-IN TO INVERT-OUT.
11. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
12. REFER TO LANDSCAPE PLANS FOR ALL AREA DRAINS WITHIN COURTYARDS/DOG RUNS/LANDSCAPE AREAS FOR SPECIFICATIONS & ELEVATIONS.
13. ALL STORM LATERALS SHALL BE 6" PVC & SLOPED AT 1% MIN, UNLESS OTHERWISE NOTED ON THIS SHEET.
14. ADD RISERS TO STORM INLETS AS NEEDED TO ACHIEVE FINAL GRADE.
15. ALL STORM DRAIN LINES MUST BE VIDEED BY THE CONTRACTOR AFTER THE PAVING WORK ABOVE THE PIPE IS COMPLETE. PLEASE CONFIRM THAT THERE IS ADEQUATE ACCESS.

CONDITIONAL USE REQUEST CU24-20
 THE PURPOSE OF CONDITIONAL USE PERMIT CU24-20 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU17-24 (ORD. 2017-60) FOR A SINGLE-STORY, 34,566 SQUARE FOOT STRUCTURE FOR RETAIL GUN SALES AND AN INDOOR SHOOTING RANGE. THIS REQUEST IS SPECIFICALLY TO ALLOW A 4,755 SQUARE FOOT EXPANSION TO THE EXISTING SHOOTING RANGE FOR ADDITIONAL TRAINING SPACE.

CASE NAME: TEXAS GUN EXPERIENCE
 CASE NUMBER: CU24-20
 LOCATION: 1901 SOUTH MAIN STREET

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____
 DATE: _____
 SHEET 7 OF 8

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

STORM DRAIN PLAN
 FOR
TEXAS GUN EXPERIENCE
LOT 1, BLOCK 3
METROPLACE ADDITION, 2ND INSTALLMENT
 ABSTRACT NO. 131
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 2.8118 ACRES OR 122,481 SQ. FT.
 ZONED "CC" - COMMUNITY COMMERCIAL
 DATE OF PREPARATION: MAY 6, 2024

www.urbanstrategy.us TEL: 214-398-2339

URBAN STRATEGY
 4222 Main Street
 Dallas, Texas 75226
 Form Registration #: 22252

STATE OF TEXAS
 TARRANT COUNTY
 TRAZER J. SCOT
 147003
 LICENSED SURVEYOR
 05/24/2024

TEXAS GUN EXPERIENCE
 1901 S MAIN STREET
 LOT 1, BLOCK 3
 GRAPEVINE, TARRANT COUNTY, TEXAS

STORM DRAIN PLAN

CLIENT: DWT ARCHITECTS
 DRAWN BY: JDC
 DESIGNER: JDC
 REVIEWER: FJS
 U.S. PROJECT #4408

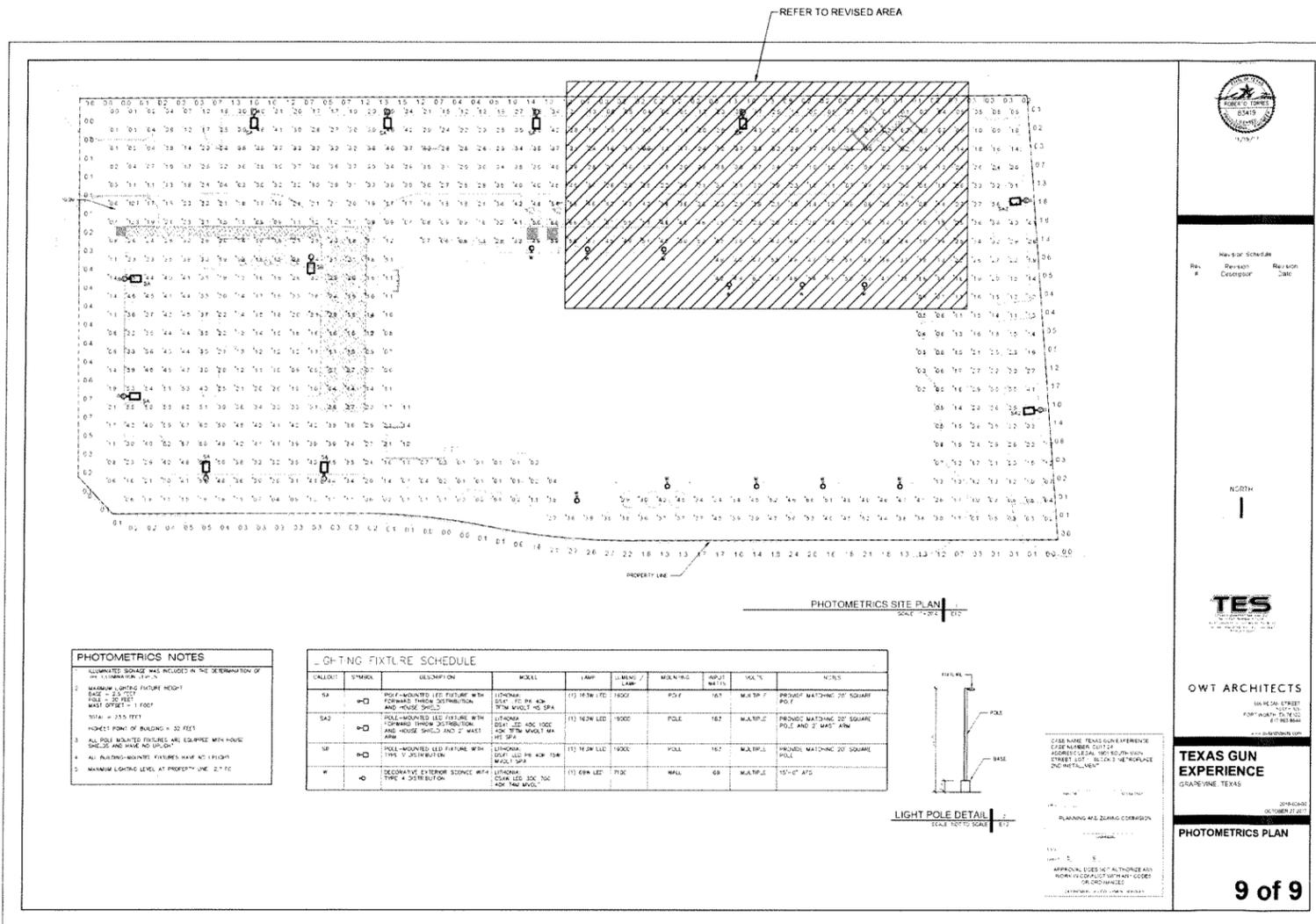
SHEET 7 of 8

FILE NAME: C:\FORMS\2024\20240506\Texas Gun Experience\CA\Drawing\Plan\STORM.dwg
 DATE PLOTTED: 05/06/2024 10:00 AM
 PLOTTER: HP DesignJet T1200
 PLOTTING METHOD: PLOT

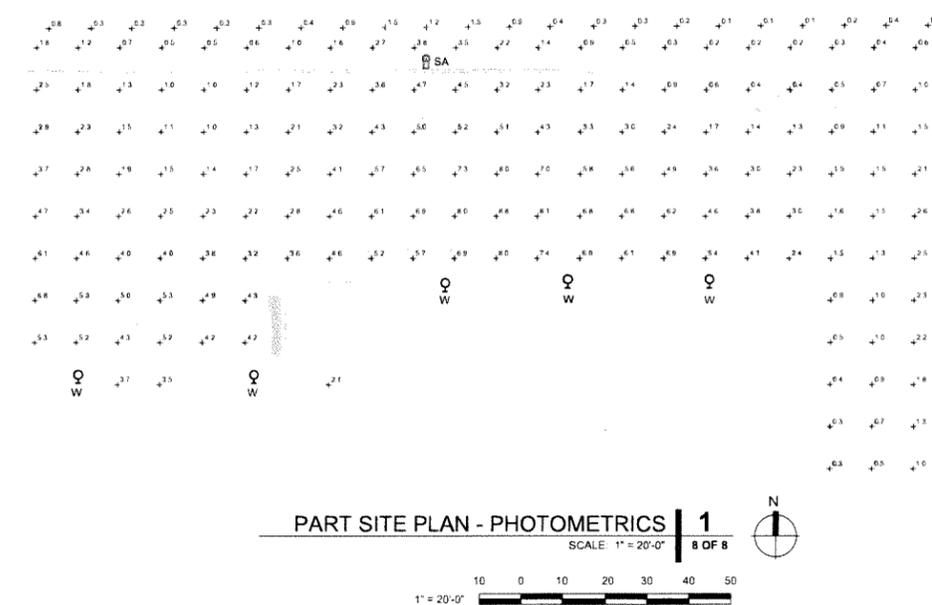
LUMINAIRE SCHEDULE								
CALLOUT	DESCRIPTION	MODEL	LAMP	LUMENS / LAMP	INPUT WATTS	VOLTS	MOUNTING	NOTES
SA	POLE MOUNTED LED FIXTURE WITH FORWARD THROW DISTRIBUTION AND HOUSE SIDE SHIELD	LITHONIA DSK1 LED P6 40K TFTM MVOLT HS SPA	LED, 4000K	19000	163	MULTIPLE	POLE	20' SQUARE POLE
W	DECORATIVE EXTERIOR SCONCE WITH TYPE 4 DISTRIBUTION	LITHONIA CSXW LED 30C 700 40K 14M MVOLT	LED, 4000K	7100	69	MULTIPLE	WALL	MOUNTING HEIGHT 15' ABOVE FINISHED GRADE

ALL LIGHTING FIXTURES ARE EXISTING

- GENERAL NOTES**
- ALL LIGHTING FIXTURES ARE EXISTING. LIGHTING CALCULATIONS ARE BASED ON PRIOR LIGHTING FIXTURE CALCULATION INFORMATION.
 - MAXIMUM FIXTURE HEIGHT:
 BASE = 2.5 FEET
 POLE = 20 FEET
 MAST OFF SET = 1 FOOT
 TOTAL = 23.5 FEET
 - HIGHEST POINT OF BUILDING = 32 FEET
 - ALL POLE FIXTURES HAVE HOUSE SHIELDS AND NO UPLIGHT.
 - ALL BUILDING MOUNTED FIXTURES HAVE NO UPLIGHT.
 - MAXIMUM LIGHTING LEVEL AT THE PROPERTY LINE FOR REVISED AREA BELOW 1.5 FOOTCANDLES.



PREVIOUS OVERALL SITE PHOTOMETRIC DRAWING INCLUDED AT 1/2 SCALE FOR REFERENCE



OWT ARCHITECTS
 100 W. 1ST STREET
 FORT WORTH, TEXAS 76102
 817.338.9140
 www.owtarchitects.com

TES
 TEXAS ENGINEERING SOCIETY
 LICENSED PROFESSIONAL ENGINEER
 109390
 BETH A. MATTERN
 LICENSED PROFESSIONAL ENGINEER
 06070204
 MATTERN STITH ENGINEERING # 21894

PHOTOMETRICS PLAN
 9 of 9

**williams
_tharp**

architects

1114 E. 1st Street
 Fort Worth, Texas 76102
 817.993.9844

www.williamstharp.com

TEXAS FIRM REGISTRATION # BR351

MSE MATTERN STITH
 ENGINEERING, LLC
 PO Box 164152, Fort Worth, TX 76161
 Phone: 817.228.9140
 F-21894 Project # 24515



REVISION SCHEDULE

Rev #	Revision Description	Revision Date

CASE NAME: TEXAS GUN EXPERIENCE
 CASE NUMBER: CU24-20
 LOCATION: 1901 SOUTH MAIN STREET

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

DATE: _____
 TEXAS GUN EXPERIENCE
 SHEET: 8 OF 8

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

**TEXAS GUN
 EXPERIENCE - PHASE 2**

1901 SOUTH MAIN STREET
 GRAPEVINE, TEXAS 76051
 2023-026-00

**PART SITE PLAN -
 PHOTOMETRICS**

BUILDING ADDITION EXTERIOR ELEVATIONS
 FOR
 TEXAS GUN EXPERIENCE
 LOT 1, BLOCK 3, METROPLACE ADDITION
 AB NO. 131
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 2.8118 ACRES
 ZONE: "CC" COMMUNITY COMMERCIAL
 DATE OF PREPARATION: MAY 6, 2024

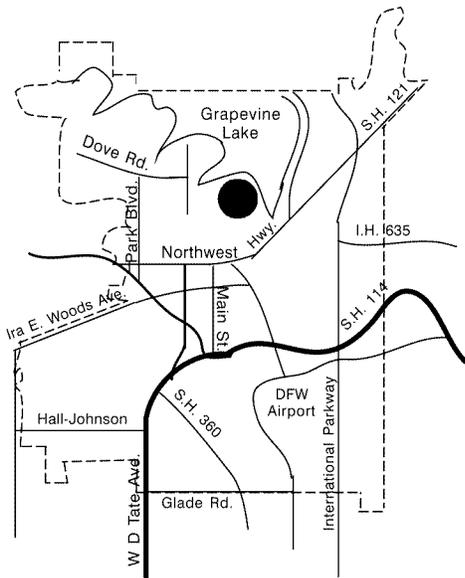
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 RANGE FOR ADDITIONAL TRAINING SPACE.

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: JUNE 18, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE CHANGE Z24-06; PEACH STREET REZONE



APPLICANT: City of Grapevine

PROPERTY LOCATION AND SIZE:

The subject properties are located south of Hall Street, east of North Scribner Street, west of North Main Street, and north and south of West Peach Street, as well as all north of Caviness Drive. The site contains 4.64 acres and has frontage along Church Street, Hall Street, North Main Street and West Peach Street.

REQUESTED ZONE CHANGE AND HISTORY OF TRACT:

The properties located south of Hall Street, east of North Scribner Street, west of North Main Street, and north and south of West Peach Street, as well as all north of Caviness Drive, are zoned "R-MF-1", Multifamily District Regulations on the official Zoning Map. The total area is approximately 4.64 acres or 202,180 square feet, including right-of-way. This area includes both single-family detached homes and attached duplexes on platted lots and portions of unplatted tracts. The single-family detached homes were built between 1920 and 1956, while the duplexes were constructed in the early 1980s before the city-wide rezoning in 1984.

Previously, the area was zoned "R-3", Multiple-family Dwelling District, which permitted duplexes and single-family detached residences. The zoning ordinance allowed 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, reclassifying 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's important to note that the city removed the "R-MF-1" district from the Zoning Ordinance in 2011 with Ordinance No. 2011-33 but 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.

ISSUES:

The current buildings on the subject properties are considered legally nonconforming. If these buildings were to be rebuilt, they would have to comply with the current zoning regulations, which do not permit single-family detached residences or duplexes.

The city staff has received questions, concerns, and letters from property owners requesting the area to be rezoned. The reasons cited include the hindrance faced by property owners in expanding or modifying their properties due to zoning restrictions that do not align with the current use of the land. This misalignment creates challenges in obtaining financing or refinancing, as lenders may be hesitant to support properties that are not in compliance with zoning laws. Additionally, property owners encounter barriers to investing in and improving their properties, which can lead to stagnation and deterioration of the area.

PRESENT ZONING AND USE:

The properties are currently zoned "R-MF-1", Multifamily District Regulations and are currently developed as both single-family detached residences and duplexes.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"R-3.75", Three and Four-Family District - Tri- and Four-plexes
SOUTH:	"R-5.0", Zero-Lot Line - Single-family detached residences
EAST:	"R-5.0", Zero-Lot Line - Single-family detached residences
WEST:	"R-MF-1", Multifamily District Regulations and "GU", Governmental Use – Multifamily dwellings and the City of Grapevine Service Center

AIRPORT IMPACT:

The subject sites are not located within any "Zone" as defined on the "Airport Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map.

MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject properties as Residential Medium Intensity (RM) and Residential High Intensity and (RH) land use. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan designates North Main Street as a Type F Collector, which requires a minimum right-of-way width of 60 feet to be developed with two lanes. The City of Grapevine's Thoroughfare Plan does not designate West Peach Street and Hall Street.

/em

SHADYB...

CC ITEM #5, 27
1 GIVEN #6, 10

GU

GRAPEVINE SERVICE CENTER
16074M

2
7.74 AC

E DC ZEELOOP RD

R-7.5

TR 20A
.58 AC

MARSHALL ESTATES
24874

NORTH MAIN PL
30044
1 .684 @

1
6
2.544 @

TR 18
.5 AC

R-3.75

HALL ST

SUBJECT PROPERTIES

ELLIS
12640

W PEACH ST

TR 14C
.618 AC

PEACH STREET
31935

R-5.0

PALLAGGIOS ESTS
31442

PALPANT ADDN
31449

1
1A
.98133 @

NORTH MAIN ADDN
30042

BANYAN PLACE
1588

STATHAM ESTS
40241

COOKS SUBD
8298

NORTH MAIN ST SHOPPING CENTER
30045

BANYAN PLACE 2
1588D

CAVINNESS DR

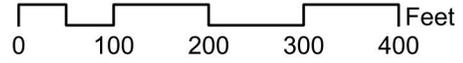
R-5.0

APPLING DR

CAVINNESS DR

BANYAN DR

HC



Date Prepared: 5/30/2024

Z24-06; Peach Street Rezone
237, 235, 233, 231, 229, 227, 225, 223, 221,
219, 217, 215, 213, 211, 209, 212, 206, 128, 122, 112 and 207 West Peach Street
503, 511 North Main Street
217, 211, 205, 125 and 119 Hall Street

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.

ORDINANCE NO. 2024-055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z24-06, DESCRIBED AS BEING MULTIPLE PLATTED AND UNPLATTED PROPERTIES OF LAND SITUATED IN THE A.F. LEONARD SURVEY, ABSTRACT NO. 946 IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (237, 235, 233, 231, 229, 227, 225, 223, 221, 219, 217, 215, 213, 211, 209, AND 207 WEST PEACH STREET) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-MF-1", MULTIFAMILY DISTRICT REGULATIONS TO "R-3.5", TWO-FAMILY DISTRICT; AND MULTIPLE PLATTED AND UNPLATTED PROPERTIES OF LAND SITUATED IN THE A.F. LEONARD SURVEY, ABSTRACT NO. 946 IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (212, 206, 128, 122, AND 112 WEST PEACH STREET; 503 AND 511 NORTH MAIN STREET; AND 217, 211, 205, 125 AND 119 HALL STREET) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-MF-1", MULTIFAMILY DISTRICT REGULATIONS TO "R-5.0", ZERO-LOT-LINE DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council did consider the following factors in making a determination as

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

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

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

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

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

the citizens of the City of Grapevine, Texas and helps promote the general health, safety, and welfare of this community.

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z24-06 to rezone multiple platted and unplatted properties of land situated in the A.F. Leonard Survey, Abstract No. 946 in the City Of Grapevine, Tarrant County, Texas (237, 235, 233, 231, 229, 227, 225, 223, 219, 217, 215, 213, 211, 209, and 207 West Peach Street) more fully and completely described in the body of this ordinance; ordering a change in the use of said property from "R-MF-1", Multifamily District Regulations to "R-3.5", Two-Family District; and multiple platted and unplatted properties of land situated in the A.F. Leonard Survey, Abstract No. 946 in the City Of Grapevine, Tarrant County, Texas (218, 212, 206, 128, 122, and 112 west Peach Street; 503 and 511 North Main Street; and 217, 211, 205, 125 and 119 Hall Street) more fully and completely described in the body of this ordinance; ordering a change in the use of said property from "R-MF-1", Multifamily District Regulations to "R-5.0", Zero-Lot-Line District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of June, 2024.

APPROVED:

William D. Tate
Mayor

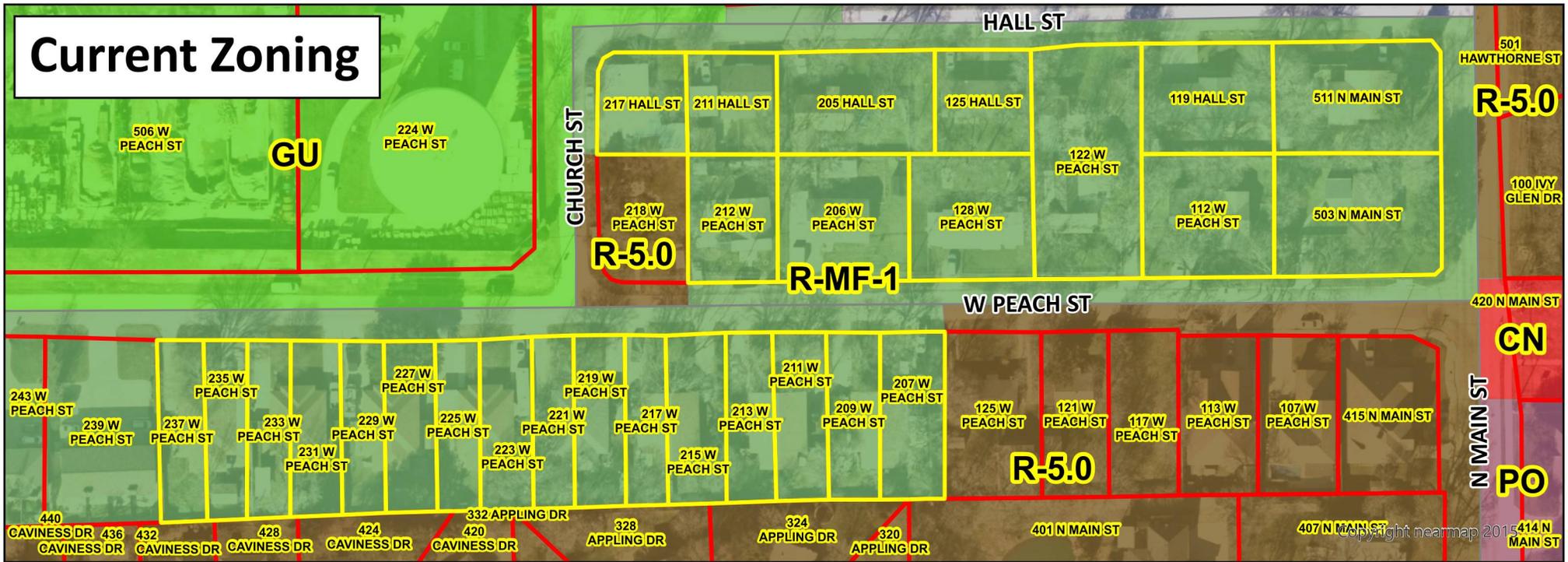
ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

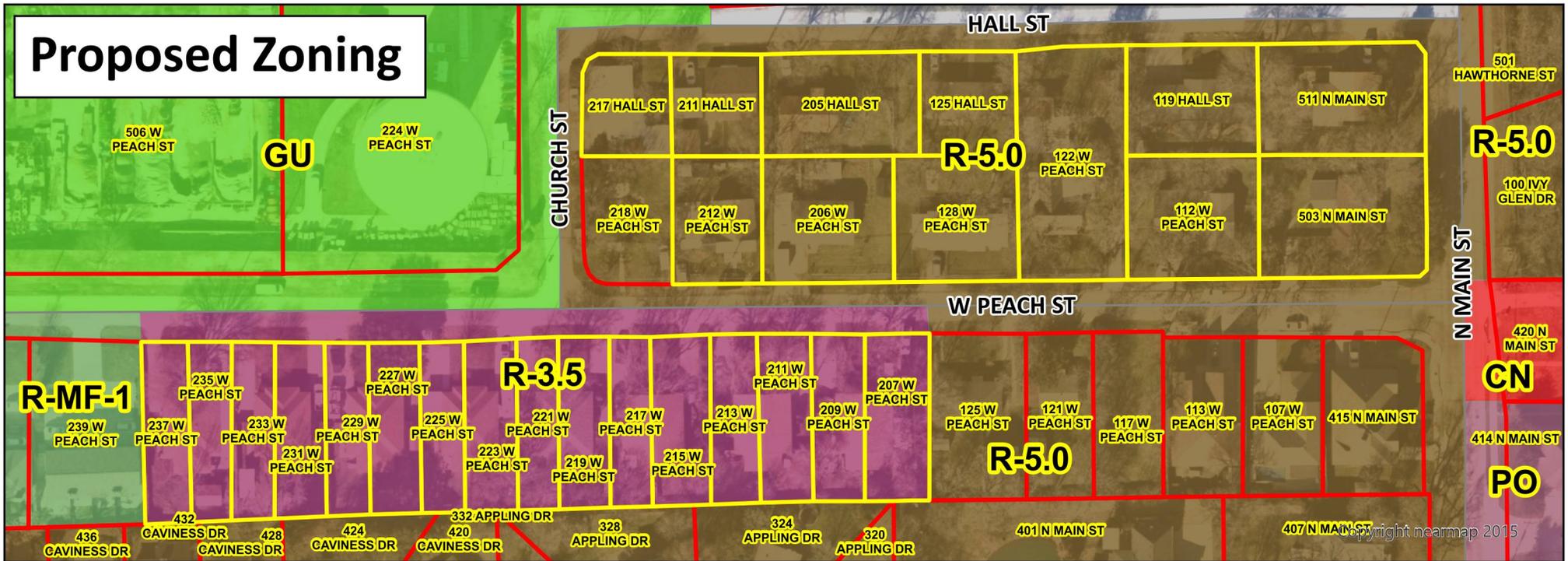
Current Zoning



Parcels of Interest
 Parcels
 GU - Governmental Use District
 R-3.5 - Two-Family District
 R-5.0 - Zero-Lot-Line District
 R-MF-1 - Multifamily District
 PO - Professional Office District
 CN - Commercial Neighborhood District

0 25 50 75 100 Feet
MAP DATE: 4/12/2024

Proposed Zoning



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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: PEDESTRIAN SAFETY ORDINANCE

RECOMMENDATION: City Council to consider an amendment to the Grapevine Code of Ordinances, Chapter 23, traffic, Article IV Pedestrians, by adding Section 23-52 relative to pedestrian safety.

FUNDING SOURCE: N/A

BACKGROUND: Over the past several years there has been an increase in the number of pedestrians entering the roadway or standing on medians for solicitation, demonstration or other reasons. Since 2021, the Police Department has received 344 call for service related to this issue. The close proximity to vehicle traffic creates an unsafe environment for both drivers and pedestrians.

On April 2, City Council considered an ordinance that would prohibit pedestrians entering the roadway, or standing on medians. Concerns were raised regarding the necessity of that ordinance to apply to streets citywide. Based on that feedback, we have drafted the attached ordinance only makes it unlawful to enter the roadway on major and minor thoroughfares, with the addition of Ernest Dean Parkway.

This ordinance makes it unlawful to stand on medians or within four feet of a curbed roadway or within 10 feet of a non-curbed roadway that is classified as a major or minor thoroughfare. Pedestrians actively crossing a road, rendering aid, working in the right-of-way, or performing other City approved activities are exempt from this ordinance.

Staff recommends approval.

ORDINANCE NO. 2024-049

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE CITY OF GRAPEVINE CODE OF ORDINANCES, CHAPTER 23, TRAFFIC, ARTICLE IV, PEDESTRIANS, BY ADDING A NEW SECTION 23-52, STANDING AND WALKING IN CERTAIN AREAS PROHIBITED; PROVIDING FOR DEFINITIONS; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY CLAUSE, DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, according to the National Highway Traffic Safety Administration (NHTSA), during the five-year period from 2017 to 2021, pedestrian fatalities in the United States averaged 6,502 per year; and

WHEREAS, according to the Insurance Institute for Highway Safety, pedestrian deaths increased 80% between 2009 and 2021 and account for 18% of all traffic fatalities; and

WHEREAS, according to the Texas Department of Transportation, pedestrian traffic fatalities increased 30 percent in Texas from 2018 through 2022 and now account for one in five of all roadway deaths; and

WHEREAS, in 2022 according to the Texas Department of Transportation data, there were 5,751 accidents involving pedestrians in Texas, resulting in 823 deaths and 3,669 injuries; and

WHEREAS, traffic studies have found that medians under six feet in width, areas with no medians, or areas designated as clear zones are not safe pedestrian refuges; and

WHEREAS, the U.S. Department of Transportation, American Association of State Highway Transportation Officials, National Association of City Transportation Officials, and the Texas Department of Transportation 2022 Roadway Design Manual recommends a minimum median width of six feet for a median to be used as a pedestrian refuge; and

WHEREAS, Chapter 2 of the Texas Department of Transportation 2022 Roadway Design Manual recommends an area of four feet from the face of the curb for curbed roadways, or 10 feet from the edge of a travel lane for non-curbed roadways, to be free from obstructions to provide a way for recovery of errant vehicles; Chapter 28 (standing and walking on medians) (alternate); and

WHEREAS, roads are primarily designed for vehicular traffic and are not suited to safely accommodate right-of-way pedestrians; and

WHEREAS, prohibiting pedestrians from standing in a roadway median, on a divided roadway where no median exists, or in a clear zone will protect the health and safety of both pedestrians and motorists; and

WHEREAS, Texas Transportation Code section 552.005 prohibits pedestrians from entering a roadway outside of cross-walk or interfering with traffic by standing in a roadway or area of travel; and

WHEREAS, pedestrians who approach motorists and passengers while the motor vehicle is engaged in travel on roads and are particularly susceptible to serious bodily injury or death due to the speed and number of motorists who operate vehicles on busy roads of the city; and

WHEREAS, pursuant to the Texas Department of Transportation data distracted driving contributes to one out of every six vehicle accidents; and

WHEREAS, pursuant to 2022 Texas Department of Transportation distracted driving contributed to 95,765 accidents throughout the state resulting in 484 fatalities; and

WHEREAS, intersections controlled by traffic signals have higher volumes of traffic and therefore present even greater chances of pedestrian related traffic accidents; and

WHEREAS, pedestrians that approach a vehicle while the vehicle occupies a lane of traffic distracts motorists and interferes with the safe movement and normal flow of traffic increasing the chance of accidents and fatalities; and

WHEREAS, it is the intention of the City Council to use the least restrictive means to advance the significant governmental interests of traffic safety and public safety; and

WHEREAS, it is the finding of the City Council that other alternative, and safer, channels of communication for pedestrians exist, such as, but by no means limited to, parks, sidewalks (outside of a safety zone), mail solicitation, or delivery of literature, distribution of literature or solicitation for donations at other locations (such as homes, places of worship, businesses, shopping areas, news and magazine racks, special events, and any other place not prohibited by law); the distribution or sale of newspapers or other literature through the use of home or business delivery, vending machines, and retail stores; and the sale of goods and services at retail stores, through the internet, and from vending machines; and

WHEREAS, the City Council has reviewed the proposed regulations and finds that such regulations accomplish the intended purposes while utilizing the least restrictive means possible; and,

WHEREAS, the City Council finds that it in the best interest of the public health and safety to prohibit pedestrians from interfering with the travel of motor vehicles in a safety zone, standing in a roadway median, where no median exists, or in a clear zone, subject to certain exceptions; and,

WHEREAS, the City Council now finds that data stated herein and such recommendation balances the need for safe and efficient traffic movement on the streets as well as protecting the public health and safety of pedestrians; and

WHEREAS, the City Council finds that there is a public necessity for the enactment of this ordinance and that its adoption is in the best interests of the health, safety, and welfare of the public; and,

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

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

SECTION 1. That City Council incorporates all the findings as stated above as if specifically described herein.

SECTION 2. That Chapter 23, Article IV, Section 23-52, previously reserved, will now read as follows:

Sec. 23-52. STANDING AND WALKING IN CERTAIN AREAS PROHIBITED.

(a) Within this section the following definitions shall apply:

(1) CLEAR ZONE means the unobstructed, traversable area provided beyond the edge of the road way for the recovery of errant vehicles. On a curbed roadway, the clear zone is the area four feet from the face of the curb. On an uncurbed street, the clear zone is 10 feet from the edge of the travel lane. A clear zone includes shoulders, bicycle lanes, and auxiliary lanes, except auxiliary lanes that function like through lanes. However, a clear zone does not include areas adjacent to the back of the curb where a paved sidewalk or disabled access ramp exists.

(2) MEDIAN means the intervening space, physical barrier, or clearly indicated dividing section between the two roadways of opposing traffic on a public divided roadway.

(3) RAISED SPLITTER ISLAND (also known as separator islands) means a median that slows, directs, and separates conflicting traffic and may provide refuge for pedestrians who are crossing a road.

(4) ROADWAY means streets classified in the City's thoroughfare plan as major/principal or minor arterials, frontage roads or parkways along controlled access freeways and tollways, non-controlled access state roadway facilities and associated intersections with City's major or minor arterials as listed and shown on Exhibit "A".

(5). SAFETY ZONE means an area 100 hundred feet from the center and 50 feet from the perimeter of any roadway intersection controlled by a traffic signal.

(b) Standing and walking in certain areas prohibited. It shall be unlawful and a person commits an offense if the person stands or walks on a median that measures six feet or less in width, in areas where no median exists for roadways designated as divided

roadways, in an area designated as a clear zone, or interferes with the normal travel of a motor vehicle on roadway in a safety zone.

(c) This section does not apply if the person:

(1) is actively crossing a divided roadway in the most direct route possible inclusive of roadways that have provisions for dedicated bicycle lane facilities or curb bump outs;

(2) is the victim of or rendering aid in an emergency situation or in compliance with the directions of a peace officer;

(3) is performing work in the right-of-way in accordance with a permit issued in accordance with City code;

(4) is erecting or dismantling a barricade in the right-of-way in accordance with a permit issued per City code;

(5) has prior authorization from the City or is otherwise in compliance with applicable laws and regulations; or

(6) is standing in a raised splitter island that is not less than four feet in width while actively attempting to cross a divided roadway in the most direct route possible.

(d) In a prosecution for an offense under Subsection (a), there shall be a rebuttable presumption that a person interferes with the normal travel of a motor vehicle if it is shown at the trial of the offense that the person approached a motor vehicle while the motor vehicle was engaged in travel on a roadway in a safety zone.

SECTION 3. That, should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid, and the same shall not affect the validity of the Code of Ordinances of the City of Grapevine as a whole.

SECTION 4. 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.

SECTION 5. Penalty. It is an offense to violate any part of this ordinance, punishable upon conviction in accordance with Section 1-6 of the Grapevine Municipal Code of Ordinances.

PASSED AND APPROVED by the City Council of the City of Grapevine, Texas, on this the 18th day of June, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

Exhibit "A"

Glade Road
Baze Road
Heritage Avenue
Hall-Johnson Road
Pool Road
Ira E. Woods Avenue / Dallas Road
Mustang Drive
Main Street
Northwest Highway
Park Boulevard
Dove Loop Road
Silvercrest Lane
Texan Trail
Grapevine Mills Parkway
Grapevine Mills Boulevard
Ball Street
Bass Pro Drive
Dove Road
Dallas Road
Euless-Grapevine Road
Freeport Parkway
Prospect Parkway
Ruth Wall Road
Stone Myers Parkway
Trinity Parkway
Westport Parkway
William D Tate Avenue
Ernest Dean Parkway

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

MEETING DATE: JUNE 18, 2024

SUBJECT: CONDITIONAL USE REQUEST CU24-16 OFFICE /
WAREHOUSE (SECOND READING)

RECOMMENDATION:

Staff recommends the City Council approve Conditional Use Application CU24-16 on the second reading of an ordinance and take any other action necessary.

BACKGROUND:

Conditional Use Request CU24-16 was submitted by Don Stone and approved on the first reading of an ordinance by City Council at the May 21, 2024 meeting, with the condition that an eight-foot, approximately 376-square-foot mobile liquid containment tank be used for liquid containment of chromium contaminated groundwater. The request was to allow outside storage and revise elevations in conjunction with an existing 31,500 square foot office/warehouse building.

The subject property is developed as a one-story, 31,500 square foot office/warehouse building on an 88,182 square foot (2.024 acre) parcel. The site was developed in 1966, and is proposed to be platted as Block 1, Lot 1, 942 MCR Addition. The applicant intends to remodel an existing building for office/warehouse purposes. Exterior revisions include a reimaged, 10-foot main entry on the east building elevation, adjacent to 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. The outdoor storage yard will contain two suites, an approximate 667-square-foot, 13-foot canopy on the west building elevation, and an eight-foot, approximately 376-square-foot mobile liquid containment tank to be used for liquid containment of chromium contaminated groundwater.

The applicant sought approval of a special exception from the Board of Zoning Adjustment relative to allowing the existing building encroachments into the required front-yard building setback, into the required side yard adjacent to the north property line, a reduction to required minimum open space, to exceed maximum required impervious area, and to allow exceptions to Section 53, Landscaping Regulations. The Board approved the special exception request at their June 3, 2024 meeting.

NORTHFIELD DISTRIBUTION CENTER 30281J

1R

LI

CHARLES MARTINEZ 25005 1

1R1 .76 @

HFCC 16608G 1R2 1.18 @ 1

SUBJECT PROPERTY

2

TR 2A3C 1.2 AC

TR 1A1 1.03 AC

TR 1A .97 AC

DFW AIR FREIGHT CENTRE 9079 2 1 2.546 @

2

TR 1A1 1.03 AC

TR 1A .97 AC

DFW AIR FREIGHT CENTRE 9079 1 2.546 @

NORTHFIELD DISTRIBUTION CENTER 30281J

A

4R

11.356 @

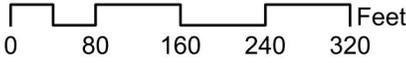
HOLLINGSWORTH ADDN 18855A 1

3R 7.102 @

AIR-LAND 165 1A 1

CC

MINTERS CHAPEL RD



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.

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 CHAPE 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

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.

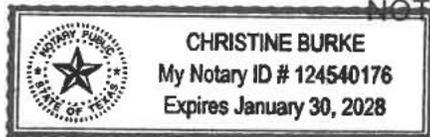
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [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, 2024
Christine Burke



NOTARY PUBLIC in and for the State of Texas

APR 01 2024

CU24-14

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 MINTERS 942, LLC

Address 220 HUTTON DRIVE SUITE 100

City CARROLLTON State TX Zip Code 75006

Phone 817.991.1874 Email [REDACTED]

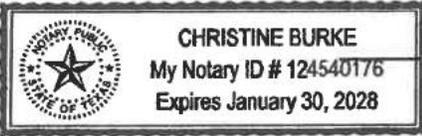
Applicant's Signature [Signature] Date 3/29/2024

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
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: MINTERS 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

0124-16

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.

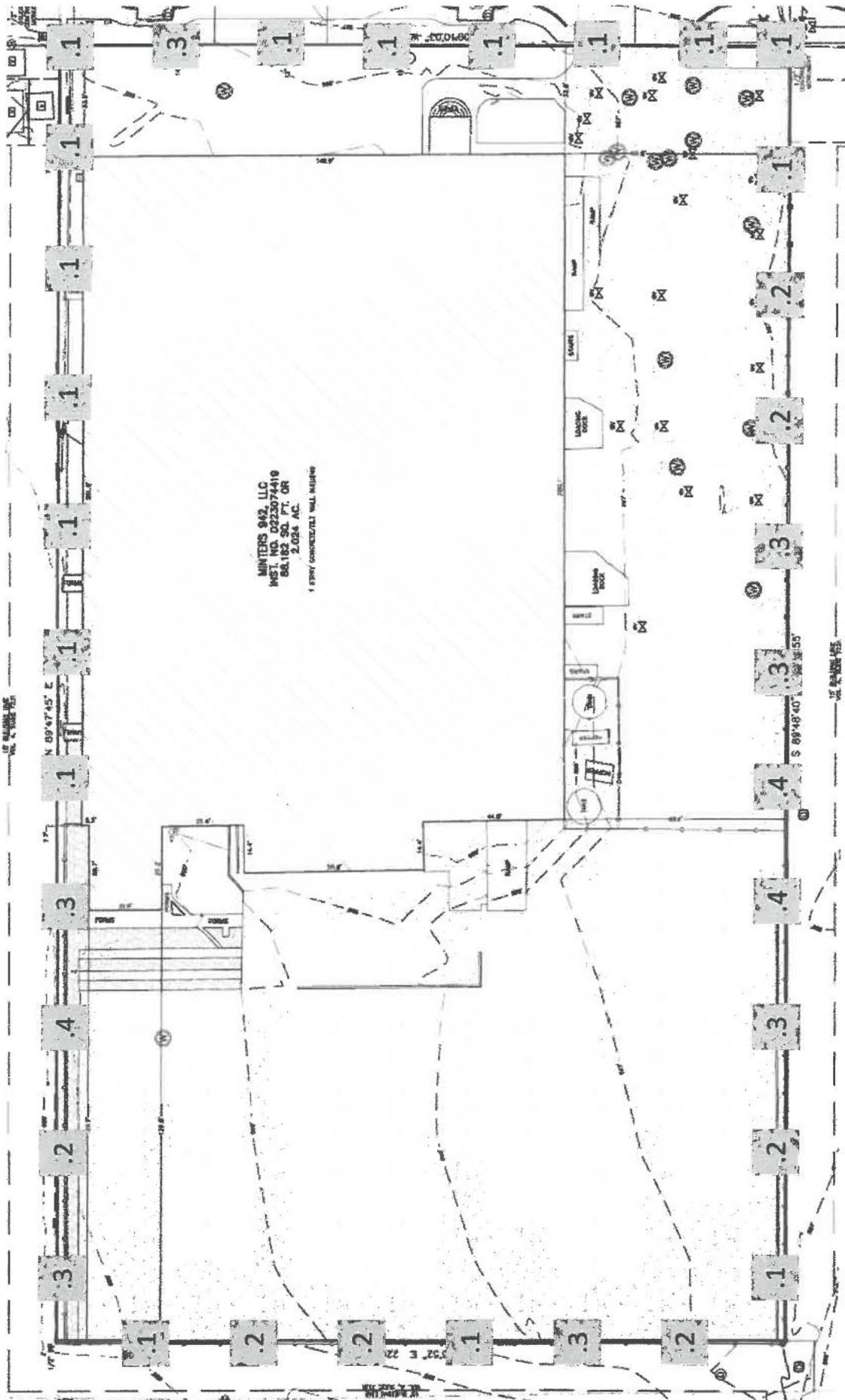
Sincerely,



Adrian Jourdan

APR 01 2024

CU24-16



APR 01 2024

CW24-10



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



A handwritten signature in black ink, appearing to read "John B. Scott".

John B. Scott
Secretary of State

CU24-16

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
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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.

[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:

<u>Office</u>	<u>Officeholder</u>
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:

<u>Member's Name</u>	<u>Member's Interest</u>	<u>Consideration</u>
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.

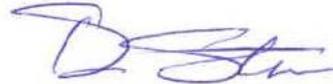
FISCAL YEAR

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, at 1401 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.

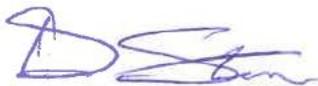
With the above work done, we will have a much safer, more functional, and more attractive property. The tenant(s) will always be informed and agree to the necessary arrangements being proposed and will not be impacted in any way by the ongoing operations behind the building.

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.

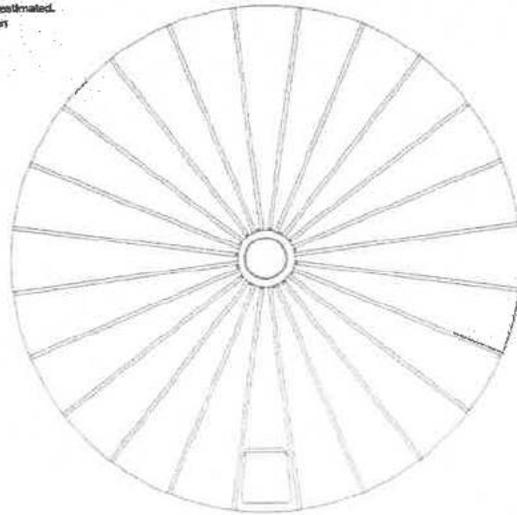
Thanking you in advance for your serious consideration,

MINTERS 942, LLC.



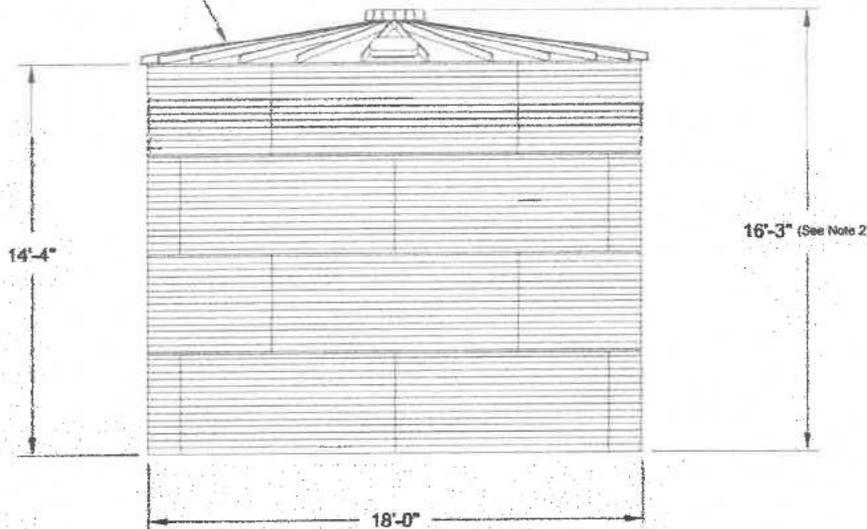
Don Stone, President/Manager

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

10° HIGH RIB ROOF

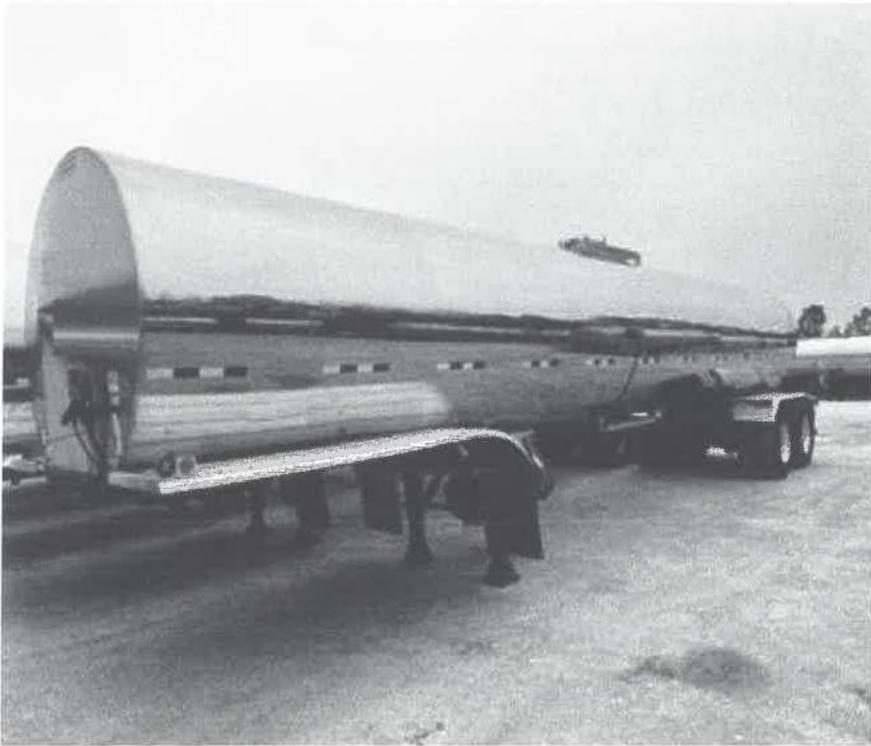


ELEVATION

255 WATER STORAGE TANKS, INC. 1-800-463-1898 www.corgaltanks.com	BY	DATE	TITLE	MODEL 1804-WT-LPR
	DWN: IU	6/15/15	CORGAL STEEL WATER STORAGE TANK	NOMINAL CAPACITY - 26,000 GALLONS (U.S.)
	CKD: JH	6/15/15	DWG. NO.	1804-WT-LPR-10
ENG: JH	6/15/15	REV. NO.	A	
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.			SIZE	A
			SCALE	3/16"=1'-0"
			SHEET	1 OF 1

APR 01 2024

C424-16



APR 01 2024

C424-16

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 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 revise 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: with an 8-foot tall mobile liquid containment tank that has approximately 376-square-foot capacity.

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.

SECOND READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of June, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

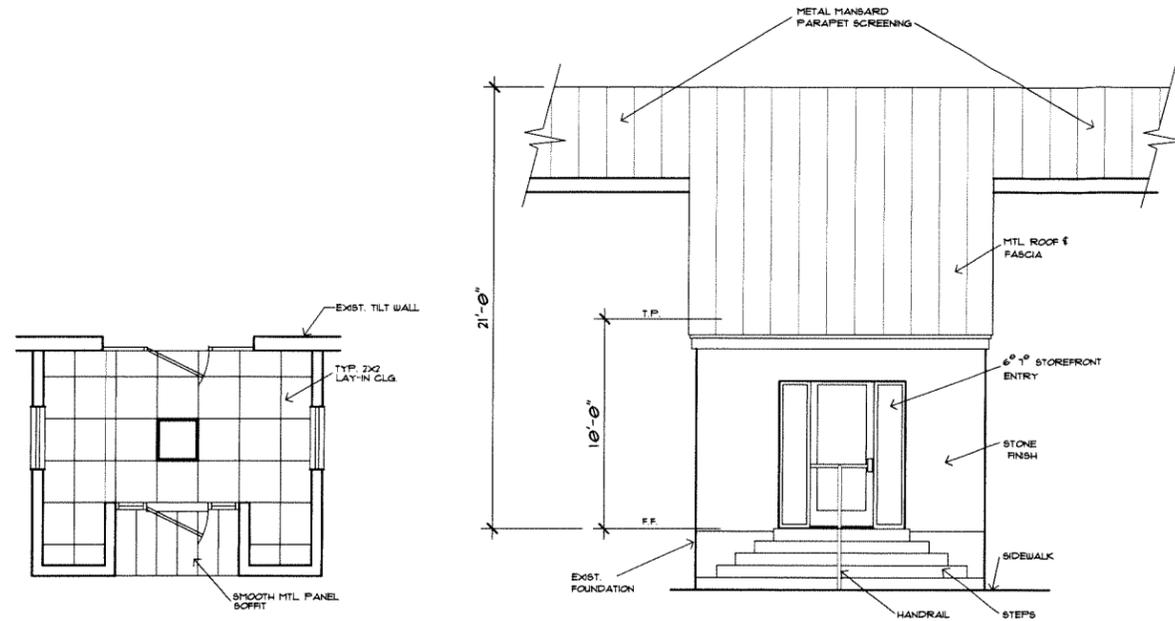
Matthew C.G. Boyle
City Attorney

REVISIONS:



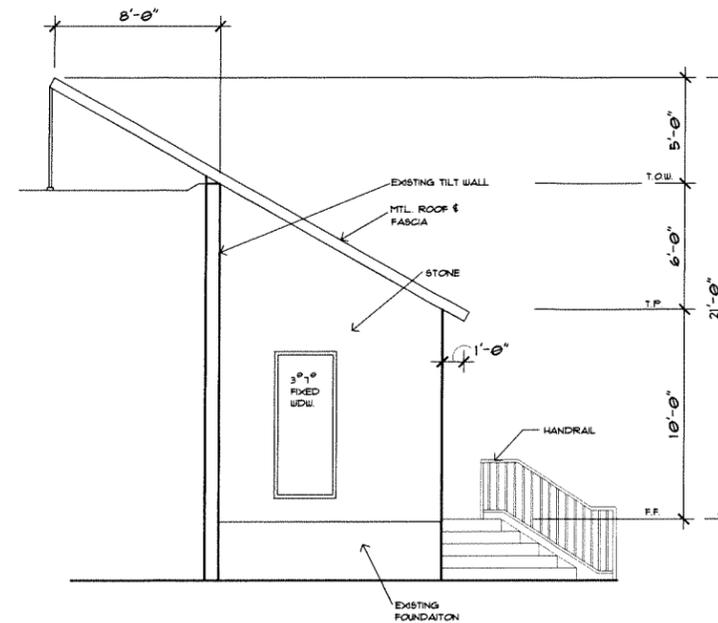
942 MCR ADDITION

GRAPEVINE, TX

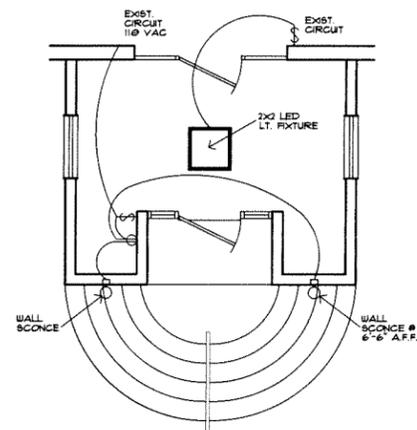


03-REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

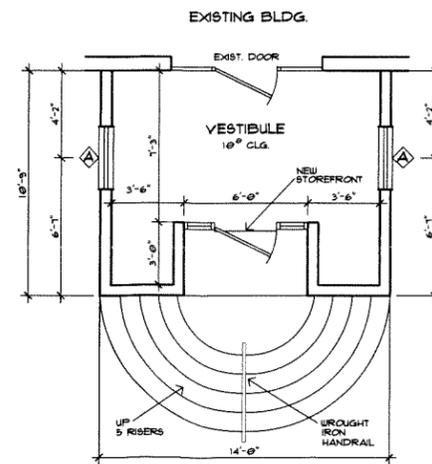
04-EAST ELEVATION
SCALE: 1/4" = 1'-0"



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 8-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.

CONDITION: with an 8-foot, approximately 376-square-foot mobile liquid containment tank

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 ADDITION
 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

OWNER: MINTERS 942, LLC.
 2210 HUTTON DR, SUITE 100
 CARROLLTON, TX 75006
 PHONE: 817-991-1814
 CONTACT: DONALD H. STONE
 413 CEDAR ST.
 CEDAR HILL, TX 75104
 PHONE: 972-293-2929
 CONTACT: NORMAN PATTEN

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

NORMAN PATTEN & ASSOC.
ARCHITECTURE & PLANNING

NP
 413 CEDAR ST. @ MAIN - CEDAR HILL, TX 75104 - 972/ 293 - 2929
 npatten@flash.net

3-29-24
 DATE:

2412
 JOB NO.

SHEET NO.

A1

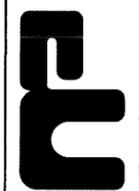
REVISIONS:



942 MCR ADDITION

GRAPEVINE, TX

NORMAN PATTEN & ASSOC.
ARCHITECTURE & PLANNING
413 CEDAR ST. @ MAIN - CEDAR HILL, TX 75104 - 972/993 - 9929
npatten@flash.net

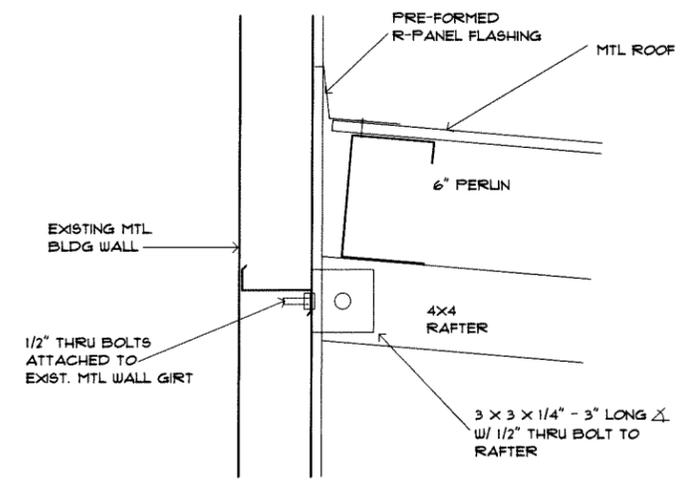


3-29-24
DATE:

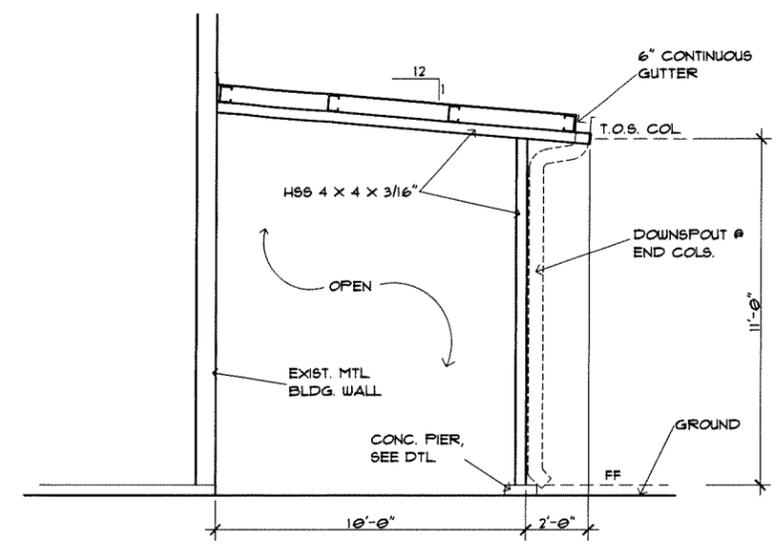
2412
JOB NO.

SHEET NO.

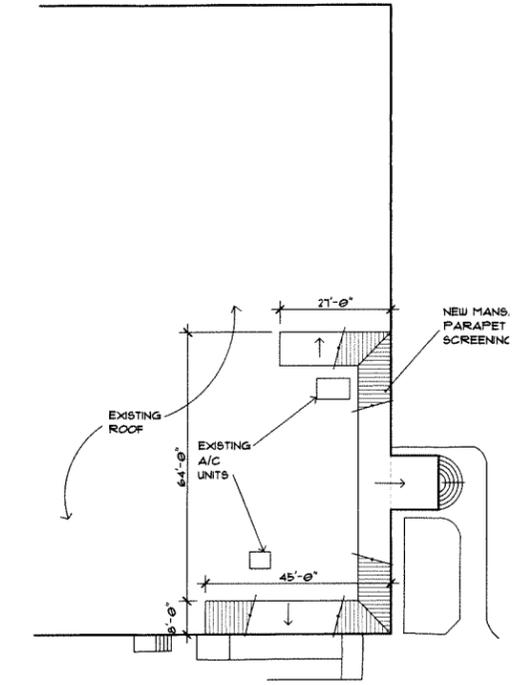
A2



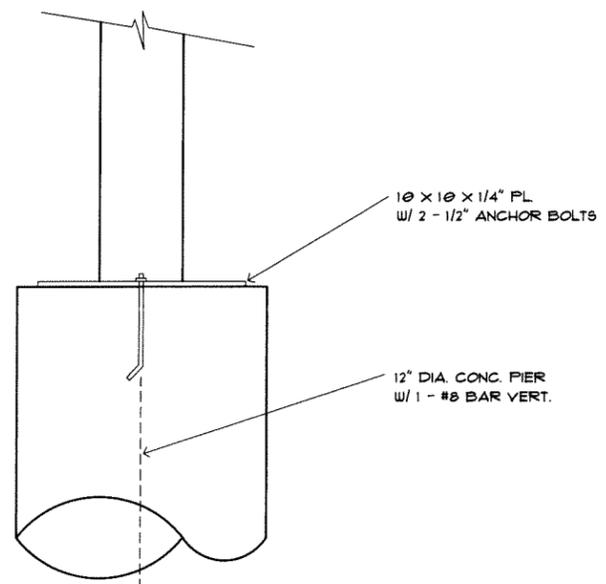
05-WALL CONNECTION DTL
SCALE: 3" = 1'-0"



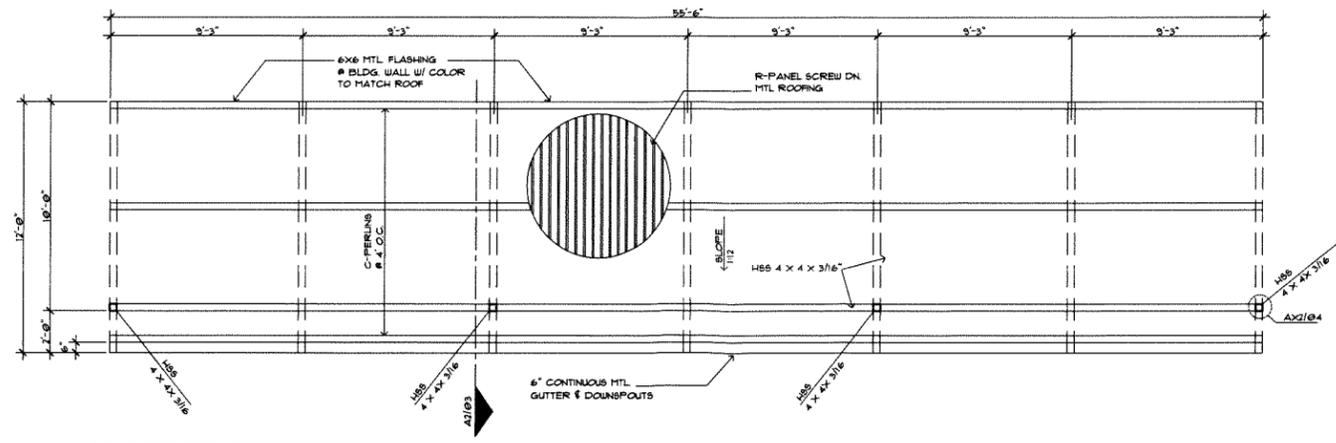
03-SECTION @ SUNSCREEN
SCALE: 3/8" = 1'-0"



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 CONNECTIONS TO BE FELD 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"

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 8-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.

CONDITION: with an 8-foot, approximately 376-square-foot mobile liquid containment tank

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 ADDITION
CASE NUMBER: CU24-16
LOCATION: 942 MINTERS CHAPEL ROAD, GRAPEVINE, TX

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

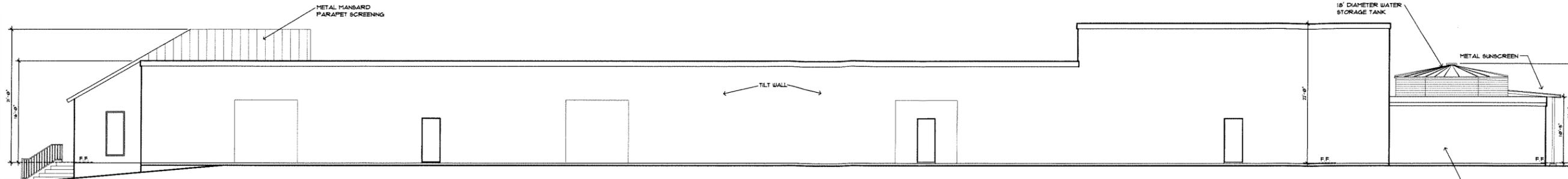
SHEET: 4 OF 5

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

PLANNING SERVICES DEPARTMENT

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

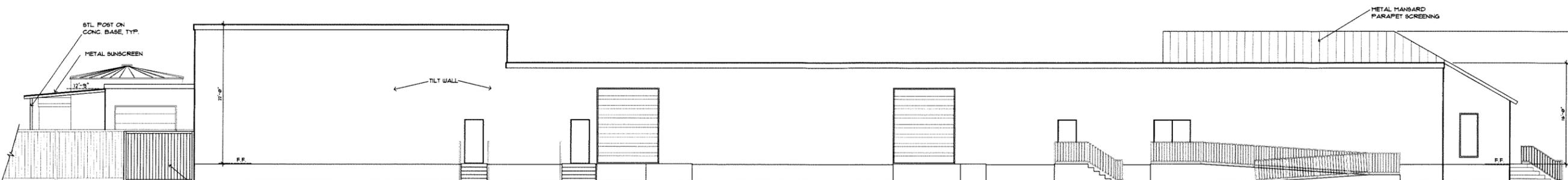
Building Elevation Plan
for
942 MCR ADDITION
Lot 1, Block A, 942 MCR ADDITION
Phillip Hudgins Survey, Ab. No. 755
City of Grapevine, Tarrant County, Texas
2.024 acres
Zone: "LI" Light Industrial Date of
Preparation: April 1, 2024



04-NORTH ELEVATION

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

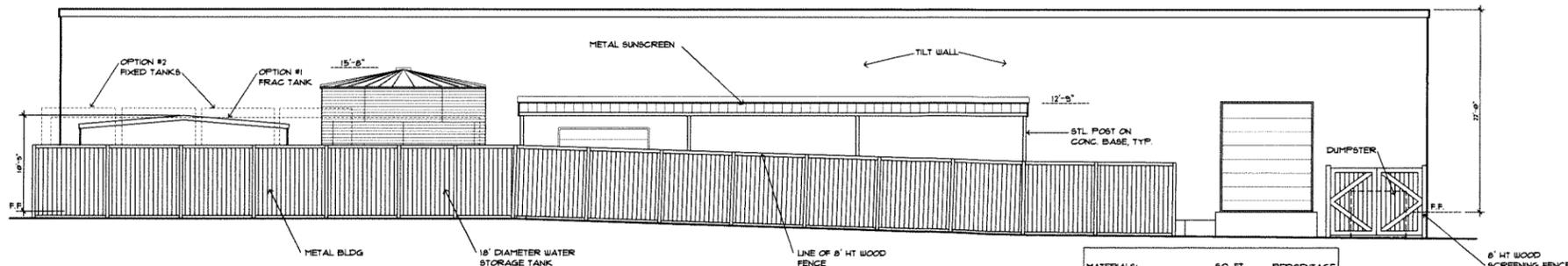
MATERIALS:	SQ. FT.	PERCENTAGE
METAL	399.3 S.F.	10.4%
GLASS	2.0 S.F.	0.5%
STONE	109.0 S.F.	3.1%
EXPOSED AGGREGATE	3,360.5 S.F.	86.3%
TOTALS	3,860.8 S.F.	100%



03-SOUTH ELEVATION

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

MATERIALS:	SQ. FT.	PERCENTAGE
METAL	655.6 S.F.	15.2%
GLASS	2.0 S.F.	0.4%
STONE	109.0 S.F.	2.5%
EXPOSED AGGREGATE	3,500.5 S.F.	81.6%
TOTALS	4,267.1 S.F.	100%



02-WEST ELEVATION

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

MATERIALS:	SQ. FT.	PERCENTAGE
GLASS	84.0 S.F.	20.46%
STONE	50.0 S.F.	12.46%
EXPOSED AGGREGATE	2,329.81 S.F.	57.08%
TOTALS	3,773.81 S.F.	100%

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 8-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.

CONDITION: with an 8-foot, approximately 376-square-foot mobile liquid containment tank

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CASE NAME: 942 MCR ADDITION
CASE NUMBER: CU24-16
LOCATION: 942 MINTERS CHAPEL ROAD, GRAPEVINE, TX

MAYOR _____ SECRETARY _____

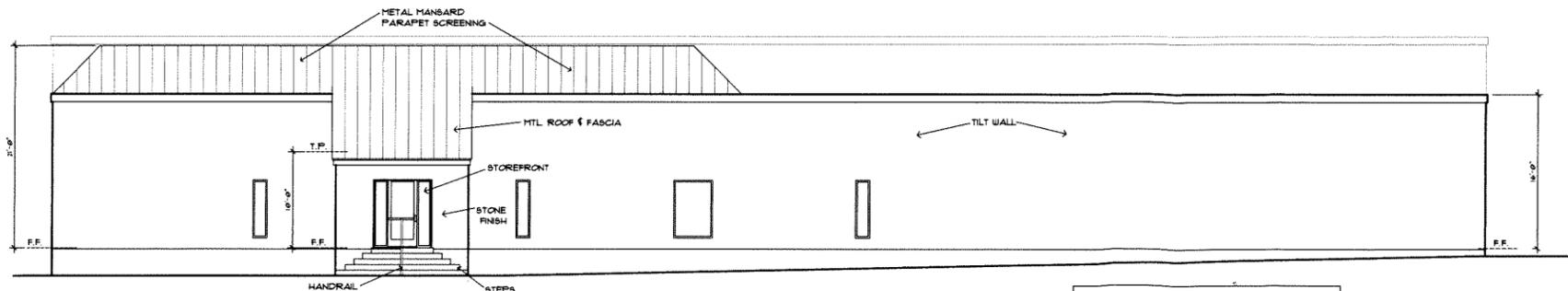
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 5 OF 5

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



01-EAST ELEVATION

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

MATERIALS:	SQ. FT.	PERCENTAGE
GLASS	84.0 S.F.	3.5%
STONE	50.0 S.F.	4.0%
EXPOSED AGGREGATE	2,216.4 S.F.	32.5%
TOTALS	2,350.4 S.F.	100%



OWNER: MINTERS 942, LLC.
2210 HUTTON DR, SUITE 100
CARROLLTON, TX 75006
PHONE: 972-991-1814
CONTACT: DONALD H. STONE
APPLICANT: NORMAN PATTEN & ASSOC
413 CEDAR ST.
CEDAR HILL, TX 75104
PHONE: 972-293-2929
CONTACT: NORMAN PATTEN

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

REVISIONS:



942 MCR ADDITION

GRAPEVINE, TX

NORMAN PATTEN & ASSOC.
ARCHITECTURE & PLANNING



413 CEDAR ST. @ MAIN - CEDAR HILL, TX 75104 - 972.993.2929
npatten@flash.net

3-29-24
DATE:

2412
JOB NO.

SHEET NO.

A3

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: APPROVAL OF FOURTH OF JULY FIREWORK DISPLAY

RECOMMENDATION: City Council to consider an amendment to the firework permit for the City's 2024 Fireworks Show that will be held on July 4, 2024, and take any necessary action.

FUNDING SOURCE:

BACKGROUND: At the June 4, meeting staff advised Council that recent storms had caused the lake levels to rise, which makes having the fireworks show launched from the lake unsafe. Staff advised they would come back at the June 18 meeting with updated plans for the fireworks show.

On June 4, Council approved a firework permit for the City's 2024 Fireworks Show that will be held on July 4, 2024 with the understanding it will not be at the Lake.

Staff will present the updated plan on Tuesday night.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF GRAPEVINE, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024

RECOMMENDATION: City Council to consider an ordinance providing for the issuance and sale of City of Grapevine, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024 in a principal amount not to exceed \$36,700,000; awarding the sale thereof; levying a tax in payment thereof; authorizing the execution and delivery of a paying agent/registrar agreement; approving the official statement; approving a bond counsel engagement letter, and enacting other provisions relating thereto.

FUNDING SOURCE: Upon approval of the ordinance and sale, bond funds will be available in the Capital Projects Fund.

BACKGROUND: This action will authorize the issuance of not to exceed \$36,700,000 total principal amount of Certificates of Obligation for the purposes of:

- (a) Designing, developing, constructing, renovating, improving, and equipping the City' s water and wastewater system and facilities;
- (b) Designing, developing, constructing, renovating, improving, and equipping the City's existing Municipal Service Center;
- (c) Designing, developing, constructing, and improving drainage and flood control projects;
- (d) Professional services incurred in connection with items (a) through (c), and paying the costs incurred in connection with the issuance of the certificates.

Staff recommends approval.

ORDINANCE NO. 2024-051

AUTHORIZING THE ISSUANCE OF

§ _____
CITY OF GRAPEVINE, TEXAS
COMBINATION TAX AND REVENUE
CERTIFICATES OF OBLIGATION
SERIES 2024

Adopted: June 18, 2024

TABLE OF CONTENTS

	Page
Parties	1
 ARTICLE I DEFINITIONS AND OTHER PRELIMINARY MATTERS	
Section 1.01. Definitions	2
Section 1.02. Other Definitions	4
Section 1.03. Findings	4
Section 1.04. Table of Contents, Titles and Headings	4
Section 1.05. Interpretation	5
 ARTICLE II SECURITY FOR THE CERTIFICATES	
Section 2.01. Payment of the Certificates	5
 ARTICLE III AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE CERTIFICATES	
Section 3.01. Authorization	6
Section 3.02. Date, Denomination, Maturities, Numbers and Interest	7
Section 3.03. Medium, Method and Place of Payment	7
Section 3.04. Execution and Initial Registration	8
Section 3.05. Ownership	9
Section 3.06. Registration, Transfer and Exchange	9
Section 3.07. Cancellation and Authentication	10
Section 3.08. Temporary Certificates	10
Section 3.09. Replacement Certificates	11
Section 3.10. Book-Entry Only System	12
Section 3.11. Successor Securities Depository; Transfer Outside Book-Entry Only System	13
Section 3.12. Payments to Cede & Co	13
 ARTICLE IV REDEMPTION OF CERTIFICATES BEFORE MATURITY	
Section 4.01. Limitation on Redemption	13
Section 4.02. Optional Redemption	13
Section 4.03. Mandatory Sinking Fund Redemption	14
Section 4.04. Partial Redemption	15

Section 4.05.	Notice of Redemption to Owners	15
Section 4.06.	Payment Upon Redemption.....	16
Section 4.07.	Effect of Redemption	16
Section 4.08.	Conditional Notice of Redemption	16
Section 4.09.	Lapse of Payment.....	17

ARTICLE V

PAYING AGENT/REGISTRAR

Section 5.01.	Appointment of Initial Paying Agent/Registrar.....	17
Section 5.02.	Qualifications.....	17
Section 5.03.	Maintaining Paying Agent/Registrar	17
Section 5.04.	Termination	17
Section 5.05.	Notice of Change	17
Section 5.06.	Agreement to Perform Duties and Functions	18
Section 5.07.	Delivery of Records to Successor.....	18

ARTICLE VI

FORM OF THE CERTIFICATES

Section 6.01.	Form Generally	18
Section 6.02.	Form of Certificates	18
Section 6.03.	CUSIP Registration.....	26
Section 6.04.	Legal Opinion	26
Section 6.05.	Municipal Bond Insurance	26

ARTICLE VII

SALE OF THE CERTIFICATES; CONTROL AND DELIVERY OF THE CERTIFICATES

Section 7.01.	Sale of Certificates; Official Statement; Engagement Letter	26
Section 7.02.	Control and Delivery of Certificates.....	27

ARTICLE VIII

CREATION OF FUNDS AND ACCOUNTS; DEPOSIT OF PROCEEDS; INVESTMENTS

Section 8.01.	Creation of Funds.....	28
Section 8.02.	Interest and Sinking Fund.....	28
Section 8.03.	Project Fund.....	28
Section 8.04.	Security of Funds	28
Section 8.05.	Deposit of Proceeds	29
Section 8.06.	Investments.....	29
Section 8.07.	Investment Income.....	29

ARTICLE IX

PARTICULAR REPRESENTATIONS AND COVENANTS

Section 9.01. Payment of the Certificates 29
Section 9.02. Other Representations and Covenants 29
Section 9.03. Federal Income Tax Matters..... 30

ARTICLE X

DEFAULT AND REMEDIES

Section 10.01. Events of Default 31
Section 10.02. Remedies for Default 31
Section 10.03. Remedies Not Exclusive 32

ARTICLE XI

DISCHARGE

Section 11.01. Discharge..... 32

ARTICLE XII

CONTINUING DISCLOSURE UNDERTAKING

Section 12.01. Annual Reports 32
Section 12.02. Notice of Certain Events 33
Section 12.03. Limitations, Disclaimers and Amendments 34

ARTICLE XIII

MISCELLANEOUS

Section 13.01. Changes to Ordinance 36
Section 13.02. Partial Invalidity 36
Section 13.03. No Personal Liability 36

ARTICLE XIV

EFFECTIVE IMMEDIATELY

Section 14.01. Effectiveness..... 36

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$ _____ CITY OF GRAPEVINE, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024; AWARDING THE SALE THEREOF; LEVYING A TAX IN PAYMENT THEREOF; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; APPROVING THE OFFICIAL STATEMENT; APPROVING A BOND COUNSEL ENGAGEMENT LETTER; AND ENACTING OTHER PROVISIONS RELATING THERETO

WHEREAS, under the provisions of Chapter 271, Subchapter C, Texas Local Government Code, as amended, the City of Grapevine, Texas (the “City”), is authorized to issue certificates of obligation for the purposes specified in this Ordinance and for the payment of all or a portion of the contractual obligations for professional services, including that of engineers, attorneys, and financial advisors in connection therewith, and to sell the same for cash as herein provided; and

WHEREAS, the City is authorized to provide that such obligations will be payable from and secured by the levy of a direct and continuing ad valorem tax against all taxable property within the City, in combination with a part of certain revenues of the City’s waterworks and sewer system (the “System”) remaining after payment of any obligations of the City payable in whole or in part from a lien or pledge of such revenues that would be superior to the obligations to be authorized herein; and

WHEREAS, the City Council of the City (the “City Council”) has found and determined that it is necessary and in the best interests of the City and its citizens that it issue such certificates of obligation authorized by this Ordinance; and

WHEREAS, pursuant to a resolution heretofore passed by this governing body, notice of intention to issue Certificates of the City payable as provided in this Ordinance was published in a newspaper of general circulation in the City in accordance with the requirements of law (the “Notice of Intention”); and

WHEREAS, the Notice of Intention stated that the City Council intended to pass an ordinance authorizing the issuance of the certificates of obligation at the regularly scheduled June 18, 2024 City Council meeting; and

WHEREAS, the Notice of Intention was also published continuously on the City’s website for at least 45 days before June 18, 2024 in accordance the requirements of law; and

WHEREAS, no petition of any kind has been filed with the City Secretary, any member of the City Council or any other official of the City, protesting the issuance of such certificates of obligation; and

WHEREAS, this City Council is now authorized and empowered to proceed with the issuance of said Certificates and to sell the same for cash; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Chapter 551, Texas Government Code, as amended;

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

ARTICLE I

DEFINITIONS AND OTHER PRELIMINARY MATTERS

Section 1.01. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise, in this Ordinance the following terms shall have the meanings specified below:

“Applicable Law” means the duly adopted home rule charter of the City, and all other laws or statutes, rules or regulations, and any amendments thereto, of the State or of the United States by which the City and its powers, securities, credit agreement, operations and procedures are, or may be, governed or from which its powers may be derived.

“Certificate” means any of the Certificates.

“Certificates” means any of the City’s certificates of obligation entitled “City of Grapevine, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024” authorized to be issued by Section 3.01.

“Closing Date” means the date of the initial delivery of and payment for the Certificates.

“Code” means the Internal Revenue Code of 1986, as amended, and, with respect to a specific section thereof, such reference shall be deemed to include (a) the Regulations promulgated under such section, (b) any successor provision of similar import hereafter enacted, (c) any corresponding provision of any subsequent Internal Revenue Code and (d) the regulations promulgated under the provisions described in (b) and (c).

“Designated Payment/Transfer Office” means (i) with respect to the initial Paying Agent/Registrar named herein, its office in Dallas, Texas, or at such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

“DTC” means The Depository Trust Company of New York, New York, or any successor securities depository.

“DTC Participant” means brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants.

“EMMA” means Electronic Municipal Market Access System.

“Event of Default” means any Event of Default as defined in Section 10.01.

“Financial Obligation” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that “financial obligation” shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

“Initial Certificate” means the Certificate described in Section 3.04(d) and 6.02(d).

“Interest and Sinking Fund” means the interest and sinking fund established by Section 8.01(a).

“Interest Payment Date” means the date or dates upon which interest on the Certificates is scheduled to be paid until the maturity of the Certificates, such dates being February 15 and August 15 of each year commencing February 15, 2025.

“MSRB” means the Municipal Securities Rulemaking Board.

“Net Revenues” means the gross revenues of the System less the expenses of operation and maintenance as said expenses are defined by Chapter 1502, Texas Government Code, as amended.

“Ordinance” means this Ordinance.

“Owner” means the person who is the registered owner of a Certificate or Certificates, as shown in the Register.

“Paying Agent/Registrar” means initially The Bank of New York Mellon Trust Company, N.A., Dallas Texas, or any successor thereto as provided in this Ordinance.

“Paying Agent/Registrar Agreement” means the Paying Agent/Registrar Agreement between the City and the Paying Agent/Registrar relating to the Certificates.

“Prior Lien Bonds” means any and all bonds or other obligations of the City presently outstanding or that may be hereafter issued, payable from and secured by a first lien on and pledge of the Net Revenues or by a lien on and pledge of the Net Revenues subordinate to a first lien and pledge of such Net Revenues but superior to the lien and pledge of the Surplus Revenues made for the Certificates.

“Project Fund” means the Project Fund established by Section 8.01(a).

“Purchaser” means _____.

“Record Date” means the last business day of the month next preceding an Interest Payment Date.

“Register” means the Register specified in Section 3.06(a).

“Regulations” means the applicable proposed, temporary or final Treasury Regulations promulgated under the Code or, to the extent applicable to the Code, under the Internal Revenue Code of 1954, as such regulations may be amended or supplemented from time to time.

“Representation Letter” means the Blanket Letter of Representations between the City and DTC.

“Rule” means SEC Rule 15c2-12, as amended from time to time.

“SEC” means the United States Securities and Exchange Commission.

“Special Payment Date” means the Special Payment Date prescribed by Section 3.03(b).

“Special Record Date” means the Special Record Date prescribed by Section 3.03(b).

“Surplus Revenues” means the revenues of the System remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with the City’s Prior Lien Bonds; provided, however, that the amount of such surplus revenues pledged to the payment of the Certificates shall be limited to \$1,000.

“System” as used in this Ordinance means the City’s waterworks and sewer system, including all present and future additions, extensions, replacements, and improvements thereto.

“Unclaimed Payments” means money deposited with the Paying Agent/Registrar for the payment of the principal of or interest on Certificates as the same become due and payable and remaining unclaimed by the Owners of such Certificates for 90 days after the applicable payment or redemption date.

Section 1.02. Other Definitions.

The terms “City Council” and “City” shall have the meaning assigned in the preamble to this Ordinance.

Section 1.03. Findings.

The declarations, determinations and findings declared, made and found in the preamble to this Ordinance are hereby adopted, restated and made a part of the operative provisions hereof.

Section 1.04. Table of Contents, Titles and Headings.

The table of contents, titles and headings of the Articles and Sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof

and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Ordinance or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.05. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Article and Section references shall mean references to articles and sections of this Ordinance unless designated otherwise.

(c) This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Ordinance.

ARTICLE II

SECURITY FOR THE CERTIFICATES

Section 2.01. Payment of the Certificates.

(a) Pursuant to the authority granted by the Texas Constitution and the laws of the State of Texas, there is hereby levied for the current year and for each succeeding year hereafter while any of the Certificates or any interest thereon is outstanding and unpaid, an ad valorem tax on each one hundred dollars' valuation of taxable property within the City, at a rate sufficient, within the limit prescribed by law, to pay the debt service requirements of the Certificates, being (i) the interest on the Certificates, and (ii) a sinking fund for their redemption at maturity or a sinking fund of two percent per annum (whichever amount is the greater), when due and payable, full allowance being made for delinquencies and costs of collection.

(b) The ad valorem tax thus levied shall be assessed and collected each year against all property appearing on the tax rolls of the City most recently approved in accordance with law, and the money thus collected shall be deposited as collected to the Interest and Sinking Fund.

(c) Said ad valorem tax, the collections therefrom, and all amounts on deposit in or required hereby to be deposited to the Interest and Sinking Fund are hereby pledged and committed irrevocably to the payment of the principal of and interest on the Certificates when and as due and payable in accordance with their terms and this Ordinance.

(d) The amount of taxes to be provided annually for the payment of principal of and interest on the Certificates shall be determined and accomplished in the following manner:

(i) The City's annual budget shall reflect (i) the amount of debt service requirements to become due on the Certificates in the next succeeding Fiscal Year of the City, (ii) the amount on deposit in the Interest and Sinking Fund, as of the date such budget is prepared (after giving effect to any payments required to be made during the

remainder of the then current Fiscal Year), and (iii) the amount of Surplus Revenues estimated and budgeted to be available for the payment of such debt service requirements on the Certificates during the next succeeding Fiscal Year of the City.

(ii) The amount required to be provided in the succeeding Fiscal Year of the City from ad valorem taxes shall be the amount, if any, the debt service requirements to be paid on the Certificates in the next succeeding Fiscal Year of the City exceeds the sum of (i) the amount shown to be on deposit in the Interest and Sinking Fund (after giving effect to any payments required to be made during the remainder of the then current Fiscal Year) at the time the annual budget is prepared, and (ii) the Surplus Revenues shown to be budgeted and available for payment of said debt service requirements.

(iii) Following the final approval of the annual budget of the City, the governing body of the City shall, by ordinance, levy an ad valorem tax at a rate sufficient to produce taxes in the amount determined in paragraph (b) above, to be utilized for purposes of paying the principal of and interest on the Certificates in the next succeeding Fiscal Year of the City.

(e) The City hereby covenants and agrees that the Surplus Revenues are hereby irrevocably pledged equally and ratably to the payment of the principal of, redemption premium, if any, and interest on the Certificates, as the same become due.

(f) If the liens and provisions of this Ordinance shall be released in a manner permitted by Article XI hereof, then the collection of such ad valorem tax may be suspended or appropriately reduced, as the facts may permit, and further deposits to the Interest and Sinking Fund may be suspended or appropriately reduced, as the facts may permit. In determining the aggregate principal amount of outstanding Certificates, there shall be subtracted the amount of any Certificates that have been duly called for redemption and for which money has been deposited with the Paying Agent/Registrar for such redemption.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE CERTIFICATES

Section 3.01. Authorization.

The City's certificates of obligation to be designated "City of Grapevine, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024" (the "Certificates"), are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, particularly Chapter 271, Subchapter C, Texas Local Government Code, as amended and Section 9.26 of the City's Home-Rule Charter. The Certificates shall be issued in the aggregate principal amount of \$_____ for the purpose of paying contractual obligations to be incurred for the following purposes, to wit: (i) designing, developing, constructing, renovating, improving and equipping the City's water and wastewater system and facilities; (ii) designing, developing, constructing, renovating, improving and equipping the City's existing Municipal Services Center; (iii) designing, developing, constructing and

improving drainage and flood control projects; (iv) paying professional services incurred in connection with items (i) through (iii), and (v) paying the costs incurred in connection with the issuance of the Certificates.

Section 3.02. Date, Denomination, Maturities, Numbers and Interest.

(a) The Certificates shall be dated June 15, 2024 shall be in fully registered form, without coupons, in the denomination of \$5,000 or any integral multiple thereof, and shall be numbered separately from one upward or such other designation acceptable to the City and the Paying Agent/Registrar, except the Initial Certificate, which shall be numbered T-1.

(b) The Certificates shall mature on February 15 in the years and in the principal installments set forth in the following schedule:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2025			2035		
2026			2036		
2027			2037		
2028			2038		
2029			2039		
2030			2040		
2031			2041		
2032			2042		
2033			2043		
2034			2044		

(c) Interest shall accrue and be paid on each Certificate, respectively, until the payment of the principal amount thereof shall have been paid or provided for, from the later of the Closing Date or the most recent Interest Payment Date to which interest has been paid or provided for at the rates per annum for each respective maturity specified in the schedule contained in subsection (b) above. Such interest shall be payable semiannually on each February 15 and August 15 of each year, commencing on February 15, 2025, until maturity or prior redemption. Interest on the Certificates shall be calculated on the basis of a 360-day year composed of twelve 30-day months.

Section 3.03. Medium, Method and Place of Payment.

(a) The principal of, premium, if any, and interest on the Certificates shall be paid in lawful money of the United States of America as provided in this Section.

(b) Interest on the Certificates shall be payable to the Owners whose names appear in the Register at the close of business on the Record Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the

Paying Agent/Registrar if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be at least 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Owner of a Certificate appearing on the books of the Paying Agent/Registrar at the close of business on the last business day next preceding the date of mailing of such notice.

(c) Interest on the Certificates shall be paid by check (dated as of the Interest Payment Date) and sent by the Paying Agent/Registrar to the person entitled to such payment, United States mail, first class postage prepaid, to the address of such person as it appears in the Register or by such other customary banking arrangements acceptable to the Paying Agent/Registrar and the person to whom interest is to be paid; provided, however, that such person shall bear all risk and expenses of such other customary banking arrangements.

(d) The principal of each Certificate shall be paid to the person in whose name such Certificate is registered on the due date thereof (whether at the maturity date or the date of prior redemption thereof) upon presentation and surrender of such Certificate at the Designated Payment/Transfer Office.

(e) If a date for the payment of the principal of or interest on the Certificates is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

(f) Subject to any applicable escheat, unclaimed property, or similar law, including Title 6 of the Texas Property Code, Unclaimed Payments remaining unclaimed by the Owners entitled thereto for three years after the applicable payment or redemption date shall be paid to the City and thereafter neither the City, the Paying Agent/Registrar, nor any other person shall be liable or responsible to any Owners of such Certificates for any further payment of such unclaimed moneys or on account of any such Certificates.

Section 3.04. Execution and Initial Registration.

(a) The Certificates shall be executed on behalf of the City by the Mayor and City Secretary of the City, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Certificates shall have the same effect as if each of the Certificates had been signed manually and in person by each of said officers, and such facsimile seal on the Certificates shall have the same effect as if the official seal of the City had been manually impressed upon each of the Certificates.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Certificates ceases to be such officer before the authentication of such Certificates or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Certificate shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Certificate of Paying Agent/Registrar substantially in the form provided in this Ordinance, duly authenticated by manual execution of the Paying Agent/Registrar. It shall not be required that the same authorized representative of the Paying Agent/Registrar sign the Certificate of Paying Agent/Registrar on all of the Certificates. In lieu of the executed Certificate of Paying Agent/Registrar described above, the Initial Certificate delivered on the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided in this Ordinance, manually executed by the Comptroller of Public Accounts of the State of Texas or by his duly authorized agent, which certificate shall be evidence that the Initial Certificate has been duly approved by the Attorney General of the State of Texas and that it is a valid and binding obligation of the City, and has been registered by the Comptroller.

(d) On the Closing Date, one Initial Certificate representing the entire principal amount of the Certificates, payable in stated installments to the initial purchaser or its designee, executed by manual or facsimile signature of the Mayor and City Secretary of the City, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to the Purchaser or its designee. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver to DTC on behalf of the Purchaser registered definitive Certificates as described in Section 3.10(a).

Section 3.05. Ownership.

(a) The City, the Paying Agent/Registrar and any other person may treat the person in whose name any Certificate is registered as the absolute owner of such Certificate for the purpose of making and receiving payment of the principal thereof and premium, if any, thereon, for the further purpose of making and receiving payment of the interest thereon (subject to the provisions herein that interest is to be paid to the person in whose name the Certificate is registered on the Record Date), and for all other purposes, whether or not such Certificate is overdue, and neither the City nor the Paying Agent/Registrar shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the person deemed to be the Owner of any Certificate in accordance with this Section shall be valid and effectual and shall discharge the liability of the City and the Paying Agent/Registrar upon such Certificate to the extent of the sums paid.

Section 3.06. Registration, Transfer and Exchange.

(a) So long as any Certificates remain outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a register (the "Register") in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Certificates in accordance with this Ordinance.

(b) The ownership of a Certificate may be transferred only upon the presentation and surrender of the Certificate at the Designated Payment/Transfer Office of the Paying

Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. No transfer of any Certificate shall be effective until entered in the Register.

(c) The Certificates shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Certificate or Certificates of the same maturity and interest rate and in any denomination or denominations of any integral multiple of \$5,000 and in an aggregate principal amount equal to the unpaid principal amount of the Certificates presented for exchange. The Paying Agent/Registrar is hereby authorized to authenticate and deliver Certificates exchanged for other Certificates in accordance with this Section.

(d) Each exchange Certificate delivered by the Paying Agent/ Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such exchange Certificate is delivered.

(e) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for any different denomination of any of the Certificates. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer or exchange of a Certificate.

(f) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Certificate called for redemption, in whole or in part, where such redemption is scheduled to occur within forty-five (45) calendar days after the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Certificate.

Section 3.07. Cancellation and Authentication.

All Certificates paid or redeemed before scheduled maturity in accordance with this Ordinance, and all Certificates in lieu of which exchange Certificates or replacement Certificates are authenticated and delivered in accordance with this Ordinance, shall be cancelled upon the making of proper records regarding such payment, redemption, exchange or replacement. The Paying Agent/Registrar shall dispose of the cancelled Certificates in accordance with the Securities Exchange Act of 1934.

Section 3.08. Temporary Certificates.

(a) Following the delivery and registration of the Initial Certificate and pending the preparation of definitive Certificates, the proper officers of the City may execute and, upon the City's request, the Paying Agent/Registrar shall authenticate and deliver, one or more temporary Certificates that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any denomination, substantially of the tenor of the definitive Certificates in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Certificates may determine, as evidenced by their signing of such temporary Certificates.

(b) Until exchanged for Certificates in definitive form, such Certificates in temporary form shall be entitled to the benefit and security of this Ordinance.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Paying Agent/Registrar the Certificates in definitive form; thereupon, upon the presentation and surrender of the Certificate or Certificates in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Certificates in temporary form and authenticate and deliver in exchange therefor a Certificate or Certificates of the same maturity and series, in definitive form, in the authorized denomination, and in the same aggregate principal amount, as the Certificate or Certificates in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.09. Replacement Certificates.

(a) Upon the presentation and surrender to the Paying Agent/Registrar, at the Designated Payment/Transfer Office, of a mutilated Certificate, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Certificate of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Certificate to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Certificate is lost, apparently destroyed or wrongfully taken, the Paying Agent/Registrar, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Certificate has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Certificate of like tenor and principal amount, bearing a number not contemporaneously outstanding, provided that the Owner first:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Certificate;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar and the City to save them harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Paying Agent/Registrar.

(c) If, after the delivery of such replacement Certificate, a bona fide purchaser of the original Certificate in lieu of which such replacement Certificate was issued presents for payment such original Certificate, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Certificate from the person to whom it was delivered or any person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost or expense incurred by the City or the Paying Agent/Registrar in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Certificate has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Certificate, may pay such Certificate.

(e) Each replacement Certificate delivered in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such replacement Certificate is delivered.

Section 3.10. Book-Entry Only System.

(a) The definitive Certificates shall be initially issued in the form of a separate single fully registered Certificate for each of the maturities thereof. Upon initial issuance, the ownership of each such Certificate shall be registered in the name of Cede & Co., as nominee of DTC, and except as provided in Section 3.11 hereof, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

(b) With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates, except as provided in this Ordinance. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than an Owner, as shown on the Register, of any notice with respect to the Certificates, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, the City and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Register as the absolute Owner of such Certificate for the purpose of payment of principal of, premium, if any, and interest on the Certificates, for the purpose of giving notices of redemption and other matters with respect to such Certificate, for the purpose of registering transfer with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Certificates only to or upon the order of the respective Owners, as shown in the Register as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of, premium, if any, and interest on the Certificates to the extent of the sum or sums so paid. No person other than an Owner, as shown in the register, shall receive a certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks or drafts being mailed to the registered Owner at the close of business on the Record Date, the word "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(c) The Representation Letter previously executed and delivered by the City, and applicable to the City's obligations delivered in book-entry-only form to DTC as securities depository for said obligations, is hereby ratified and approved for the Certificates.

Section 3.11. Successor Securities Depository; Transfer Outside Book-Entry Only System.

In the event that the City or the Paying Agent/Registrar determines that DTC is incapable of discharging its responsibilities described herein and in the Representation Letter, and that it is in the best interest of the beneficial owners of the Certificates that they be able to obtain certificated Certificates, or in the event DTC discontinues the services described herein, the City or the Paying Agent/Registrar shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants, as identified by DTC, of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants, as identified by DTC, of the availability through DTC of Certificates and transfer one or more separate Certificates to DTC Participants having Certificates credited to their DTC accounts, as identified by DTC. In such event, the Certificates shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.

Section 3.12. Payments to Cede & Co.

Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificates are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Certificates, and all notices with respect to such Certificates, shall be made and given, respectively, in the manner provided in the Representation Letter.

ARTICLE IV

REDEMPTION OF CERTIFICATES BEFORE MATURITY

Section 4.01. Limitation on Redemption.

The Certificates shall be subject to redemption before scheduled maturity only as provided in this Article IV.

Section 4.02. Optional Redemption.

(a) The City reserves the option to redeem Certificates maturing on and after February 15, 2034, in whole or any part, in principal amounts equal to \$5,000 or any integral multiple thereof, before their respective scheduled maturity dates, on August 15, 2033 or on any date thereafter, such redemption date or dates to be fixed by the City, at a redemption price equal to the principal amount of the Certificates called for redemption plus accrued interest to the date fixed for redemption.

(b) The City, at least 45 days before the redemption date, unless a shorter period shall be satisfactory to the Paying Agent/Registrar, shall notify the Paying Agent/Registrar of such redemption date and of the principal amount of Certificates to be redeemed.

Section 4.03. Mandatory Sinking Fund Redemption

(a) The Certificates maturing on February 15, 20__, February 15, 20__ and February 15, 20__ (collectively, the “Term Certificates”) are subject to scheduled mandatory redemption and will be redeemed by the City, in part at a price equal to the principal amount thereof, without premium, plus accrued interest to the redemption date, out of moneys available for such purpose in the Interest and Sinking Fund, on the dates and in the respective principal amounts as set forth below.

Term Certificates Maturing February 15, 20__

<u>Redemption Date</u>	<u>Redemption Amount</u>
February 15, 20__	
February 15, 20__*	

*maturity

Term Certificates Maturing February 15, 20__

<u>Redemption Date</u>	<u>Redemption Amount</u>
February 15, 20__	
February 15, 20__*	

*maturity

Term Certificates Maturing February 15, 20__

<u>Redemption Date</u>	<u>Redemption Amount</u>
February 15, 20__ 9	
February 15, 20__*	

*maturity

(b) At least forty-five (45) days prior to each scheduled mandatory redemption date, the Paying Agent/Registrar shall select for redemption by lot, or by any other customary method that results in a random selection, a principal amount of Term Certificates equal to the aggregate principal amount of such Term Certificates to be redeemed, shall call such Term Certificates for redemption on such scheduled mandatory redemption date, and shall give notice of such redemption, as provided in Section 4.05.

(c) The principal amount of the Term Certificates required to be redeemed on any redemption date pursuant to subparagraph (a) of this Section 4.03 shall be reduced, at the option of the City, by the principal amount of any Term Certificates which, at least 45 days prior to the

mandatory sinking fund redemption date (i) shall have been acquired by the City at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, or (ii) shall have been redeemed pursuant to the optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.04. Partial Redemption.

(a) If less than all of the Certificates are to be optionally redeemed pursuant to Section 4.02, the City shall determine the maturity or maturities and the amounts thereof to be redeemed. If less than all of the Certificates of a maturity or maturities are to be redeemed, the City will direct the Paying Agent/Registrar to call such Certificates within such maturity or maturities by lot, or by such other method that results in a random selection.

(b) A portion of a single Certificate of a denomination greater than \$5,000 may be redeemed, but only in a principal amount equal to \$5,000 or any integral multiple thereof. If such a Certificate is to be partially redeemed, the Paying Agent/Registrar shall treat each \$5,000 portion of the Certificate as though it were a single Certificate for purposes of selection for redemption.

(c) Upon surrender of any Certificate for redemption in part, the Paying Agent/Registrar, in accordance with Section 3.06 of this Ordinance, shall authenticate and deliver an exchange Certificate or Certificates in an aggregate principal amount equal to the unredeemed portion of the Certificate so surrendered, such exchange being without charge.

(d) The Paying Agent/Registrar shall promptly notify the City in writing of the principal amount to be redeemed of any Certificate as to which only a portion thereof is to be redeemed.

Section 4.05. Notice of Redemption to Owners.

(a) The Paying Agent/Registrar shall give notice of any redemption of Certificates by sending notice by first class United States mail, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Certificate (or part thereof) to be redeemed, at the address shown on the Register at the close of business on the Business Day next preceding the date of mailing of such notice.

(b) The notice shall state the redemption date, the redemption price, the place at which the Certificates are to be surrendered for payment, and, if less than all the Certificates outstanding are to be redeemed, an identification of the Certificates or portions thereof to be redeemed.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

Section 4.06. Payment Upon Redemption.

(a) Before or on each redemption date, the City shall deposit with the Paying Agent/Registrar money sufficient to pay all amounts due on the redemption date and the Paying Agent/Registrar shall make provision for the payment of the Certificates to be redeemed on such date by setting aside and holding in trust an amount from the Interest and Sinking Fund or otherwise received by the Paying Agent/Registrar from the City and shall use such funds solely for the purpose of paying the principal of, redemption premium, if any, and accrued interest on the Certificates being redeemed.

(b) Upon presentation and surrender of any Certificate called for redemption at the Designated Payment/Transfer Office on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the principal of, redemption premium, if any, and accrued interest on such Certificate to the date of redemption from the money set aside for such purpose.

Section 4.07. Effect of Redemption.

(a) Notice of redemption having been given as provided in Section 4.05 of this Ordinance, the Certificates or portions thereof called for redemption shall become due and payable on the date fixed for redemption and, unless the City defaults in its obligation to make provision for the payment of the principal thereof, redemption premium, if any, or accrued interest thereon, such Certificates or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Certificates are presented and surrendered for payment on such date.

(b) If the City shall fail to make provision for payment of all sums due on a redemption date, then any Certificate or portion thereof called for redemption shall continue to bear interest at the rate stated on the Certificate until due provision is made for the payment of same by the City.

Section 4.08. Conditional Notice of Redemption.

The City reserves the right, in the case of an optional redemption pursuant to Section 4.02 herein, to give notice of its election or direction to redeem Certificates conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) that the City retains the right to rescind such notice at any time on or prior to the scheduled redemption date if the City delivers a certificate of the City to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Certificates subject to conditional redemption and such redemption has been rescinded shall remain Outstanding and the rescission of such redemption shall not constitute an Event of Default. Further, in the case of a conditional redemption, the

failure of the City to make moneys and or authorized securities available in part or in whole on or before the redemption date shall not constitute an Event of Default.

Section 4.09. Lapse of Payment.

Money set aside for the redemption of the Certificates and remaining unclaimed by Owners thereof shall be subject to the provisions of Section 3.03(f) hereof.

ARTICLE V

PAYING AGENT/REGISTRAR

Section 5.01. Appointment of Initial Paying Agent/Registrar.

The Bank of New York Mellon Trust Company, N.A., Dallas, Texas, is hereby appointed as the initial Paying Agent/Registrar for the Certificates.

Section 5.02. Qualifications.

Each Paying Agent/Registrar shall be a commercial bank, a trust company organized under the laws of the State of Texas, or any other entity duly qualified and legally authorized to serve as and perform the duties and services of paying agent and registrar for the Certificates.

Section 5.03. Maintaining Paying Agent/Registrar.

(a) At all times while any Certificates are outstanding, the City will maintain a Paying Agent/Registrar that is qualified under Section 5.02 of this Ordinance. The Mayor is hereby authorized and directed to execute an agreement with the Paying Agent/Registrar specifying the duties and responsibilities of the City and the Paying Agent/Registrar in substantially the form presented to and hereby approved by the City Council. The signature of the Mayor shall be attested to by the City Secretary.

(b) If the Paying Agent/Registrar resigns or otherwise ceases to serve as such, the City will promptly appoint a replacement.

Section 5.04. Termination.

The City, upon not less than 60 days' notice, reserves the right to terminate the appointment of any Paying Agent/Registrar by delivering to the entity whose appointment is to be terminated written notice of such termination, provided, that such termination shall not be effective until a successor Paying Agent/Registrar has been appointed and has accepted the duties of Paying Agent/Registrar for the Certificates.

Section 5.05. Notice of Change.

Promptly upon each change in the entity serving as Paying Agent/Registrar, the City will cause notice of the change to be sent to each Owner and any bond insurer by first class United

States mail, postage prepaid, at the address in the Register, stating the effective date of the change and the name and mailing address of the replacement Paying Agent/Registrar.

Section 5.06. Agreement to Perform Duties and Functions.

By accepting the appointment as Paying Agent/Registrar, and executing the Paying Agent/Registrar Agreement, the Paying Agent/Registrar is deemed to have agreed to the provisions of this Ordinance and that it will perform the duties and functions of Paying Agent/Registrar prescribed thereby.

Section 5.07. Delivery of Records to Successor.

If a Paying Agent/Registrar is replaced, such Paying Agent, promptly upon the appointment of the successor, will deliver the Register (or a copy thereof) and all other pertinent books and records relating to the Certificates to the successor Paying Agent/Registrar.

ARTICLE VI

FORM OF THE CERTIFICATES

Section 6.01. Form Generally.

(a) The Certificates, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Paying Agent/Registrar, and the Assignment form to appear on each of the Certificates, (i) shall be substantially in the form set forth in this Article, with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the City or by the officers executing such Certificates, as evidenced by their execution thereof.

(b) Any portion of the text of any Certificates may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Certificates.

(c) The Certificates, including the Initial Certificate submitted to the Attorney General of Texas and any temporary Certificates, shall be typed, printed, lithographed, photocopied or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Certificates, as evidenced by their execution thereof.

Section 6.02. Form of Certificates.

The form of Certificates, including the form of the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the form of Certificate of the Paying Agent/Registrar and the form of Assignment appearing on the Certificates, shall be substantially as follows:

(a) Form of Certificate.

REGISTERED
No. _____

REGISTERED
\$ _____

United States of America
State of Texas

CITY OF GRAPEVINE, TEXAS
COMBINATION TAX AND REVENUE
CERTIFICATE OF OBLIGATION
SERIES 2024

<u>INTEREST RATE</u>	<u>MATURITY DATE</u>	<u>CLOSING DATE</u>	<u>CUSIP NO.</u>
_____ %	February 15, _____	July 23, 2024	_____

The City of Grapevine (the “City”) in the Counties of Tarrant, Denton and Dallas, State of Texas, for value received, hereby promises to pay to

_____ or registered assigns, on the Maturity Date specified above, the sum of

_____ DOLLARS

unless this Certificate shall have been sooner called for redemption and the payment of the principal hereof shall have been paid or provision for such payment shall have been made, and to pay interest on the unpaid principal amount hereof from the later of the Delivery Date specified above or the most recent interest payment date to which interest has been paid or provided for until such principal amount shall have been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on February 15 and August 15 of each year, commencing February 15, 2025.

The principal of this Certificate shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Certificate at the corporate trust office in Dallas, Texas (the “Designated Payment/Transfer Office”), of The Bank of New York Mellon Trust Company, N.A. as initial Paying Agent/Registrar, or, with respect to a successor Paying Agent/Registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Certificate is payable by check dated as of the interest payment date, mailed by the Paying Agent/Registrar to the registered owner at the address shown on the registration books kept by the Paying Agent/Registrar or by such other customary banking arrangements acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the person to whom interest is to be paid. For the purpose of the

payment of interest on this Certificate, the registered owner shall be the person in whose name this Certificate is registered at the close of business on the "Record Date," which shall be the last business day of the month next preceding such interest payment date; provided, however, that in the event of nonpayment of interest on a scheduled interest payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Owner of a Certificate appearing on the books of the Paying Agent/Registrar at the close of business on the last business day preceding the date of mailing such notice.

If a date for the payment of the principal of or interest on the Certificates is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Certificate is dated June 15, 2024 and is one of a series of fully registered bonds specified in the title hereof issued in the aggregate principal amount of \$_____ (herein referred to as the "Certificates") pursuant to a certain ordinance of the City Council of the City (the "Ordinance") for the public purpose of (i) designing, developing, constructing, renovating, improving and equipping the City's water and wastewater system and facilities; (ii) designing, developing, constructing, renovating, improving and equipping the City's existing Municipal Services Center; (iii) designing, developing, constructing and improving drainage and flood control projects; (iv) paying professional services incurred in connection with items (i) through (iii); and (v) paying the costs incurred in connection with the issuance of the Certificates.

The Certificates and the interest thereon are payable from the levy of a direct and continuing ad valorem tax, within the limit prescribed by law, against all taxable property in the City and from a pledge of certain surplus revenues (not to exceed \$1,000) of the City's Waterworks and Sewer System, all as described and provided in the Ordinance.

The City has reserved the option to redeem the Certificates maturing on or after February 15, 2034, in whole or part, in principal amount equal to \$5,000 or any integral multiple thereof, before their respective scheduled maturity dates, on August 15, 2033, or on any date thereafter, at a price equal to the principal amount of the Certificates so called for redemption plus accrued interest to the date fixed for redemption. If less than all of the Certificates are to be redeemed, the City shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot the Certificates, or portions thereof, within such maturity or maturities and in such principal amounts, for redemption.

Notice of such redemption or redemptions shall be given by first class mail, postage prepaid, not less than 30 days before the date fixed for redemption, to the registered owner of each of the Certificates to be redeemed in whole or in part. Notice having been so given, the

Certificates or portions thereof designated for redemption shall become due and payable on the redemption date specified in such notice; from and after such date, notwithstanding that any of the Certificates or portions thereof so called for redemption shall not have been surrendered for payment, interest on such Certificates or portions thereof shall cease to accrue.

The City reserves the right, in the case of an optional redemption, to give notice of its election or direction to redeem Certificates conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) that the City retains the right to rescind such notice at any time on or prior to the scheduled redemption date if the City delivers a certificate of the City to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Certificates subject to conditional redemption and such redemption has been rescinded shall remain Outstanding and the rescission of such redemption shall not constitute an Event of Default. Further, in the case of a conditional redemption, the failure of the City to make moneys and or authorized securities available in part or in whole on or before the redemption date shall not constitute an Event of Default.

The Certificates maturing February 15, 20__, February 15, 20__ and February 15, 20__ (collectively, the "Term Certificates") are subject to scheduled mandatory redemption and will be redeemed by the City, in part at a price equal to the principal amount thereof, without premium, plus accrued interest to the redemption date, out of moneys available for such purpose in the Interest and Sinking Fund, on the dates and in the respective principal amounts as set forth below.

Term Certificates Maturing February 15, 20__

<u>Redemption Date</u>	<u>Redemption Amount</u>
February 15, 20__	
February 15, 20__*	

*maturity

Term Certificates Maturing February 15, 20__

<u>Redemption Date</u>	<u>Redemption Amount</u>
February 15, 20__	
February 15, 20__*	

*maturity

Term Certificates Maturing February 15, 20__

<u>Redemption Date</u>	<u>Redemption Amount</u>
February 15, 20__	
February 15, 20__*	

*maturity

At least forty-five (45) days prior to each scheduled mandatory redemption date, the Paying Agent/Registrar shall select for redemption by lot, or by any other customary method that results in a random selection, a principal amount of Term Certificates equal to the aggregate principal amount of such Term Certificates to be redeemed and shall call such Term Certificates for redemption on such scheduled mandatory redemption date.

The principal amount of the Term Certificates required to be redeemed on any mandatory sinking fund redemption date shall be reduced, at the option of the District, by the principal amount of any Term Certificates which, at least 45 days prior to the mandatory sinking fund redemption date (i) shall have been acquired by the District at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof; and delivered to the Paying Agent/Registrar for cancellation, or (ii) shall have been redeemed pursuant to an optional redemption and not previously credited to a mandatory sinking fund redemption.

Notice of such redemption or redemptions shall be given by first class mail, postage prepaid, not less than thirty (30) days before the date fixed for redemption, to the registered owner of each of the Certificates to be redeemed in whole or in part. Notice having been so given, the Certificates or portions thereof designated for redemption shall become due and payable on the redemption date specified in such notice; from and after such date, notwithstanding that any of the Certificates or portions thereof so called for redemption shall not have been surrendered for payment, interest on such Certificates or portions thereof shall cease to accrue.

As provided in the Ordinance, and subject to certain limitations therein set forth, this Certificate is transferable upon surrender of this Certificate for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar, and, thereupon, one or more new fully registered Certificates of the same stated maturity, of authorized denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer or exchange any Certificate called for redemption where such redemption is scheduled to occur within 45 calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Certificate.

The City, the Paying Agent/Registrar, and any other person may treat the person in whose name this Certificate is registered as the owner hereof for the purpose of receiving payment as

herein provided (except interest shall be paid to the person in whose name this Certificate is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Certificate be overdue, and neither the City nor the Paying Agent/Registrar shall be affected by notice to the contrary.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Certificate and the series of which it is a part is duly authorized by law; that all acts, conditions, and things required to be done precedent to and in the issuance of the Certificates have been properly done and performed and have happened in regular and due time, form, and manner as required by law; that ad valorem taxes upon all taxable property in the City have been levied for and pledged to the payment of the debt service requirements of the Certificates within the limit prescribed by law; that, in addition to said taxes, further provisions have been made for the payment of the debt service requirements of the Certificates by pledging to such purpose, a limited amount of the Surplus Revenues, as defined in the Ordinance, derived by the City from the operation of the waterworks and sewer system; that when so collected, such taxes and Surplus Revenues shall be appropriated to such purposes; and that the total indebtedness of the City, including the Certificates, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, this Certificate has been duly executed on behalf of the City, under its official seal, in accordance with law.

City Secretary,
City of Grapevine, Texas

Mayor
City of Grapevine, Texas

[SEAL]

(b) Form of Comptroller's Registration Certificate.

The following Comptroller's Registration Certificate may be deleted from the definitive Certificates if such Certificate on the Initial Certificate is fully executed.

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO. _____
OF THE STATE OF TEXAS	§	

I hereby certify that there is on file and of record in my office a certificate of the Attorney General of the State of Texas to the effect that this Certificate has been examined by him as required by law, that he finds that it has been issued in conformity with the Constitution and laws of the State of Texas, and that said Certificate has this day been registered by me.

Witness my hand and seal of office at Austin, Texas, _____.

Comptroller of Public Accounts of
the State of Texas

[SEAL]

(c) Form of Certificate of Paying Agent/Registrar.

The following Certificate of Paying Agent/Registrar may be deleted from the Initial Certificate if the Comptroller's Registration Certificate appears thereon.

CERTIFICATE OF PAYING AGENT/REGISTRAR

This is one of the Certificates referred to in the within mentioned Ordinance. The series of Certificates of which this Certificate is a part was originally issued as one Initial Certificate which was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A.
as Paying Agent/Registrar

Dated: _____

By: _____
Authorized Signature

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and Zip Code of transferee): _____

 (Social Security or other identifying number: _____) the within Certificate and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Certificate on the books kept for registration hereof, with full power of substitution in the premises.

Date: _____

Signature Guaranteed By:

 Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Certificate in every particular and must be guaranteed in a manner acceptable to the Paying Agent/Registrar.

(e) Initial Certificate Insertions.

(i) The Initial Certificate shall be in the form set forth in paragraph (a) of this Section, except that:

(ii) immediately under the name of the Certificate, the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the words "As Shown Below" and "CUSIP NO. ____" deleted;

(iii) in the first paragraph:

the words "on the Maturity Date specified above" shall be deleted and the following will be inserted: "on February 15 in the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

<u>Years</u>	<u>Principal Installments</u>	<u>Interest Rates</u>
--------------	-------------------------------	-----------------------

(Information to be inserted from Section 3.02(b) hereof).

(iv) the Initial Certificate shall be numbered T-1.

Section 6.03. CUSIP Registration.

The City may secure identification numbers through the CUSIP Services Bureau managed by FactSet Research Systems on behalf of the American Bankers Association, and may authorize the printing of such numbers on the face of the Certificates. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Certificates shall be of no significance or effect as regards the legality thereof and neither the City nor the attorneys approving said Certificates as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Certificates.

Section 6.04. Legal Opinion.

The approving legal opinion of Bracewell LLP, Bond Counsel, may be printed on each Certificate over the certification of the City Secretary of the City, which may be executed in facsimile.

Section 6.05. Municipal Bond Insurance.

If municipal bond guaranty insurance is obtained with respect to the Certificates, the Certificates, including the Initial Certificate, may bear an appropriate legend, as provided by the insurer. To the extent permitted by applicable law, the City will comply with all notice and other applicable requirements of the insurer in connection with the issuance of the Certificates, as such requirements may be in effect and transmitted to the City with the insurer's commitment to issue such insurance.

ARTICLE VII

SALE OF THE CERTIFICATES; CONTROL AND DELIVERY OF THE CERTIFICATES

Section 7.01. Sale of Certificates; Official Statement; Engagement Letter.

(a) The Certificates, having been duly advertised and offered for sale at competitive bid, are hereby officially sold and awarded to _____ (the "Purchaser") for a purchase price equal to the principal amount thereof plus a cash premium of \$ _____, being the bid which produced the lowest true interest cost to the City. The Initial Certificate shall be registered in the name of the Purchaser or its designee.

(b) The form and substance of the Preliminary Official Statement for the Certificates and any addenda, supplement or amendment thereto (the "Preliminary Official Statement") and the final Official Statement (the "Official Statement") presented to and considered at this meeting, are hereby in all respects approved and adopted, and the Preliminary Official Statement is hereby deemed final as of its date (except for the omission of pricing and related information) within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended. The use and distribution of the Preliminary Official Statement in the public offering of the Certificates by the Purchaser is hereby authorized. The City Manager, Chief Financial Officer, Mayor and the City Secretary of the City are hereby authorized and directed to use and distribute or authorize the use and distribution of the final

Official Statement and any addenda, supplement or amendment thereto (the “Official Statement”) and to execute the same and deliver appropriate numbers of executed copies thereof to the Purchasers of the Certificates. The Official Statement as thus approved, executed and delivered, with such appropriate variations as shall be approved by the City Manager, Chief Financial Officer, Mayor of the City and the Purchaser, may be used by the Purchaser in the public offering and sale thereof. The City Secretary is hereby authorized and directed to include and maintain a copy of the Official Statement and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting.

(c) All officers of the City are authorized to execute such documents, Certificates and receipts as they may deem appropriate in order to consummate the delivery of the Certificates in accordance with the terms of sale therefor. Further, in connection with the submission of the record of proceedings for the Certificates to the Attorney General of the State of Texas for examination and approval of such Certificates, the appropriate officer of the City is hereby authorized and directed to issue a check of the City payable to the Attorney General of the State of Texas as a nonrefundable examination fee in the amount required by Chapter 1202, Texas Government Code (such amount to be the lesser of (i) 1/10th of 1% of the principal amount of the Certificates or (ii) \$9,500).

(d) The obligation of the Purchaser to accept delivery of the Certificates is subject to the Purchaser being furnished with the final, approving opinion of Bracewell LLP, Bond Counsel for the City, which opinion shall be dated as of and delivered on the Closing Date. The Mayor, City Manager or the Chief Financial Officer are hereby authorized and directed to execute the engagement letter with Bracewell LLP, setting forth such firm’s duties as Bond Counsel for the City, and such engagement letter and the terms thereof in the form presented at this meeting is hereby approved and accepted.

Section 7.02. Control and Delivery of Certificates.

(a) The Mayor is hereby authorized to have control of the Initial Certificate and all necessary records and proceedings pertaining thereto pending investigation, examination and approval of the Attorney General of the State of Texas, registration by the Comptroller of Public Accounts of the State of Texas, and registration with, and initial exchange or transfer by, the Paying Agent/Registrar.

(b) After registration by the Comptroller of Public Accounts, delivery of the Certificates shall be made to the Underwriters under and subject to the general supervision and direction of the Mayor, against receipt by the City of all amounts due to the City under the terms of sale.

(c) In the event the Mayor or City Secretary is absent or otherwise unable to execute any document or take any action authorized herein, the Mayor Pro Tem and the Assistant City Secretary, respectively, shall be authorized to execute such documents and take such actions, and the performance of such duties by the Mayor Pro Tem and the Assistant City Secretary shall for the purposes of this Ordinance have the same force and effect as if such duties were performed by the Mayor and City Secretary, respectively.

ARTICLE VIII

CREATION OF FUNDS AND ACCOUNTS;
DEPOSIT OF PROCEEDS; INVESTMENTSSection 8.01. Creation of Funds.

(a) The City hereby establishes the following special funds or accounts:

(i) The City of Grapevine, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024, Interest and Sinking Fund; and

(ii) The City of Grapevine, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024, Project Fund.

(b) Each of said funds or accounts shall be maintained at an official depository of the City.

Section 8.02. Interest and Sinking Fund.

(a) The taxes levied under Section 2.01 shall be deposited to the credit of the Interest and Sinking Fund at such times and in such amounts as necessary for the timely payment of the principal of and interest on the Certificates.

(b) If the amount of money in the Interest and Sinking Fund is at least equal to the aggregate principal amount of the outstanding Certificates plus the aggregate amount of interest due and that will become due and payable on such Certificates, no further deposits to that fund need be made.

(c) Money on deposit in the Interest and Sinking Fund shall be used to pay the principal of and interest on the Certificates as such become due and payable.

Section 8.03. Project Fund.

(a) Money on deposit in the Project Fund, including investment earnings thereof, shall be used for the purposes specified in Section 3.01 of this Ordinance.

(b) All amounts remaining in the Project Fund after the accomplishment of the purposes for which the Certificates are hereby issued, including investment earnings of the Project Fund, shall be deposited into the Interest and Sinking Fund.

Section 8.04. Security of Funds.

All moneys on deposit in the funds referred to in this Ordinance shall be secured in the manner and to the fullest extent required by the laws of the State of Texas for the security of public funds, and moneys on deposit in such funds shall be used only for the purposes permitted by this Ordinance.

Section 8.05. Deposit of Proceeds.

(a) \$_____ of the proceeds of the Certificates received on the Closing Date, representing \$_____ of principal and \$_____ of premium generated on the Certificates, shall be deposited to the Project Fund, such moneys to be dedicated and used for the purposes specified in Section 3.01(i) – (iv).

(b) \$_____ of premium generated on the Certificates shall be used to pay the cost of issuance of the Certificates. Any amounts remaining after payment of such costs shall be deposited in the Interest and Sinking Fund.

Section 8.06. Investments.

(a) Money in the Interest and Sinking Fund and the Project Fund, at the option of the City, may be invested in such securities or obligations as permitted under applicable law.

(b) Any securities or obligations in which money is so invested shall be kept and held in trust for the benefit of the Owners and shall be sold and the proceeds of sale shall be timely applied to the making of all payments required to be made from the fund from which the investment was made.

Section 8.07. Investment Income.

Interest and income derived from investment of any fund created by this Ordinance shall be credited to such fund.

ARTICLE IX

PARTICULAR REPRESENTATIONS AND COVENANTS

Section 9.01. Payment of the Certificates.

While any of the Certificates are outstanding and unpaid, there shall be made available to the Paying Agent/Registrar, out of the Interest and Sinking Fund, money sufficient to pay the interest on and the principal of the Certificates, as applicable, as will accrue or mature on each applicable Interest Payment Date.

Section 9.02. Other Representations and Covenants.

(a) The City will faithfully perform at all times any and all covenants, undertakings, stipulations, and provisions contained in this Ordinance and in each Certificate; the City will promptly pay or cause to be paid the principal of, interest on, and premium, if any, with respect to, each Certificate on the dates and at the places and manner prescribed in such Certificate; and the City will, at the times and in the manner prescribed by this Ordinance, deposit or cause to be deposited the amounts of money specified by this Ordinance.

(b) The City is duly authorized under the laws of the State of Texas to issue the Certificates; all action on its part for the creation and issuance of the Certificates has been duly

and effectively taken; and the Certificates in the hands of the Owners thereof are and will be valid and enforceable obligations of the City in accordance with their terms.

Section 9.03. Federal Income Tax Matters.

(a) General. The City covenants not to take any action or omit to take any action that, if taken or omitted, would cause the interest on the Certificates to be includable in gross income for federal income tax purposes. In furtherance thereof, the City covenants to comply with sections 103 and 141 through 150 of the Code and the provisions set forth in the Federal Tax Certificate executed by the City in connection with the Certificates.

(b) No Private Activity Bonds. The City covenants that it will use the proceeds of the Certificates (including investment income) and the property financed, directly or indirectly, with such proceeds so that the Certificates will not be “private activity bonds” within the meaning of section 141 of the Code. Furthermore, the City will not take a deliberate action (as defined in section 1.141-2(d)(3) of the Regulations) that causes any Certificates to be a “private activity bond” unless it takes a remedial action permitted by section 1.141-12 of the Regulations.

(c) No Federal Guarantee. The City covenants not to take any action or omit to take any action that, if taken or omitted, would cause the Certificates to be “federally guaranteed” within the meaning of section 149(b) of the Code, except as permitted by section 149(b)(3) of the Code.

(d) No Hedge Bonds. The City covenants not to take any action or omit to take action that, if taken or omitted, would cause the Certificates to be “hedge bonds” within the meaning of section 149(g) of the Code.

(e) No Arbitrage Bonds. The City covenants that it will make such use of the proceeds of the Certificates (including investment income) and regulate the investment of such proceeds of the Certificates so that the Certificates will not be “arbitrage bonds” within the meaning of section 148(a) of the Code.

(f) Required Rebate. The City covenants that, if the City does not qualify for an exception to the requirements of section 148(f) of the Code, the City will comply with the requirement that certain amounts earned by the City on the investment of the gross proceeds of the Certificates, be rebated to the United States.

(g) Information Reporting. The City covenants to file or cause to be filed with the Secretary of the Treasury an information statement concerning the Certificates in accordance with section 149(e) of the Code.

(h) Record Retention. The City covenants to retain all material records relating to the expenditure of the proceeds (including investment income) of the Certificates and the use of the property financed, directly or indirectly, thereby until three years after the last Certificate is redeemed or paid at maturity (or such other period as provided by subsequent guidance issued by the Department of the Treasury) in a manner that ensures their complete access throughout such retention period.

(i) Registration. If the Certificates are “registration-required bonds” under section 149(a)(2) of the Code, the Certificates will be issued in registered form.

(j) Favorable Opinion of Bond Counsel. Notwithstanding the foregoing, the City will not be required to comply with any of the federal tax covenants set forth above if the City has received an opinion of nationally recognized bond counsel that such noncompliance will not adversely affect the excludability of interest on the Certificates from gross income for federal income tax purposes.

(k) Continuing Compliance. Notwithstanding any other provision of this Ordinance, the City’s obligations under the federal tax covenants set forth above will survive the defeasance and discharge of the Certificates for as long as such matters are relevant to the excludability of interest on the Certificates from gross income for federal income tax purposes.

(l) Official Intent. For purposes of section 1.150-2(d) of the Regulations, to the extent that an official intent to reimburse has not previously been adopted by the City, this Ordinance serves as the City’s official declaration of intent to use proceeds of the Certificates issued in the maximum amount authorized by this Ordinance to reimburse itself for certain expenditures paid in connection with the projects set forth herein. Any such reimbursement will only be made (i) for an original expenditure paid no earlier than 60 days prior to the date hereof and (ii) not later than 18 months after the later of (A) the date the original expenditure is paid or (B) the date on which the project to which such expenditure relates is placed in service or abandoned, but in no event more than three years after the original expenditure is paid.

ARTICLE X

DEFAULT AND REMEDIES

Section 10.01. Events of Default.

Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an “Event of Default,” to-wit:

(a) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or

(b) default in the performance or observance of any other covenant, agreement or obligation of the City, the failure to perform which materially, adversely affects the rights of the Owners, including but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of 60 days after notice of such default is given by any Owner to the City.

Section 10.02. Remedies for Default.

(a) Upon the happening of any Event of Default, then and in every case any Owner or an authorized representative thereof, including but not limited to, a trustee or trustees therefor, may proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity

or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Owners hereunder or any combination of such remedies.

(b) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Owners of Certificates then outstanding.

Section 10.03. Remedies Not Exclusive.

(a) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance.

(b) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

ARTICLE XI

DISCHARGE

Section 11.01. Discharge.

The Certificates may be defeased, discharged or refunded by any manner permitted by law.

ARTICLE XII

CONTINUING DISCLOSURE UNDERTAKING

Section 12.01. Annual Reports.

(a) The City shall provide annually to the MSRB, (1) within six months after the end of each fiscal year of the City, financial information and operating data with respect to the City of the general type included in the final Official Statement, being information described in the Tables numbered 1 through 6 and 8 through 15, including financial statements of the City if audited financial statements of the City are then available, and (2) if not provided as part such financial information and operating data, audited financial statements of the City, when and if available. Any financial statements to be provided shall be (i) prepared in accordance with the accounting principles appended to the Official Statement, or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and (ii) audited, if the City commissions an audit of such financial statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the City shall file unaudited

financial statements within such 12-month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available.

(b) If the City changes its Fiscal Year, it will notify the MSRB of the change (and of the date of the new Fiscal Year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

(c) All financial information, operating data, financial statements, and notices required by this Section to be provided to the MSRB shall be provided in an electronic format and be accompanied by identifying information prescribed by the MSRB. Financial information and operating data to be provided pursuant to Section may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document) available to the public on the MSRB's Internet Web site or filed with the SEC.

Section 12.02. Notice of Certain Events.

(a) The City shall provide the following to the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of ten (10) business days after the occurrence of the event, notice of any of the following events with respect to the Certificates:

- (i) Principal and interest payment delinquencies;
- (ii) Non-payment related defaults, if material;
- (iii) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) Substitution of credit or liquidity providers, or their failure to perform;
- (vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;
- (vii) Modifications to rights of the holders of the Certificates, if material;
- (viii) Certificate calls, if material, and tender offers;
- (ix) Defeasances;
- (x) Release, substitution, or sale of property securing repayment of the Certificates, if material;
- (xi) Rating changes;

(xii) Bankruptcy, insolvency, receivership or similar event of the City;

(xiii) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) Appointment of successor or additional paying agent/registrar or the change of name of a paying agent/registrar, if material;

(xv) Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

For these purposes, (A) any event described in the immediately preceding clause (xii) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets of business of the City, and (B) the City intends the words used in the immediately preceding clauses (xv) and (xvi) in this Section and in the definition of Financial Obligation to have the meanings ascribed to them in SEC Release No. 34-83885 dated August 20, 2018.

(b) The City shall provide to the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner, notice of a failure by the City to provide required annual financial information and notices of material events in accordance with Section 12.01 and section (a) above. All documents provided to the MSRB pursuant to this section shall be accompanied by identifying information, as prescribed by the MSRB, and will be available via EMMA at www.emma.msrb.org.

Section 12.03. Limitations, Disclaimers and Amendments.

(a) The City shall be obligated to observe and perform the covenants specified in this Article for so long as, but only for so long as, the City remains an “obligated person” with respect to the Certificates within the meaning of the Rule, except that the City in any event will give notice of any deposit made in accordance with Article XI that causes Certificates no longer to be Outstanding.

(b) The provisions of this Article are for the sole benefit of the Owners and beneficial owners of the Certificates, and nothing in this Article, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Article and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Article or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS ARTICLE, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(c) No default by the City in observing or performing its obligations under this Article shall comprise a breach of or default under the Ordinance for purposes of any other provisions of this Ordinance.

(d) Nothing in this Article is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

(e) The provisions of this Article may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Article, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (A) the Owners of a majority in aggregate principal amount (or any greater amount required by any other provisions of this Ordinance that authorizes such an amendment) of the Outstanding Certificates consent to such amendment or (B) a person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Owners and beneficial owners of the Certificates. If the City so amends the provisions of this Article, it shall include with any amended financial information or operating data next provided in accordance with Section 12.01 an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

ARTICLE XIII

MISCELLANEOUS

Section 13.01. Changes to Ordinance. The Mayor, City Manager or Chief Financial Officer, in consultation with Bond Counsel, is hereby authorized to make changes to the terms of this Ordinance if necessary or desirable to carry out the purposes hereof or in connection with the approval of the issuance of the Certificates by the Attorney General of Texas.

Section 13.02. Partial Invalidity.

If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of the Ordinance.

Section 13.03. No Personal Liability.

No recourse shall be had for payment of the principal of or interest on any Certificates or for any claim based thereon, or on this Ordinance, against any official or employee of the City or any person executing any Certificates.

ARTICLE XIV

EFFECTIVE IMMEDIATELY

Section 14.01. Effectiveness.

Notwithstanding any provisions of the City Charter, this Ordinance shall become effective immediately upon its adoption at this meeting pursuant to Section 1201.028, Texas Government Code.

APPROVED this 18th day of June, 2024.

Mayor, City of Grapevine, Texas

ATTEST:

City Secretary, City of Grapevine, Texas

APPROVED AS TO FORM:

City Attorney, City of Grapevine, Texas

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: FIREWORK DISPLAY APPROVAL - FELLOWSHIP CHURCH

RECOMMENDATION: City Council to consider a firework permit for Fellowship Church Independence Celebration fireworks display to be held on Saturday, June 29, 2024.

FUNDING SOURCE:

BACKGROUND: Pyrotex, Inc. has submitted a firework permit application for a fireworks display. The fireworks display is for the Fellowship Church Independence Celebration. This will be a 13 minute 1.3G aerial fireworks display electronically fired from the southeast area of the lake located along a park path on church property, adjacent to Fellowship Church located at 2450 North State Highway 121.



Grapevine Fire Department

1007 Ira E. Woods Ave.
Grapevine, Texas 76051
preventionpermits@grapevinetexas.gov

Metro 817-410-4400
Fax 817-410-4410

PERMIT APPLICATION

Application Date: May 28, 2024

Business Name: Pyrotex Inc.

Permit Address: 2450 TX Hwy 121 - Grapevine, TX 76051

Permit Needed (Please check appropriate box/es)

- | | |
|---|---|
| <input type="checkbox"/> Amusement Buildings | <input type="checkbox"/> Hazardous Materials, <i>Store, Use or Install</i> |
| <input type="checkbox"/> Carnivals or Fairs | <input type="checkbox"/> High-Piled Storage; <i>Storage over 12 feet</i> |
| <input type="checkbox"/> Compressed Gases (<i>over 200 cu. ft.</i>) | <input type="checkbox"/> Open Burning, <i>Recreational Fires are excluded</i> |
| <input type="checkbox"/> Exhibits and Trade Shows | <input checked="" type="checkbox"/> Pyrotechnic or Fireworks Displays |
| <input type="checkbox"/> Fire Protection or Detection Systems, <i>Install or modify</i> | <input type="checkbox"/> Repair Garages and Fueling Stations |
| <input type="checkbox"/> Flammable or Combustible Liquids, <i>Store, Use or Install</i> | <input type="checkbox"/> Tents and Membrane Structures |
| | <input type="checkbox"/> Vehicle Displays in Public Buildings |
| | <input type="checkbox"/> Block Party |

Please attach plans, documents and any specifications for permit review.

Permit Time: Permanent Temporary

Permit Type: Operational Construction

Plans: New Revision Correction

Applicant Information
Application # _____

City Project/Property: Yes No

Submitting Company Name: Pyrotex Inc.

Mailing Address: 4368 FM 1553

City, State, Country, Zip: Leonard, TX USA 75452

Company E-mail Address: [REDACTED]

Company Phone: 903-587-8000

Applicant Phone: 214-384-7655

Applicant E-mail Address: [REDACTED]

Name of Venue: Fellowship Church

Name of Event: Independence Celebration

Event Date/s: June 29, 2024

Details of Event or Process:

13 minute 1.3G aerial fireworks display fired from the southeast area of the lake. All items are 2.5" in diameter or less.

Applicant Name and Title: Derek Willingham - General Manager Applicant Signature: Derek Willingham

Digitally signed by Derek Willingham
Date: 2024.05.28 12:57:13 -05'00'

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: RENEWAL OF ANNUAL WORKFORCE MANAGEMENT CLOUD HOSTING

RECOMMENDATION: City Council to consider the renewal of an annual workforce management cloud hosting with Kronos, Inc. for the Fire Department.

FUNDING SOURCE: Funds are available in the General Fund (Fire) in an amount not to exceed \$20,669.

BACKGROUND: The purpose of this contract is for annual cloud hosting of the Fire Department's automated payroll software. This software is web based and manages the Fire Department's daily roster which includes real-time station/apparatus staffing as well as the tracking of employee vacation, comp time, holiday and sick time usage.

Purchases will be made in accordance with an existing Cooperative Purchasing Agreement with Omnia Partners Public Sector, U.S. Communities, as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Chapter 791. The contract was for an initial one-year period with five optional, one-year renewals available. If approved, this will be for the fifth renewal available.

Bids were taken by the Cooperative and a contract was awarded to Kronos, Inc. The Fire Department and Purchasing staff reviewed the contract for specification compliance and determined that the contract would provide the best service and pricing for meeting the needs of the City. Staff recommends approval.

JS/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: APPROVAL OF AN ANNUAL CONTRACT FOR DEPOSITORY BANKING SERVICES

RECOMMENDATION: City Council to consider the approval for the award of an annual contract for depository banking services with JP Morgan Chase Bank for the Fiscal Services Department.

FUNDING SOURCE: Funding is not required dependent on earnings credit rate exceeding monthly fees, as is the case in the current economy.

BACKGROUND: The purpose of this contract is to establish pricing for depository banking services.

Bids were accepted in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star-Telegram on April 3, 2024 and April 10, 2024. The Request for Proposal (RFP) was issued through the City's eBid system with 104 invitations sent out, 17 of which were specifically to banking institutions, through the eBid procurement system. There were 15 vendors that viewed and downloaded the RFP and two proposals were received, opened, and witnessed by Purchasing Staff on April 25, 2024 at 2 pm.

The City of Grapevine solicited proposals for banking services to serve the City with efficient and cost-effective banking services. The City expects its banking partner to provide state-of-the-art technology to assure that its current banking needs would be met and be able to incorporate technological changes and improvements into its operations over the period of the contract.

The proposals were submitted by JP Morgan Chase Bank and Frost Bank, both of which are able to fulfill the basic needs of the City for depository services while also offering additional services and technologies. An evaluation team made up of Finance staff reviewed the proposals based on established criteria requested in the RFP which included questions relating to both fees and service level. Based on this evaluation of the bids, JP Morgan Chase Bank received higher scoring in services offered, customer service, costs and earnings potential. Their proposal also included safekeeping services and an increase in the earnings credit rate to offset service fees, as well as a nine-month waiver period during which time the City will earn interest revenue on its balances.

It is recommended that the City award the contract for five years of banking services to JP Morgan Chase.

DEPOSITORY SERVICES AGREEMENT

This Depository Services Agreement (this “Agreement”) is effective as of the 1st day of July, 2024, and is entered into by and between the **CITY OF GRAPEVINE, TEXAS** (the “City”) and **JPMORGAN CHASE BANK, N.A.** (the “Bank”).

Recitals

WHEREAS, the City issued a Request for Depository Banking Services Proposal RFP 27-24, as supplemented and/or amended, relating to the provision of certain banking services as described therein (the “RFP”).

WHEREAS, the Bank’s proposal, inclusive of all exhibits and appendices attached thereto, dated April 25, 2024, was submitted in response to the RFP (the “Proposal”).

WHEREAS, the City has reviewed the Proposal and determined that it best fulfills the City’s requirements for certain services described in the RFP (the “Services”) and accordingly has awarded the performance of the Services to the Bank.

WHEREAS, the City and the Bank desire to enter into this Agreement under which the Bank will provide the Services, and establish and maintain certain depository accounts for the City.

NOW, THEREFORE, in consideration of the mutual agreements set forth hereafter and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Performance of the Services. The Bank agrees to perform the Services for the City, at the prices specified or described in the Proposal, as supplemented and/or amended or as otherwise agreed.
2. Description of the Agreement. This Agreement contains the terms and conditions and respective obligations of the parties with respect to the Services and is comprised of the following documents (the “Contract Documents”): (i) this Depository Services Agreement (the “Main Agreement”); and (ii) the following documents incorporated herein by reference: (a) the RFP (as it relates to the Services); (b) the Proposal, inclusive of applicable exhibits and appendices attached thereto; (c) the Account and Consolidated Service Terms, and related Bank documentation and such supplements, amendments, and additional service terms as may be provided from time to time (the “Account Documentation”). In the event of any inconsistencies between the terms in the documents described in the preceding sentence, the order of precedence shall be as follows: the Main Agreement, the Proposal, the Account Documentation, and the RFP.
3. Term of this Agreement. This Agreement will commence July 1, 2024 and will continue for an initial term of five (5) years, expiring June 30, 2029, inclusive (“Term”). Upon the expiration of the Term, the Parties agree that there may be an extension period not to exceed ninety (90) days to grant the City time to secure a new Depository contract.
4. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.
5. Amendment of this Agreement. This Agreement may be amended upon mutual written agreement of the City and the Bank, as contained within a writing executed by each of them.

6. Notice. Any notice required or permitted under this Agreement shall be in writing. Each such notice shall be effective when delivered by hand or, if mailed, shall be mailed postage prepaid, return receipt requested, and shall be effective when received. Each such notice shall be addressed or delivered,

if to the City, at:

or, if to Bank, at:

City of Grapevine, Texas

JPMorgan Chase Bank, N.A.
420 Throckmorton Street, Fl. 4
Fort Worth, Texas 76102

Attn: _____

Attn: Brett Harper, Authorized Officer

Or such other address and contact person as the Bank may specify in a written notice to the City.

7. Miscellaneous.

- a. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives and successors.
- b. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provisions had never been contained.
- c. This Agreement and the exhibits, schedules, and attachments constitute the sole and only agreement of the parties hereto and supersedes any prior understanding or written or oral agreement between the parties respecting the within subject matter.
- d. This Agreement shall be construed and governed by the laws of the State of Texas.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective authorized officers as of the date above.

CITY OF GRAPEVINE, TEXAS

By: _____

Name: _____

Title: _____

JPMORGAN CHASE BANK, N.A.

By: _____

Name: Brett Harper, Relationship Executive

Title: Authorized Officer

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: APPROVAL OF PURCHASE OF LAKE PARKS UTILITY CART

RECOMMENDATION: City Council to consider approval for the purchase of an electric utility cart from Metro Golf Cars, Inc. to promote the Litter Ends with Us program throughout Lake Parks as part of the awarded funding received through the North Central Texas Council of Governments' FY2024/FY2025 Regional Solid Waste Program Local Implementation Project, and an ordinance to appropriate the funds.

FUNDING SOURCE: Upon approval of the attached appropriation ordinance, funds will be available in the Grant Fund in the amount not to exceed \$16,387.

BACKGROUND: On June 6, 2023 the City Council adopted Resolution 2023-011 authorizing the participation by the City of Grapevine in the North Central Texas Council of Governments' FY2024/FY2025 Regional Solid Waste Program Local Implementation Project, and authorizing the Parks and Recreation Department to submit a funding application under this Call for Projects in an amount of \$50,000 to support the Litter Ends with Us Program. The Program was awarded funding in the amount of \$42,680.79 and the Interlocal Agreement between The North Central Texas Council of Governments and the City of Grapevine was executed on March 28, 2024.

The implementation of the Litter Ends with Us program will allow the Grapevine Parks and Recreation Department to reduce litter and increase recycling in our largest lake park, Oak Grove Park. At present, our contractors are unable to keep up with service demands due to ever increasing park visitors and hiring challenges. The scope of the project includes gathering data to monitor trash collection and to create an effective and sustainable means of reducing litter and increasing uncontaminated recycling. By activating new volunteer Park Ambassadors, littered hot spots can be addressed quickly and patrons will be guided and encouraged to properly recycle and dispose of trash improving public health and environmental quality. Based on lessons learned, the program can then be expanded throughout our park system.

To assist with implementation of the Litter Ends with Us Program, the Parks and Recreation Department will procure equipment and materials necessary to implement the program including trash receptacles with lids, a utility vehicle with trailer, signage and supplies for the Park Ambassadors.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). 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. Metro Golf Cars, Inc. submitted the lowest quote meeting specifications.

Metro Golf Cars, Inc \$16,387
Professional Turf \$19,526
Lawn Land \$20,374

Staff recommends approval.

KN/LN

Quotation & HUB Summary Worksheet

INSTRUCTIONS FOR COMPLETION:

- 1) Per Purchasing Policy, purchases between \$3,000 and \$50,000 require at least three (3) vendor quotes, unless purchased through an existing contract, or exempt; and per state law, require contacting at least two HUBs. Purchasing will provide the information for contacting qualified HUBs.
- 2) Vendor quotes must be in writing (i.e. Vendor Quotation form; Vendor email; Internet Quote, etc.) and attached to this form.
- 3) All awards should be made to the vendor whose proposal offers the "best value" to the agency.
- 4) Awards based on "best value" may consider various factors, including but not limited to:
 - (a) Price / Total Cost of Ownership, (b) Product/Service Quality, (c) Availability, (d) Vendor/Product Reputation, (e) Vendor's Ability to Meet Agency's Needs, (f) Client References, (g) Cooperative Contract, (h) Past Experience with City, and/or (i) any other relevant factor that ensures best value to the City.
- 5) Upon consideration of all factors, if all quotes meet the agency's needs, the award should be made to the lowest bidder.
- 6) Purchases in excess of \$50,000 shall be brought to purchasing for formal solicitation.

**NCTCOG
Purchasing Office**

Place "x" for selected vendor:

PRODUCT/SERVICE DESCRIPTION	Requestion #:		VENDOR #1		VENDOR #2		VENDOR #3		HUB #1		HUB #2		
	ITEM	QTY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
Electric Utility Cart	1	1	ea	\$19,576.12	\$19,576.12	\$20,374.00	\$20,374.00			\$16,386.40	\$16,386.40		
	2		ea										
	3		ea										
	4		ea										
	5		ea										
	6		ea										
	7		ea										
	8		ea										
	9		ea										
	10		ea										
	11		ea										
	12		ea										
	SUBTOTAL			\$0.00	\$0.00	\$20,374.00	\$20,374.00	\$0.00	\$0.00	\$16,386.40	\$16,386.40	\$0.00	\$0.00
	SHIPPING COST												
	TOTALS			\$19,576.12	\$19,576.12	\$20,374.00	\$20,374.00	\$0.00	\$0.00	\$16,386.40	\$16,386.40	\$0.00	\$0.00
	Comments												Emailed on 5.2.24

* DISCLOSURE NOTICE: By signing below, I hereby certify that all quotes recorded include all the firms that have been contacted and their replies are reflected accurately on this form.

All awards should be made based on "Best Value" to the agency. Please write a short summary below of why the vendor chosen is the best value if it is not the lowest offer.

Date: 5.29.24

* Name of Person Completing this Form: Cindy Harris * Signature: Cindy Harris

NOTE: THE COMPLETED & SIGNED SUMMARY SHEET AND COPIES OF ALL QUOTES MUST BE ATTACHED TO THE PURCHASE REQUISITION.

LAWN LAND

714 DALLAS DR.
 DENTON, TX 76205
 Store Hours: M-F 8:30-5:30 Sat. 8-1
 940-387-8377 www.lawnland.net
 Family Owned and Operated Since 1987

ITEM #14
QUOTATION



Name: Granovine Parks & Rec
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____

Date: _____

Quote #: _____

ITEM	DESCRIPTION	QTY	LIST PRICE	SALE PRICE
1	AMP Pro 4x4	1		19,999 ⁰⁰
2				
3	-6' Bed			
4	-Electric			
5	-No Windshield			
6	-No Mirrors			
7				
8	Canopy for unit	1		375 ⁰⁰
9				
10				20,374 ⁰⁰
11				
12				
13				
14				
15				
16				
17				
18				
19	No Tax			
20				

NOTE: This quote does not reflect tax.

TOTAL COST: _____

Requested Terms: _____

Requested F.O.B. _____

Date Promised: _____

Signed: _____



Professional Turf Products, L.P.
 1010 North Industrial Blvd.
 Euless, Texas 76039
 Professional Turf Products
 (817) 785-1900
 sales@proturf.com



Ship To	City of Grapevine	Date:	4/24/2024
Bill To	BUYBOARD (CONTRACT # 706-23) - Credit Cards Not Accepted	Tax Rate	
Contact	Cindy Harris	Destination	Included
Address	501 Shady Brook Dr, Grapevine, TX 76501	Trade-In	
		Finance	
		Account Type	Corp
Phone		QMS: ID	Q157393
Email			
Comments:			

Proposal

Qty	Model #	Description	Sale Price
1	07412EX	Workman GTX Extended Electric	
1	07149	6 Foot (183cm) Flat Bed	
1	07048	Bucket Seat Kit	
1	07180	Flatbed Solid Side Kit	
1	07168	6 Foot Bed - 48v Electric Lift Kit	
1	07921	2-Person Canopy	
1	07199	6 Foot Flatbed Canopy Mount Kit	
1	131-8550	12V Power Point Kit	
1	131-8522	Hand Pump	
		Workman GTX Extended Electric	\$ 19,526.12

SubTotal	\$ 19,526.12
Destination	Included
Tax (Estimated)	\$ -
TOTAL	\$ 19,526.12

Comments:

For all New Equipment, Demo units may be available for up to 20% savings.
 For all New Equipment, Refurbished units may be available for up to 40% savings.
 Due to unexpected issues with much of our supply chain, we are experiencing longer lead times than we have seen in the past. We are doing everything we can to get products to you as quickly as possible.

Terms & Conditions:

1. Prices & Finance Rates are subject to change at any time. Monthly Payments are Estimates based on Prices & Rates when quoted.
2. Due to the volatility of inflation, rising transportation costs, and supply shortages, some orders may incur additional cost increases that are beyond the control of PTP and the vendors we represent. These pricing adjustments may be made from the time the order is entered through equipment delivery. Any adjustments will be communicated to customers with orders in the system with a new sale price as they occur.
3. Order cancellations are subject to fees up to 10% of the original order value.
4. Equipment delivery time is estimated once credit is approved & documents are executed & is contingent on Manufacturer availability.
5. Payments by Credit Card are subject to convenience fee.
6. Used and Demo equipment is in high demand and availability is subject to change.
 - A. Upon firm customer commitment to purchase & credit is approved, said equipment availability will be determined.
 - B. In the event equipment is unavailable at time of order, PTP will employ every resource to secure an acceptable substitute.
 - C. PTP strongly advises the customer to issue a firm PO as quickly as possible after acceptance of quotation.
7. "Trade In Allowances" will be treated as a credit for future parts purchases on PTP account unless other arrangements have been made.

Returns Policy:

1. All returns & Canceled PO's are subject to restocking, refurbishing, usage, and shipping fees.
2. All returns must be able to be sold as new.
3. Items missing parts are non returnable.

Payment:

1. Terms are net 10 unless prior arrangements have been made.
2. Quoted prices are subject to credit approval.
 - A. PTP will work with third party financial institutions to secure leases when requested to do so.
 - B. When using third party financiers, documentation fees & advance payments may be required.
 - C. For convenience, monthly payments are estimated based on third party rate factors in effect at time of the quotation.
 - D. PTP assumes no liability in the event credit becomes unavailable or rates change during the approval process.
3. There will be a service charge equal to 1.5% per month (18% per annum) on all past due invoices.
4. By Law we are required to file a "Notice to Owner" of our intent to file lien in the event of payment default. This notice must be sent within 60 days of the date the original invoice and will happen automatically regardless of any special payment arrangements that may have been made.

Authorized Signature: _____

Date: _____



May 14, 2024
Grapevine Parks & Rec
Cindy Harris
P. 817-410-3490
charris@grapevinetexas.gov



New Club Car Carryall 700- FLA Electric

Base Unit Price \$14,387.40
Prep/Freight \$250.00
Options
Roof Top: \$545.00
Cargo Box: \$845.00
Single Point Battery Water Fill System: \$350.00
12 Volt Power Port: Included.

Total Price Delivered \$16,386.40

Thank you,
Mike Petrovich/cell 682-429-9025
michael@metrogolfcars.com

From: [Cindy Harris](#)
To: [REDACTED]
Bcc: [Cindy Harris](#)
Subject: Utility Vehicle
Date: Thursday, May 2, 2024 2:48:00 PM
Attachments: [image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image021.png](#)

Good Afternoon,

Grapevine Parks and Recreation has received a grant through Texas Commission on Environmental Quality. A portion of the proceeds must be used to purchase an extended bed utility vehicle. As a registered HUB, we are notifying you of the opportunity to submit a quote for an extended bed (6') utility cart to be used in a designated park.

If you wish to provide quote, please send it directly to me before Thursday, May 9.

Please let me know if you have questions.



Cindy Harris
Volunteer Services Supervisor

 [817.410.3490](tel:817.410.3490)

 charris@grapevinetexas.gov



ORDINANCE NO. 2024-052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, INCREASING ESTIMATED RECEIPTS IN THE AMOUNT OF \$42,681 IN THE GRANTS FUND TO BE RECEIVED FROM THE STATE OF TEXAS THROUGH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS; AUTHORIZING THE APPROPRIATION OF \$42,681 IN THE GRANT FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine anticipates receipt of \$42,681 from the North Texas Council of Governments as part of an approved grant, and

WHEREAS, the City plans to make purchases totaling approximately \$42,681 associated with the Regional Solid Waste Program Local Implementation Project, and

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council deems the adoption of this ordinance to be in the best interests of the health, safety, and welfare of the public.

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

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Council hereby authorizes an increase in estimated receipts in the amount of \$42,681 in the Grant Fund resulting from approval of the North Texas Council of Governments grant for implementation of a Regional Solid Waste Program Local Implementation Project.

Section 3. That the City Council hereby authorizes an amount of \$42,681 be appropriated in the Grants Fund for the purpose of purchasing equipment associated with the approved grant.

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 18th day of June, 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: JUNE 18, 2024

SUBJECT: CONSIDER RESCINDING ORDINANCE NO. 2022-089 HISTORIC LANDMARK SUBDISTRICT

RECOMMENDATION: City Council consider rescinding Ordinance No. 2022-089, Historic Landmark Subdistrict HL22-06 located at 201 Ball Street.

FUNDING SOURCE:

BACKGROUND: The Bushong Cabin will not be moved from its current location at 1610 Silverside Drive to 201 Ball Street within the city's Heritage Park/Botanical Gardens due to site issues. Instead, it will be relocated to 201 South Main Street, a site that already has a historic landmark subdistrict designation (HL92-03; Main Street Historic Overlay) and is home to the Torian Cabin. This move is intended to improve the historical context and connection between the landmarks. The Certificate of Appropriateness for this relocation has been administratively approved by the Historic Preservation Officer, ensuring that all preservation guidelines and standards are met. This strategic decision takes advantage of the existing historic subdistrict, creating a more cohesive and enriched historical environment for the Bushong Cabin. The relocation is expected to encourage more public engagement and appreciation of the City's historic assets.

As a result, the historic landmark subdistrict HL22-06; 201 Ball Street is no longer appropriate for the park property as shown on the official Zoning Map and should be rescinded.

ORDINANCE NO. 2024-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, RESCINDING ORDINANCE NO. 2022-089 A HISTORIC LANDMARK SUBDISTRICT HL22-06; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, City Council adopted Ordinance No. 2022-089 on December 20, 2022 designating Historic Landmark Subdistrict HL22-066 providing for the adoption of the 201 Ball Street Historic District Preservation Criteria; and

WHEREAS, Historic Landmark Subdistrict HL22-066 allowed for the relocation of the Bushong Cabin to 201 South Ball Street as part of the Grapevine Botanical Garden property; and

WHEREAS, the Bushong Cabin is being located to a different parcel of land within the City making it necessary to reflect this change on the official zoning map; and

WHEREAS, with the passage of this ordinance, the City Council repeals, rescinds, and cancels Ordinance No. 2022-089 and the 201 Ball Street Historic District Preservation Guidelines associated with the Bushong Cabin as this address; and

WHEREAS, the City Council finds that there is a public necessity for the enactment of this ordinance and that its adoption is in the best interests of the health, safety, and welfare of the public; and,

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

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 Ordinance No. 2022-089 is hereby repealed, rescinded, and canceled and shall of no further force or effect. Upon passage of this ordinance, the Historic Landmark Subdistrict HL22-06 within 201 Ball Street as depicted on the official zoning map is hereby rescinded, and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the location shown in Exhibit "C" is fully rescinded.

Section 3. The official zoning map of the City of Grapevine shall be updated to reflect the rescission of the Historic Landmark Subdistrict HL22-06 and the removal of Bushong Cabin from said subdistrict.

Section 4. This ordinance shall take effect immediately upon passage and publication in accordance with applicable law.

Section 5. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared to be severable.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 7. 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 8. 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 9. 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 18th day of June, 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: JUNE 18, 2024

SUBJECT: PURCHASE RENEWAL FOR FLOCK CAMERA ACCESS FOR THE POLICE DEPARTMENT

RECOMMENDATION: City Council to consider approval for the renewal of Flock camera access from Flock Safety for the Police Department.

FUNDING SOURCE: Funds are available in the CCPD Fund for a total amount not to exceed \$18,336.

BACKGROUND: This purchase renewal is for the Flock Safety license plate reader (LPR) service which produces actionable evidence needed to deter, solve, and reduce crime within Grapevine. Currently the Grapevine Police Department has eleven Flock camera license plate readers deployed within the city limits. Footage from these cameras is stored for 30 days and is available for law enforcement in the event it is needed to assist with solving crimes. Flock LPR is a valuable tool that keeps this community safer and allows crimes to be solved and prosecuted.

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). Flock Safety is the documented sole source for this service.

Staff recommends approval.

RG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: PURCHASE OF MOTOROLA MOBILE RADIOS

RECOMMENDATION: City Council to consider approval for the purchase of Motorola mobile radios from Motorola Solutions, Inc. for the Police Department.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase Fund for an amount not to exceed \$32,436.

BACKGROUND: This purchase is for seven Motorola APX6500 mobile radios used in the upfitting of police vehicles. These mission critical devices are used by officers every day and provide communication with our dispatch center and other agencies. Mobile radios are essential equipment in every patrol unit.

Purchases will be made in accordance with an existing Interlocal Cooperative Agreement with City of Fort Worth, Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

The City of Fort Worth solicited bids for radio communications emergency response equipment. Based on evaluations by the City of Fort Worth, Motorola Solutions, Inc. was awarded a contract.

Staff recommends approval.

RB/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: APPROVAL FOR THE SALE OF CITY SURPLUS PROPERTY

RECOMMENDATION: City Council to consider approval to declare certain property as surplus and authorizing their sale through public auction.

FUNDING SOURCE: This action will have no material effect on City funds.

BACKGROUND: This request is for approval for the sale of surplus property as listed below. The City currently has miscellaneous surplus items including vehicles, utility vehicles, a jet ski, trailers and utility truck ready for auction due to item age or condition. Staff has considered age, cost of operation and/or life-to-date maintenance costs when classifying certain property as surplus.

Staff recommends approval.

EH

List of Surplus Property

1. 2014 Bobcat 3650
2. Jet Ski with Trailer
3. Trailer, Jet Ski
4. 5 x 10 Utility Trailer
5. 6.5' x 16' Shop Made Trailer
6. 6.5' x 18' Shop Made Trailer
7. 6.5' x 16 Trailer
8. 2010 Ford F150
9. 2006 E-450 Bus
10. 2001 Ford F550
11. 2015 Ford F250
12. 2012 Ford F550
13. 6.5' x 18 Top Line Trailer
14. Horse Trailer
15. Utility Truck

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: JUNE 18, 2024

SUBJECT: ANNUAL CONTRACT FOR CARPET AND TILE FLOORING SERVICES

RECOMMENDATION: City Council to consider approval of an annual contract for carpet and tile flooring services from RCS Flooring Servicers, LLC for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Facilities) and the Capital Maintenance Fund (Facilities) for an annual estimated amount of \$100,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for carpet/tile replacement and repair for citywide facilities.

Purchases will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. The contract is for an initial one-year period with two optional, one-year renewals.

Bids were taken by the Cooperative and a contract was awarded to RCS Flooring Servicers, LLC. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

CH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: ANNUAL CONTRACTS FOR GROUND-BASED MOSQUITO CONTROL SERVICES

RECOMMENDATION: City Council to consider the approval of contracts for ground-based mosquito control services with Municipal Mosquito and Vector Disease Control International for the Public Works Department.

FUNDING SOURCE: Funds are available in the General Fund (Public Works) for an annual estimated amount of \$36,000.

BACKGROUND: The purpose of this contract is to establish fixed pricing for mosquito control ground spraying services for the City which includes services to control disease carrying mosquitoes and spraying of adulticides to address the spread of the West Nile virus and Zika virus through mosquitoes on an as-needed basis. Public Works and Purchasing staff reviewed the contract for specification compliance and pricing and determined that this contract would provide the best service and pricing for meeting the needs of the City.

Purchases will be made in accordance with an existing interlocal cooperative agreement with Tarrant County, Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Tarrant County, Texas solicited proposals for ground based mosquito control and surveillance activities. Municipal Mosquito and Vector Disease Control International were awarded contracts. The City of Grapevine has utilized these vendors for several years with successful results. The new contract is for an initial one-year period with two available, one-year renewal options.

Staff recommends approval.

DS/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: PURCHASE OF AUTOMOTIVE LIFTS AND INSTALLATION

RECOMMENDATION: City Council to consider the approval for the purchase of three automotive lifts and installation from All Tex Capital Equipment for the Public Works Fleet Department.

FUNDING SOURCE: Funds are available in the General Fund (Fleet) for an amount not to exceed \$26,664.

BACKGROUND: Purchase of three automotive lifts with installation for the Fleet Division of Public Works to replace worn existing equipment that has been in service over 20 years.

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). All Tex Capital Equipment is the authorized source for the Dallas Fort Worth area.

Staff recommends approval.

RB/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: CONTRACTS FOR PROFESSIONAL SERVICES FOR MAINTENANCE REPAIRS

RECOMMENDATION: City Council to consider approval of professional services contracts for maintenance repairs at the Water Treatment Plant, Wastewater Treatment Plant and lift stations with Central Industries and Alltech Engineering Corporation for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for an annual estimated amount of \$200,000.

BACKGROUND: This contractor will provide labor, qualifications, certifications, and equipment for maintenance services at the Water and Wastewater Treatment Plants. These services would include various pipe work, fabrications, electrical, and other equipment repairs on an as needed basis.

Request for professional services was made to Central Industrial, Alltech Engineering Corporation, and MVA services (no response). The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the proposals with Central Industrial and Alltech Engineering would provide the best service and pricing for meeting the needs of the City. The contracts are for an initial one-year period with one optional, one-year renewal available.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BK}

MEETING DATE: JUNE 18, 2024

SUBJECT: PURCHASE OF MATERIALS AND ELECTRICAL SERVICES FOR THE HILTON LIFT STATION

RECOMMENDATION: City Council to consider approval for the purchase of materials from Graybar and purchase of electrical services from Humphrey & Associates, Inc. for replacement of the electrical control cabinets at the Hilton Lift Station for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund in an estimated amount of \$275,000.

BACKGROUND: This purchase is for Humphrey & Associates to demolish the existing control cabinet and install two 160Hp variable frequency drive (VFD) control cabinets and two, 250 Hp VFD control cabinets (purchased from Graybar) and to wire the cabinets to the existing pumps at the Hilton Lift Station. These improvements are being made in advance of proposed replacement of the pumps at the Hilton Lift Station.

These purchases will be made in accordance with existing and interlocal agreements with Omnia Partners Public Sector, Region VIII Education Service Center in Texas as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

Bids were taken by the Cooperative and contracts were awarded to Graybar and Humphrey & Associates, Inc. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JUNE 18, 2024

SUBJECT: PURCHASE OF PUMP REPAIR SERVICES AND MOTOR REPLACEMENT FOR THE WATER TREATMENT PLANT

RECOMMENDATION: City Council to consider approval for the purchase of pump repair services and motor replacement for Transfer Well 7 at the Water Treatment Plant for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund in an estimated amount of \$45,000.

BACKGROUND: This purchase is for the repair of the pump and replacement of the motor in Transfer Well 7 at the Water Treatment Plant from A.W. Chesterton Company. This pump had a failure and will be rebuilt. The motor is past the point of repair and needs to be replaced. These pumps move water from the filters to the clear wells for storage before entering the distribution system.

This purchase will be made in accordance with an existing interlocal agreement with The Texas Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to Humphrey & Associates, Inc. The Public Works Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

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 21st day of May, 2024 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Darlene Freed	Mayor Pro Tem
Sharron Rogers	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

constituting a quorum, and with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Beth Tiggelaar	Member
Dennis Luers	Member
David Hallberg	Member
Traci Hutton	Member
Jason Parker	Member
Mark Assaad	Alternate Member
Ben Johnson	Alternate Member

constituting a quorum, with Vice Chairman Monica Hotelling being absent; with Alternate Member Ben Johnson participating as a voting member, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Matthew C.G. Boyle	City Attorney
Tara Brooks	City Secretary

CALL TO ORDER

Mayor Pro Tem Darlene Freed called the meeting to order at 6:45 p.m.

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

Mayor Pro Tem Freed introduced this item and invited William D. Tate to meet City Secretary Tara Brooks at the podium to be sworn in as Mayor.

City Secretary Brooks administered the Oath of Office to William D. Tate to serve as Mayor.

Council did not take any action on this item.

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

Mayor Pro Tem Freed introduced this item and invited Paul Slechta to the podium to be sworn in for City Council Place 1.

City Secretary Brooks administered the Oath of Office to Paul Slechta to serve as City Council Place 1.

Council did not take any action on this item.

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

Mayor Pro Tem Freed introduced this item and invited Sharron Rogers to the podium to be sworn in for City Council Place 2.

City Secretary Brooks administered the Oath of Office to Sharron Rogers to serve as City Council Place 2.

Council did not take any action on this item.

Mayor Tate led the rest of the meeting.

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

Mayor Tate opened the floor for nominations for Mayor Pro Tem.

Motion was made to appoint Darlene Freed as Mayor Pro Tem.

Motion: Slechta

Second: Coy

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

Item 5. Executive Session

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

- A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, 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 6:58 p.m. The closed session ended at 7:15 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 7:30 p.m.

Item 6. Invocation and Pledge of Allegiance

Council Member Chris Coy gave the invocation and led the Pledge of Allegiance.

Item 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.

Mayor Tate presented the proclamation declaring May 18-24, 2024 as Safe Boating Week to members of the US Coast Guard Axillary: Jonathan Schloten, Eric Gunn, James McCraw, Roy Steele and other members of Flotilla 5-11; US Corps of Engineers Park Ranger Ami Watkins, and Park Ranger Avy Langston; Grapevine Fire Chief Darrell Brown; and Parks and Recreation Director Chris Smith and Parks and Recreation Assistant Director Trent Kelley.

Eric Gunn and Chief Brown emphasized the importance of wearing life vests.

The Planning and Zoning Commission joined the meeting at 7:32 p.m.

JOINT PUBLIC HEARINGS

Item 8. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington)

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic reported the applicant was requesting a conditional use permit to amend the previously approved site plan 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.

Applicant Representative Jocelyn Gubler, Vice President with Simmons Group, presented this item and answered questions from Council.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Parker
 Second: Tiggelaar
 Ayes: Oliver, Tiggelaar, Luers, Hallberg, Hutton, Parker and Johnson
 Nays: None
 Approved: 7-0

Motion was made to close the public hearing.

Motion: O'Dell
 Second: Coy
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

Item 9. Conditional Use Permit **CU24-11** and Planned Development Overlay **PD24-03** (Avondale Porsche)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was 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.

Applicant Representative David Bond with Speirs Engineering presented this item and answered questions from the Commission and Council.

Planning Services Director Marohnic answered questions from Council.

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: Parker
 Ayes: Oliver, Tiggelaar, Luers, Hallberg, Hutton, Parker and Johnson
 Nays: None
 Approved: 7-0

Motion was made to close the public hearing.

Motion: Rogers
 Second: Slechta
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

Item 10. Conditional Use Permit **CU24-13** (Jiffy Lube)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was 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.

Applicant Representatives Drew Donosky and Andrew Davies presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was one letter of opposition provided to the Commission and Council.

Motion was made to close the public hearing.

Motion: Parker
 Second: Hutton
 Ayes: Oliver, Tiggelaar, Luers, Hallberg, Hutton, Parker and Johnson
 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, Slechta, and Leal
Nays: None
Approved: 7-0

Item 11. Conditional Use Permit **CU24-16** (Office/Warehouse)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was 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. This is the first reading for this item. It will be presented to the Board of Zoning Adjustment on June 3 and will have the second reading of the ordinance at the June 18 meeting.

Applicant Representative Don Stone described the project and answered questions from the Commission and Council.

Environmental Services Manager Dewey Stoffels answered questions from the Commission and Council.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Johnson
Second: Parker
Ayes: Oliver, Tiggelaar, Luers, Hallberg, Hutton, Parker and Johnson
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy
Second: O'Dell
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 12. Conditional Use Permit **CU24-18** (OG Wine Cellars Wine Tasting Room)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was 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.

Applicant Representative James Hanger presented this item and answered questions from Council.

Planning Services Director Marohnic answered questions from Council.

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: Hutton
Ayes: Oliver, Tiggelaar, Luers, Hallberg, Hutton, Parker and Johnson
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy
Second: O'Dell
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

JOINT NEW BUSINESS

Item 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.

Planning Services Director Marohnic presented this item and described the proposed changes to the Planning and Zoning Commission Bylaws.

The Commission and Council did not take any action on this item at this time.

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 14. Citizen Comments

Aram Azadpour addressed school vouchers, the Texas Republican platform and SB 4.

PRESENTATIONS

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

Planning Services Director Marohnic presented this item and updated Council on the status of complaints regarding donation bins throughout the City and asked Council for guidance on how to process the placement of bins in the future.

Director Marohnic answered questions from Council.

Council discussed this item.

Council did not take any action on this item.

CITY COUNCIL NEW BUSINESS

Item 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.

Planning Services Director Marohnic presented this item and reported that several of the uses in this area do not have the appropriate zoning

Director Marohnic answered questions from Council.

Motion was made to call 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.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 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.

Public Works Director Bryan Beck presented this item and answered questions from Council. He described the history of the Plant and what improvements are needed.

Motion was made to approve the engineering services contract for the design of the Water Treatment Plant Improvements and the ordinance to appropriate the funds.

Motion: Rogers

Second: O'Dell
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

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

Mayor Tate announced Council would consider the recommendations of the Planning and Zoning Commission next.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 27. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) and **Ordinance No. 2024-044**.

Motion: Freed
Second: O'Dell
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

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

Item 31. Conditional Use Permit **CU24-11** (Avondale Porsche)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit **CU24-11** (Avondale Porsche) and **Ordinance No. 2024-045**.

Motion: Coy
 Second: Slechta
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

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

Item 32. Planned Development Overlay **PD24-03** (Avondale Porsche)

Chairman Oliver reported the Commission approved the planned development overlay with a vote of 7-0.

Motion was made to approve Planned Development Overlay **PD24-03** (Avondale Porsche) and **Ordinance No. 2024-46**.

Motion: O'Dell

Second: Coy

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

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

Item 33. Conditional Use Permit **CU24-13** (Jiffy Lube)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit **CU24-13** (Jiffy Lube) and **Ordinance No. 2024-047**.

Motion: Slechta
Second: Freed
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

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

Item 34. Conditional Use Permit **CU24-16** (Office/Warehouse)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0 with Option 1, that an 8-foot, approximately 376-square-foot mobile liquid containment tank be used for the requested outdoor storage to the rear of the building

Motion was made to approve Conditional Use Permit **CU24-16** (Office/Warehouse) with Option 1 that with an 8-foot tall mobile liquid containment tank that has approximately 376-square-foot capacity. The first reading of **Ordinance No. 2024-048**. The second reading of this item will be considered at the June 18 meeting.

Motion: Slechta
 Second: Freed
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

Item 35. Conditional Use Permit **CU24-18** (OG Wine Cellars Wine Tasting Room)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0 with the condition that the outside seating is consistent with page 3 of 3 of the site plan set.

Motion was made to approve Conditional Use Permit **CU24-18** (OG Wine Cellars wine Tasting Room) with the condition that the outside seating is consistent with page 3 of 3 of the site plan set and **Ordinance No. 2024-049**.

Motion: Rogers
 Second: Coy
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

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

Item 36. **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.**

Chairman Oliver reported the Commission approved the Code amendment with a vote of 7-0.

Motion was made to approve **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.**

Motion: Rogers
Second: Slechta
Ayes: Tate, Rogers, Coy, O’Dell, Slechta, and Leal
Nays: Freed
Approved: 6-1

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

Council continued with the agenda in the published order by considering the consent agenda next.

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 18. Consider the renewal of an annual software license for permitting from MyGov, LLC.

Building Official Larry Gray and Planning Services Director Marohnic recommended approval of the permitting software license renewal for an estimated amount of \$33,840.

Motion was made to approve the consent agenda as presented.

- Motion: O'Dell
- Second: Slechta
- Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
- Nays: None
- Approved: 7-0

Item 19. Consider **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 Jeff Strawn recommended approval to designate the Grapevine-Colleyville Independent School District Tax Assessor – Collector, Collette Ballinger, RTA, as the Tax Assessor-Collector for the City.

Motion was made to approve the consent agenda as presented.

- Motion: O'Dell
- Second: Slechta
- Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
- Nays: None
- Approved: 7-0

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

Item 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 Strawn recommended approval of the reappointment of Brad Bradley as the alternate municipal judge.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Slechta
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

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

Fire Chief Brown recommended approval of a five-minute fireworks show to be held at the Gaylord Glass Cactus on June 1.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Slechta
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

Item 22. Consider the purchase of EMC Park Place storage maintenance from SHI Government Solutions, Inc.

Chief Information Officer Tessa Allberg recommended approval of the purchase of the maintenance warranty for technical call support and emergency replacement for the data backup storage units.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Slechta
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

Item 23. Consider the award of an informal request for quote for irrigation upgrades at Parr Park from Horizon Distributors.

Parks and Recreation Director Smith recommended approval of the award of an informal request for quote for irrigation upgrades at Parr Park for an amount not to exceed \$22,296.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Slechta
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

Item 24. Consider the purchase of ten GPS preemption vehicle kits for police vehicles from Consolidated Traffic Control.

Police Chief Mike Hamlin recommended approval of the purchase of ten GPS kits for installation in police vehicles for an amount not to exceed \$37,060.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

Item 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 Beck recommended approval of the purchase of temporary fuel services and on-site fuel storage tanks to be used during the reconstruction of the Service Center fuel island for a six-month period for an estimated amount of \$392,449.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

Item 26. Consider the 2024 Water Conservation and Drought Contingency Plan.

Public Works Director Beck recommended approval of the 2024 Water Conservation and Drought Contingency Plan in accordance with Texas Regional Water District guidance.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

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

Public Works Director Beck recommended approval of the award of Resolution No. 2024-008 to use 353,653 Transportation Development Credits for the Fairway Drive and Euless Grapevine Road projects.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Slechta
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

RESOLUTION NO. 2024-008

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

Item 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 Beck recommended approval of the Local Project Advance Funding Agreement to establish funding participation levels for the reconstruction of Fairway Drive with the City's portion being an estimated amount of \$192,625.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
 Second: Slechta
 Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
 Nays: None
 Approved: 7-0

RESOLUTION NO. 2024-009

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

Item 29. Consider the minutes of the April 16, 2024 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:55 p.m.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 4th day of June, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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 4th day of June, 2024 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Darlene Freed	Mayor Pro Tem
Sharron Rogers	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

constituting a quorum, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Natalie Gullo	Assistant City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 7:00 p.m. in the City Council Chambers.

Item 1. Executive Session

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

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

The City Council recessed to the City Council Conference Room and began the closed session at 7:03 p.m. The closed session ended at 7:24 p.m.

Council Member Duff O'Dell arrived at 7:03 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.

Item 2. Invocation

Council Member O'Dell gave the invocation.

Item 3. Posting of the Colors and Pledges of Allegiance

Troop 1905 posted the Colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

Kyle Huggland, 2050 Forest Hills Road, Grapevine asked Council to look into the drainage issues in his neighborhood.

Stephanie Sullivan, 2049 Forest Hills Road, Grapevine asked Council to look into the drainage issues in her neighborhood.

Thomas Hallaron, 3203 Lakeridge Drive, Grapevine asked Council to look into issues regarding the Kimball Road Improvement Project construction.

Peter Salvadore, 2055 Forest Hills Road, Grapevine asked Council to look into the drainage issues in his neighborhood.

Cynthia Cegielski, 2111 Forest Hills Road, Grapevine asked Council to look into the drainage issues in her neighborhood as well as the Kimball Road Improvement Project construction.

Georjean Sherriff, 3705 Oakwood Drive, Grapevine lauded Streets Drainage Manager Kirk Howard and the Public Works staff for assistance they provided with tree removal after the storms.

James Karlak, 2207 Brookcrest Lane, Grapevine asked Council to look into issues regarding the Kimball Road Improvement Project construction.

Karen Terry, 2122 Forest Hills Road, Grapevine asked Council to look into issues regarding the Kimball Road Improvement Project construction.

NEW BUSINESS

Item 5. Consider the purchase of services to implement a cloud financial system from OpenGov/Vertosoft, and take any necessary action.

Assistant Finance Director Matt Feryan presented this item to Council and explained the benefits of the new financial system software and the implementation timeline. He then answered questions from Council.

Motion was made to approve the purchase of services to implement a cloud financial system from OpenGov/Vertosoft, and take any necessary action.

Motion: Freed

Second: Coy

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal

Nays: None

Approved: 7-0

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion.

City Manager Rumbelow requested item no. 6 be removed from the consent agenda. This item was considered following the vote on the remaining consent agenda items.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 7. Consider the purchase of the replacement of end-of-life network firewalls, management software, and hardware support for the Data Center from ePlus Inc.

Chief Information Officer Tessa Allberg recommended approval of the replacement of network firewalls, management software, and hardware support for an estimated amount of \$198,385.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal

Nays: None

Approved: 7-0

Item 8. Consider the renewal of an annual contract for the Parks and Recreation Department magazine print services with Texas Monthly.

Parks and Recreation Director Chris Smith recommended approval of the annual contract to assist in design, layout, production, and delivery of Go Grapevine Magazine for an annual amount not to exceed \$191,985.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 9. Consider the purchase of a 2024 Chevrolet one-ton pick-up truck from Classic Chevrolet.

Fire Chief Darrell Brown and Public Works Director Bryan Beck recommended approval of the purchase of a 2024 Chevrolet one-ton pick-up truck for the Fire Department for a total amount not to exceed \$72,680.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 10. Consider the replacement of transmission, clutch and fuel injectors for a Public Works Department haul truck from Bruckner Truck Sales.

Public Works Director Beck recommended approval of the replacement of transmission, clutch and fuel injectors for a Public Works truck for an amount not to exceed \$32,577.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 11. Consider the minutes of the May 7, 2024 Regular City Council meeting and the May 15, 2024 Special City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 6. Consider a firework permit for the City's 2024 Fireworks Show that will be held on July 4, 2024.

City Manager Rumbelow reported that due to the existing water levels at Grapevine Lake it will not be safe to shoot the fireworks from the Lake, so staff proposed moving the shooting location to the 185 acres.

City Manager Rumbelow answered questions from Council.

Motion was made to approve a firework permit for the City's 2024 Fireworks Show that will be held on July 4, 2024, with the understanding it will not be at the Lake.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:14 p.m.

Motion: Coy
Second: Freed
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 18th day of June, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE JUNE 18, 2024

SUBJECT: FINAL PLAT APPLICATION
LOT 1, BLOCK 1, 942 MCR ADDITION

PLAT APPLICATION FILING DATE..... June 11, 2024

APPLICANT Don Stone

REASON FOR APPLICATION Final platting existing building

PROPERTY LOCATION 942 Minters Chapel Road

ACREAGE..... 2.024

ZONING LI, Light Industrial

NUMBER OF LOTS 1

PREVIOUS PLATTING No

CONCEPT PLAN CU24-16

SITE PLAN BZA24-06

OPEN SPACE REQUIREMENT..... No

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1, BLOCK 1, 942 MCR ADDITION**

I. GENERAL:

- The applicant, Don Stone is final platting 2.024 acres into one Light Industrial lot. Property is located at 942 Minters Chapel Road.

II. STREET SYSTEM:

- The development has access to Minters Chapel Road.
- Abutting roads: is on the City Thoroughfare Plan:
Minters Chapel Road
 are not on the City Thoroughfare Plan:
- Sidewalk & curb: Developer required to build sidewalk & curb

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

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains into the Minters Chapel Road stormwater system.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 1, Block 1, 942 MCR Addition
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for:
 - Single Family Residential (\$ 2,388/ Lot)
 - Multifamily (\$ 1,049/ Unit)
 - Hotel (\$ 43,606/ Acre)
 - Corporate Office (\$ 20,572/ Acre)
 - Government (\$ 4,426/ Acre)
 - Commercial / Industrial (\$ 5,670/ Acre)

- Open Space Fees are not required for: Lot 1, Block 1, 942 MCR Addition
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:
 - R-5.0, R-TH, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)
- Public Hearing Only
- Variances were required on the following items: BZA24-06
 - Front & Rear building lines
 - Allowing a setback of 3 feet for the rear property line for an accessory building
 - Lot width & depth;
 - Max. Impervious Area
 - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.
- The following items associated with this plat are not in accordance with the current subdivision standards:
 - 50' ROW dedication not met:
 - Length of cul-de-sac street exceeds the 600-foot limit:
 - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

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

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

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

- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
- The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lot 1, Block 1, 942 MCR Addition"

OWNER'S CERTIFICATE

WHEREAS Minters 942, LLC is the sole owner of a 2.024 acre tract of land situated in the Phillip D. Hudgins Survey, Abstract No. 755, in the City of Grapevine, Tarrant County, Texas, and being all that certain tract of land conveyed to Minters 942, LLC, by Special Warranty Deed recorded in Instrument Number D223074419, of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Minters 942 tract, same being the northeast corner of Lot 4R, Block A, Northfield Distribution Center Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D205146631, Official Public Records, Tarrant County, Texas, same being in the west right-of-way line of Minters Chapel Road (a 72 foot right-of-way);

THENCE South 89 deg. 48 min. 40 sec. West, along the common line of said Minters 942 tract and said Lot 4R, a distance of 389.55 feet to an 'X' cut set in concrete for the southwest corner of said Minters 942 tract, from which a 1/2 inch iron rod found in concrete bears North 45 deg. 37 min. West, 1.3 feet, same being the most northerly northwest corner of said Lot 4R, same being in the east line of Lot 2, Block A, Northfield Distribution Center Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume A, Page 7231, Plat Records, Tarrant County, Texas;

THENCE along the common line of said Minters 942 tract and said Lot 2 as follows:

North 00 deg. 03 min. 52 sec. East, a distance of 226.20 feet to a 1/2 inch iron rod found for the northwest corner of said Minters 942 tract;

North 89 deg. 47 min. 45 sec. East, a distance of 389.96 feet to a 1/2 inch iron rod with yellow plastic cap found for the northeast corner of said Minters 942 tract, same being the most easterly southeast corner of said Lot 2, same being in the west right-of-way line of aforesaid Minters Chapel Road;

THENCE South 00 deg. 10 min. 03 sec. West, along the common line of said Minters 942 tract and said Minters Chapel Road, a distance of 226.31 feet to the POINT OF BEGINNING and containing 88,182 square feet or 2.024 acre of computed land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT MINTERS 942, LLC, acting by and through its duly authorized representative, does hereby adopt this plat as 942 MCR ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City of franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growth which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easement and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

"I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct."

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

EXECUTED at Tarrant County, Texas.

Minters 942, LLC

By: Donald H. Stone, Manager

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Donald H. Stone, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____, 2024.

Notary Public, State of Texas

My Commission Expires _____

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MINTERS 942 LLC, is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on plat:

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owners and his heirs and assigns, and successors in interest of said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at Tarrant County, Texas.

Minters 942, LLC

By: Donald H. Stone, Manager

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Donald H. Stone known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____, 2024.

Notary Public, State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Timothy R. Mankin, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY, FOR CITY REVIEW ONLY

Timothy R. Mankin _____ Date
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared TIMOTHY R. MANKIN, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____

Notary Public, State of Texas

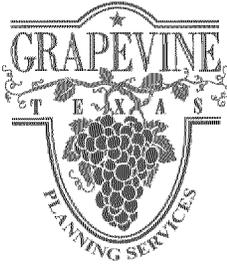
My Commission Expires _____

FINAL PLAT
LOT 1, BLOCK 1
942 MCR ADDITION
BEING IN THE PHILLIP D. HUDGINS SURVEY, ABSTRACT NO. 755, IN
THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
ACREAGE=2.024
1 LOT
EXISTING ZONING: LI, LIGHT INDUSTRIAL
"CU24-16"
JUNE 2024

THIS PLAT FILED ON _____ INSTRUMENT #0

JOB NO.: 24-0304	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 3/28/2024	www.peisersurveying.com		
FIELD DATE: 3/22/2024		1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	2
SCALE: 1" = 20'		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
FIELD: J.W.			2
DRAWN: J.M.N.			
CHECKED: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977

OWNER:
MINTERS 942, LLC
2210 HUTTON DRIVE, SUITE 100
CARROLLTON, TEXAS 75006
DONALD H. STONE



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, MAY 21, 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 21ST day of May 2024 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Dennis Luers	Member
Beth Tiggelaar	Member
David Hallberg	Member
Jason Parker	Member
Traci Hutton	Member
Mark Assaad	Alternate
Ben Johnson	Alternate

With Monica Hotelling absent, constituting a quorum. 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 **7:31 p.m.**

JOINT MEETING WITH CITY COUNCIL: 7:35 p.m. – City Council Chambers

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

JOINT PUBLIC HEARINGS

3. 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 CU20-17 (Ordinance No. 2020-044) 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.

The Commission and Council received a report from staff and held the public hearing. Simon representative, Jocelyn Gubler, presented and answered questions.

4. 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 13,007-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.

The Commission and Council received a report from staff and held the public hearing. Applicant, David Bond with Spiars Engineering, presented and answered questions.

5. 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 to requesting a conditional use permit for a planned commercial center to develop an automotive

repair garage with a full-service car wash. The subject property is located at 3500 Grapevine Mills Boulevard North and is currently zoned “CC”, Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant, Drew Donosky with Claymoore Engineering, presented and answered questions.

6. 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.

This is the first reading of an ordinance. The second reading will be held on June 18, 2024 following Board of Zoning Adjustment consideration of a special exception at their meeting on June 3, 2024.

The Commission and Council received a report from staff and held the public hearing. Applicant and owner, Don Stone, presented and answered questions.

7. 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.

The Commission and Council received a report from staff and held the public hearing. OG Wine Cellars representative, James Hanger, 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 **8:30 p.m.**

8. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

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

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-01** (3000 Grapevine Mills Parkway, Suite 343):

Motion: Luers

Second: Hallberg

Ayes: Oliver, Hutton, Tiggelaar, Johnson, Parker

Nays: None

Approved: 7 - 0

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

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-11** (1280 Texan Trail):

Motion: Parker

Second: Johnson

Ayes: Hutton, Tiggelaar, Oliver, Luers, Hallberg

Nays: None

Approved: 7 – 0

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

The Commission discussed this item.

Motion was made to **approve** planned development overlay **PD24-03** (1280 Texan Trail):

Motion: Johnson

Second: Parker

Ayes: Luers, Hallberg, Tiggelaar, Oliver, Hutton

Nays: None

Approved: 7 – 0

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

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-13** (3500 Grapevine Mills Boulevard North)

Motion: Luers
Second: Hallberg
Ayes: Hutton, Tiggelaar, Johnson, Oliver, Parker
Nays: None
Approved: 7 – 0

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

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-16** (942 Minters Chapel Road) with the condition that an 8-foot, approximately 376-square-foot mobile liquid containment tank be used for the requested outdoor storage to the rear of the building

Motion: Parker
Second: Hutton
Ayes: Luers, Johnson, Hallberg, Oliver, Tiggelaar
Nays: None
Approved: 7 – 0

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

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-18** (909 South Main Street, Suite 104) with the condition that the outside seating is consistent with page 3 of 3 of the site plan set

Motion: Hutton
Second: Johnson
Ayes: Hallberg, Luers, Oliver, Parker, Tiggelaar
Nays: None
Approved: 7 – 0

15. Amendments to Chapter 19, Planning of the Grapevine City Code of Ordinances
AM23-03 (Planning and Zoning Commission Bylaws) - Consider the amendments
and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** amendments **AM23-03** (Planning and Zoning Commission
Bylaws)

Motion: Hutton
Second: Parker
Ayes: Oliver, Tiggelaar, Johnson, Luers, Hallberg
Nays: None
Approved: 7 – 0

16. Consider the minutes of the April 16, 2024 Regular Planning and Zoning
Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the April 16, 2024 Planning and Zoning
Commission meeting.

Motion: Hutton
Second: Parker
Ayes: Hallberg, Luers, Oliver, Tiggelaar, Johnson
Nays: None
Abstained: None
Approved: 7 – 0

Adjournment

Motion was made to adjourn the meeting at **8:40 p.m.**

Motion: Luers
Second: Parker
Ayes: Johnson, Tiggelaar, Hutton, Oliver, Hallberg
Nays: None
Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 18TH DAY OF JUNE 2024.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN