



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

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

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

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**CALL TO ORDER: 7:30 p.m.** – City Council Chambers

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

1. Invocation and Pledge of Allegiance: Mayor Pro Tem Darlene Freed
2. Mayor Tate to recognize the Grapevine High School Baseball Team for winning the 2024 5A Baseball State Championship.

**JOINT PUBLIC HEARINGS**

3. Zoning Change Application **Z24-03**, Conditional Use Permit **CU24-17** (Hotel Multifamily Mixed-Used Development), **Preliminary Plat** for Lots 2-4, Block 1, Grapevine Mills Wells Addition and **Final Plat** of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Trammell Crow Company requesting to rezone 28.7 acres from “HCO”, Hotel Corporate Office District to “CC”, Community Commercial District. The applicant is also requesting a conditional use permit to develop a master site development plan with 296 multifamily units in buildings 2-4 stories in height; to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant located within a six-story hotel with 249 rooms. The applicant is also requesting to final plat two commercial lots. The subject property is located at 2800 and 3421 Grapevine Mills Parkway.
4. Conditional Use Permit **CU24-23** (Los Amigos) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Arturo Gutierrez requesting a conditional use permit to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 202 East Northwest Highway and is currently zoned “HC”, Highway Commercial District.

See  
additional  
link under  
the agenda  
links to view  
the agenda  
memo for  
items 3, 23,  
24, 25, 26

5. Conditional Use Permit **CU24-25** (Winestein’s Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Miranda and Michael Einstein requesting a conditional use permit to allow the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine tasting facility. The subject property is located at 280 North Main Street and is currently zoned “CN”, Neighborhood Commercial District.
6. Zoning Change Application **Z24-04** (736 East Northwest Highway) and **Final Plat** of Lots 1, 2 and 3, Block 1, Northern Hills Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tin Barn, LLC requesting to subdivide one lot into three lots and to rezone 0.429 acre from “HC”, Highway Commercial District to “R-7.5”, Single Family District for two single-family dwellings. The applicant is also requesting to replat Lot 1, Block 1, Western Sizzlin’ Steak House to create one commercial lot and two single family residential lots.
7. Zoning Change Application **Z24-05**, Concept Plan **CP24-01** (Grapevine Springs) and **Final Plat** of Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4, 5X, Grapevine Springs and Lot 1R, Block 1R Grapevine Office Park – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by H Creek Development, LLC requesting to rezone 11.3 acres from “CC”, Community Commercial District and “PO”, Professional Office District to “R-7.5” Single Family District and “R-12.5”, Single Family District for 21 single-family dwellings. The applicant is also requesting to replat Lot 1, Block 1, Grapevine Office Park. The subject property is located at 1600 West Northwest Highway.

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

8. 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.

## NEW BUSINESS

9. Consider calling a public hearing to consider a possible amendment to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: amend Subsection A.3, *Noise Regulation* of Section 55, *Performance Standards* by adding an exception for residential standby generators, and take any necessary action.
10. Consider calling a public hearing to consider a possible amendment to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same bring Appendix "D" of the Code of Ordinances, as follows: amend Subsection (C), Conditional Uses, of Section 25, "CC", Community Commercial District; Subsection (C), Conditional Uses, of Section 26, "HC", Highway Commercial District; and Subsection (C), Conditional Uses, of Section 31, "LI", Light Industrial District, regarding the requirement of a conditional use permit for electrical vehicle charging stations, by adding an exception for automobile sales and services and retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats, and take any necessary action.
11. Consider beginning Phase 2 of The REC Performance Utilization Analysis with Barker Rinker Seacat Architecture and take any necessary action.
12. Consider the Mayor's appointments of Council Liaisons to the City's Boards and Commissions and Council Committees and take any necessary action.
13. Consider the appointments of members to the City's Boards and Commissions and take any necessary action.

## CONSENT AGENDA

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

14. Consider a contract for a nutrition and weight management program with NOOM. Human Resources Director recommends approval.
15. Consider the renewal of a contract for the Employee Assistance Program with Optum. Human Resources Director recommends approval.
16. Consider the renewal of a contract for employee health advocate services with Alight Solutions. Human Resources Director recommends approval.

17. Consider **Resolution No. 2024-011** authorizing and directing staff to participate in the Local Parks Grant program for the development of Settlers Park Phase 2. Parks and Recreation Director recommends approval.
18. Consider the purchase of a turning target system from Range Systems, Inc. for the Police Department range. Police Chief recommends approval.
19. Consider the renewal of an annual contract for janitorial services with Regent Services for the City of Grapevine. Public Works Director recommends approval.
20. Consider the renewal of annual contracts for equipment rental services to Fox Rental, Herc Rentals and Kirby-Smith. Public Works Director recommends approval.
21. Consider the proposal of Construction Manager at Risk for the Concourse and former Pro Shop Enhancement project from Fransen Pittman Construction; and **Ordinance 2024-056** to appropriate the funds. Convention and Visitors Bureau Director recommends approval.
22. Consider the minutes of the June 18, 2024 and the July 2, 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

23. Zoning Change Application **Z24-03** (Hotel Multifamily Mixed-Use Development) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-057**, if applicable, and take any necessary action.
24. Conditional Use Permit **CU24-17** (Hotel Multifamily Mixed-Use Development) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-058**, if applicable, and take any necessary action.
25. **Preliminary Plat** for Lots 2-4, Block 1, Grapevine Mills Wells Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
26. **Final Plat** of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

See additional link under the agenda links to view the agenda memo for items 3, 23, 24, 25, 26

27. Conditional Use Permit **CU24-23** (Los Amigos) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-059**, if applicable, and take any necessary action.
28. Conditional Use Permit **CU24-25** (Winestein’s Tasting Room) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-060**, if applicable, and take any necessary action.
29. Zoning Change Application **Z24-04** (736 East Northwest Highway) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-061**, if applicable, and take any necessary action.
30. **Final Plat** of Lots 1, 2 and 3, Block 1, Northern Hills Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
31. Zoning Change Application **Z24-05** (Grapevine Springs) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-062**, if applicable, and take any necessary action.
32. Concept Plan **CP24-01** (Grapevine Springs) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
33. **Final Plat** of Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4, 5X, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

ADJOURNMENT

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

*Tara Brooks*  
 Tara Brooks, TRMC, CRM  
 City Secretary



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

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, JULY 16, 2024

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

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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

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

**BRIEFING SESSION**

1. Recognition of service for Commissioner Dennis Luers.
2. Conduct a briefing session to discuss all items scheduled on tonight's agenda. No action will be taken. Each item will be considered during the Regular Session, which immediately follows the Joint Public Hearings.

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

3. Invocation and Pledge of Allegiance: Mayor Pro Tem Darlene Freed
4. Mayor Tate to recognize the Grapevine High School Baseball Team for winning the 2024 5A Baseball State Championship.

**JOINT PUBLIC HEARINGS**

5. Zoning Change Application **Z24-03**, Conditional Use Permit **CU24-17** (Hotel Multifamily Mixed-Used Development), **Preliminary Plat** for Lots 2-4, Block 1, Grapevine Mills Wells Addition and **Final Plat** of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Trammell Crow Company requesting to rezone 28.7 acres from “HCO”, Hotel Corporate Office District to “CC”, Community Commercial District. The applicant is also requesting a conditional use permit to develop a master site development plan with 296 multifamily units in buildings 2-4 stories in height, and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant located within a six-story hotel with 249 rooms. The applicant is also requesting to final plat two commercial lots. The subject property is located at 2800 and 3421 Grapevine Mills Parkway.

See additional link under the agenda links to view the agenda memo for PZ Items 5, 11, 12, 13, 14

6. Conditional Use Permit **CU24-23** (Los Amigos) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Arturo Gutierrez requesting a conditional use permit to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 202 East Northwest Highway and is currently zoned “HC”, Highway Commercial District.
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**REGULAR SESSION: 7:30 p.m.** (*Immediately following the Joint Public Hearings*) - Planning and Zoning Conference Room

### **CITIZEN COMMENTS**

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or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

## NEW BUSINESS

11. Zoning Change Application **Z24-03** (Hotel Multifamily Mixed-Use Development) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU24-17** (Hotel Multifamily Mixed-Use Development) – Consider the application and make a recommendation to City Council.
13. **Preliminary Plat** for Lots 2-4, Block 1, Grapevine Mills Wells Addition – Consider the application and make a recommendation to City Council.
14. **Final Plat** of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU24-23** (Los Amigos) – Consider the application and make a recommendation to City Council.
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18. **Final Plat** of Lots 1, 2 and 3, Block 1, Northern Hills Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
19. Zoning Change Application **Z24-05** (Grapevine Springs) - Consider the application and make a recommendation to City Council.
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21. **Final Plat** of Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4, 5X, Grapevine Springs and Lot 1R, Block 1R - Consider the application and make a recommendation to City Council.
22. Consider the minutes of the June 18, 2024 Planning and Zoning Commission regular meeting.

See additional link under the agenda links to view the agenda memo for PZ Items 5, 11, 12, 13, 14

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

ADJOURNMENT

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

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



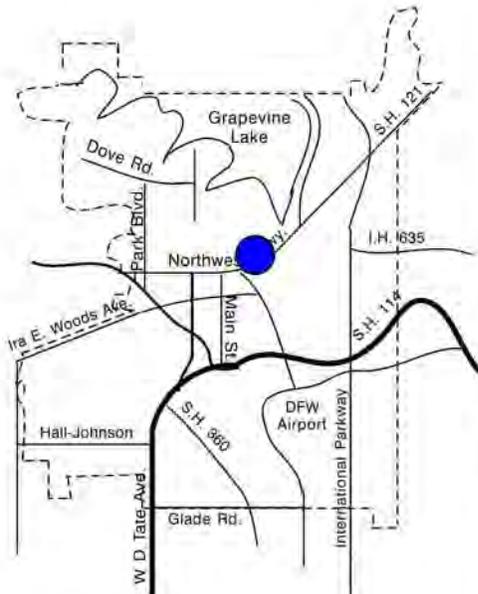
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TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

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

MEETING DATE: JULY 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL  
USE APPLICATION CU24-23; LOS AMIGOS



APPLICANT: Arturo Gutierrez

PROPERTY LOCATION AND SIZE:

The subject property is located at 202 East Northwest Highway and proposed to be platted as Block 1, Lot 1, Los Amigos Addition. The site contains approximately 0.234 acres and has approximately 102 feet of frontage along East Northwest Highway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing restaurant.

The subject site was developed in 1980 as a single-story, commercial building. The applicant is requesting to sell and store alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing restaurant, specifically for the restaurant's customers. The restaurant is 2,156 square feet in size, has access along East Northwest Highway and has an existing 20-foot pole sign. The site features 19 parking spaces for patrons. No other exterior changes are being proposed as part of this request.

If approved, this will be the first reading of an ordinance given the subject site requires approval for a special exception for the required 10-foot building separation between the existing restaurant and a storage building. This item will be heard before the Board of Zoning Adjustment at their August 5, 2024, meeting. If approved by the Board, the second

reading will take place at the joint City Council and Planning and Zoning August 20, 2024, meeting.

**PRESENT ZONING AND USE:**

The property is currently zoned “HC”, Highway Commercial District and is developed as a single-story restaurant.

**HISTORY OF TRACT AND SURROUNDING AREA:**

The subject site was zoned “C-2”, Community Business District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “HC”, Highway Commercial District.

**SURROUNDING ZONING AND EXISTING LAND USE:**

- NORTH: “HC”, Highway Commercial – Mohler MMA, Farmers Insurance Office, and The T-Shirt Guys
- SOUTH: “GU”, Governmental Use District and “R-7.5”, Single Family District – Public Parking Lot and a single-family residence
- EAST: “HC”, Highway Commercial District – Undeveloped
- WEST: “HC”, Highway Commercial District – Jet Fast Inspections

**AIRPORT IMPACT:**

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

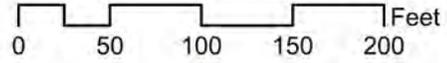
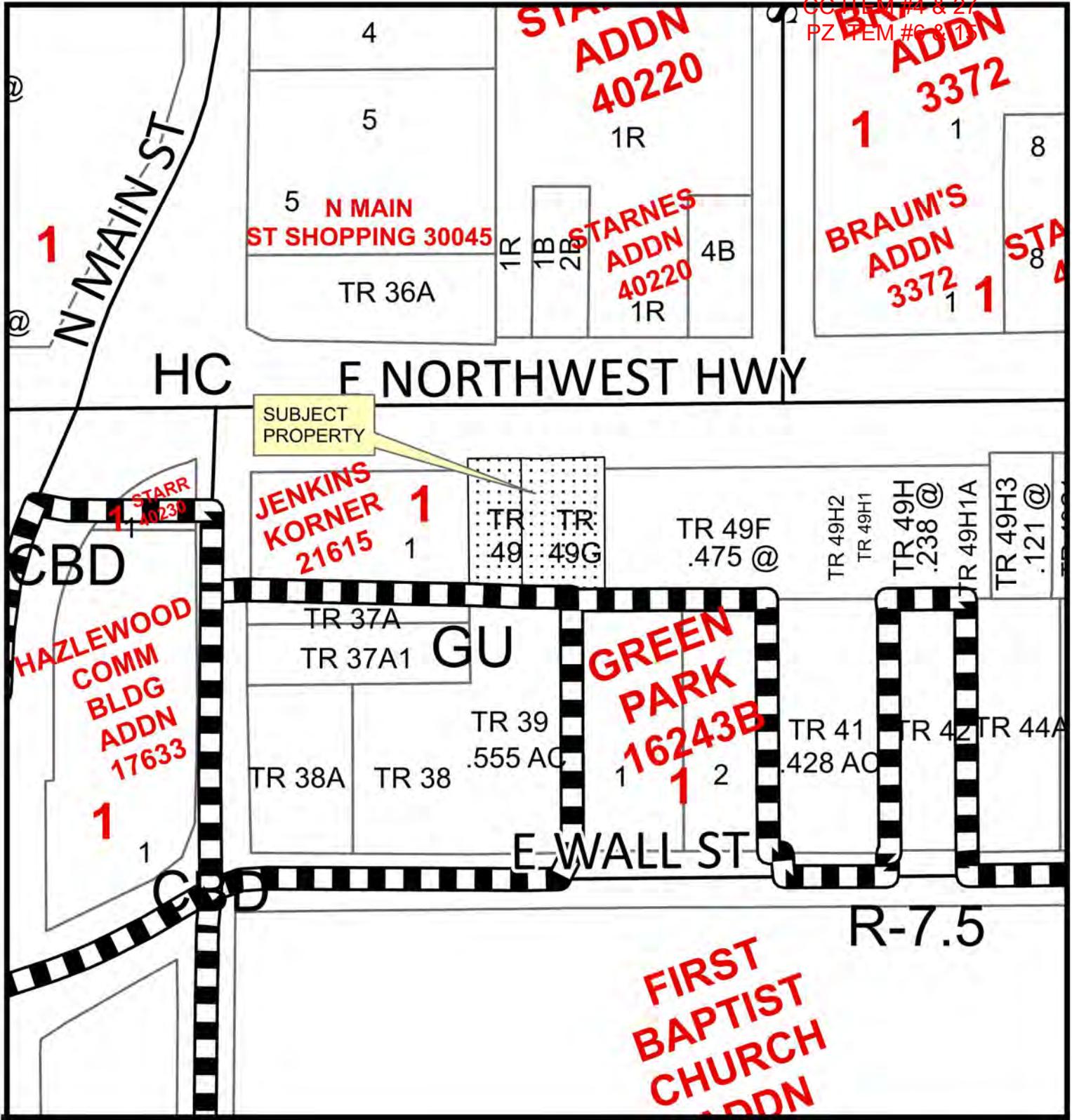
**MASTER PLAN APPLICATION:**

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

**THOROUGHFARE PLAN APPLICATION:**

The City of Grapevine’s Thoroughfare Plan designates East Northwest Highway as a Type C, Minor Arterial with a minimum 80-foot right-of-way developed as 4 lanes with a turn lane.

/ng



**CU24-23; Los Amigos  
202 East Northwest Highway**

Date Prepared: 7/2/2024

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)

Gross area of parcel (to nearest tenth of  
acre)

Street frontage & distance to nearest cross street

Northwest Highway

Describe the Proposed Use

restaurant

Proposed Zoning

HC

Existing Zoning

HC

Future Land Use Designation

Subject Property Address

202 E. NW HWY GRAPEVINE

**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 ARTURO GUTIERREZ Owner Phone Number (817) 798-7964

Company TULAR INC. DBA LOS AMIGOS

Address 202 E NW HWY

City GRAPEVINE State TX Zip Code 76051

Email [REDACTED]

RECEIVED  
JUN 03 2024

CU24-23

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

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

Name Arturo Gutierrez Company Los Amigos

Address 702 E. Hill Hwy

City GRAPEVINE State TX Zip Code 76051

Phone (817) 798-7964 Email [REDACTED]

Applicant's Signature [Signature] Date 5/31/2024

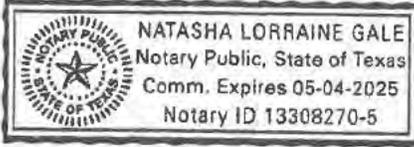
STATE OF: Texas  
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Arturo Gutierrez  
(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 31 day of  
May, 2024

N. Gale

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](mailto:open.records@cpa.texas.gov) or Comptroller of Public Accounts, Open  
Records Section, PO Box 13528, Austin, Texas 78711 or go to <https://mycpa.cpa.state.tx.us/coa/search.do>)



EP-ASU

CU24-23

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate ARTURO GUTIERREZ (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.

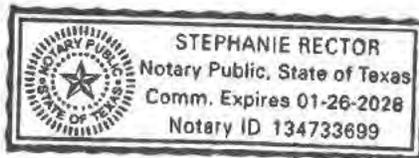
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Kathy Co Vail Date 05-31-24

STATE OF: Texas  
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Kathy Vail (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 31<sup>st</sup> day of May, 2024  
Stephanie Rector



NOTARY PUBLIC in and for the State of Texas

RECEIVED  
JUN 03 2024

CU 24-23

ES-ASND

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

PLATTING VERIFICATION:

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

Address of subject property 202 E. NW HWY GRAPEVINE, TX

Legal description of subject property  
Abstract 946 Tract 49 Leonard, Archibald F Survey

[Signature]  
Public Works Department

6/4/24  
Date

RECEIVED  
JUN 03 2024

CU24-23

Hello,

I am writing to formally submit an application for a Conditional Use Permit to allow the sale of liquor at Los Amigos Grapevine. As the owner of Los Amigos Grapevine, I am excited about the opportunity to enhance the offerings at our establishment and provide a more comprehensive experience for our valued customers.

I believe that the addition of liquor sales will benefit our business and also, we aim to attract a broader customer base and increase revenue, which will enable us to keep our business open and provide the support we need to keep our employees working.

I respectfully request that you consider our application for a Conditional Use Permit favorably. We are confident that the addition of liquor sales will be a positive development for our business and our customers.

We have been in business for more than twenty-eight years in this beautiful city of Grapevine but now we are facing a challenging time to keep our business afloat in these different times.

Thank you for your time and consideration. Please do not hesitate to contact me if you require any additional information. Beforehand I appreciate your consideration to our application.

Sincerely

Arturo Gutierrez

Los Amigos Grapevine

[REDACTED]

Losamigosgrapevine.com

ORDINANCE NO. 2024-059

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-23 ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) IN CONJUNCTION WITH AN EXISTING RESTAURANT FOR BLOCK 1, LOT 1, LOS AMIGOS ADDITION (202 EAST NORTHWEST HIGHWAY) IN A DISTRICT ZONED "HC", HIGHWAY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU24-23 allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing restaurant in a district zoned "HC", Highway Commercial District within the following described property: Block 1, Lot 1, Los Amigos Addition, (202 East Northwest Highway) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not

to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

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

FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16<sup>th</sup> day of July 2024.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C.G. Boyle  
City Attorney



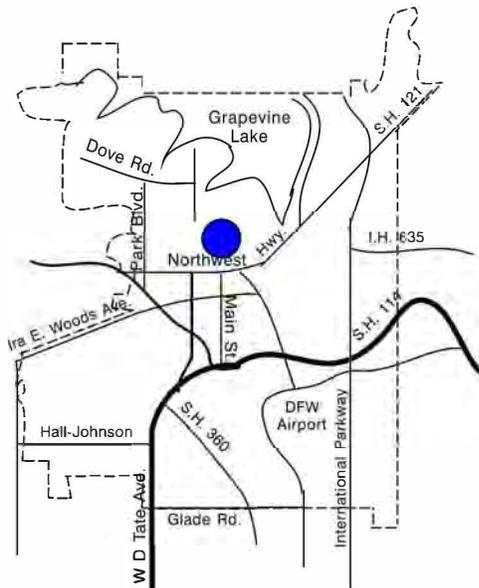


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

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

MEETING DATE: JULY 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL  
USE APPLICATION CU24-25; WINESTEIN'S TASTING ROOM



APPLICANT: Michael & Maranda Einstein

PROPERTY LOCATION AND SIZE:

The subject property is located at 280 North Main Street and platted as Block 2, Lot 3, North Main Shopping Center Addition. The site contains 0.59 acre and has approximately 154 feet of frontage on North Main Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine-tasting facility.

The subject site was developed in 1981 as a 17,040-square-foot single-story, multi-tenant building. The applicant is requesting to open a wine-tasting facility in the existing 2,400 square foot suite that was formerly a beauty salon. The floor plan will consist of an open concept wine-tasting room adjacent to the front entryway along with a private wine-tasting room towards the back of the suite for private events. The site offers two points of access, both along North Main Street. The multi-tenant building has one parking lot with a total of 86 parking spaces, which are shared among tenants occupying Lots 2R and 3. No other changes are being proposed with this request.

#### PRESENT ZONING AND USE:

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

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject site was zoned "C-2", Community Business District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "CN", Neighborhood Commercial District.

- On October 16, 2018, City Council approved a planned development overlay PD18-03 (Ord. 2018-83) to deviate from, but not be limited to a reduction in required parking from Section 56, *Off-Street Parking Requirements* of the Comprehensive Zoning Ordinance, No. 82-73 for Lots 2R and 3 for the existing multi-tenant building.

#### SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CN", Neighborhood Commercial District – Single-Family residences

SOUTH: "HC", Highway Commercial District – Multi-tenant retail building

EAST: "R-5.0", Zero Lot Line District – Single-Family residences

WEST: "CN", Neighborhood Commercial District and "HC", Highway Commercial – VFW and Bank of the West

#### AIRPORT IMPACT:

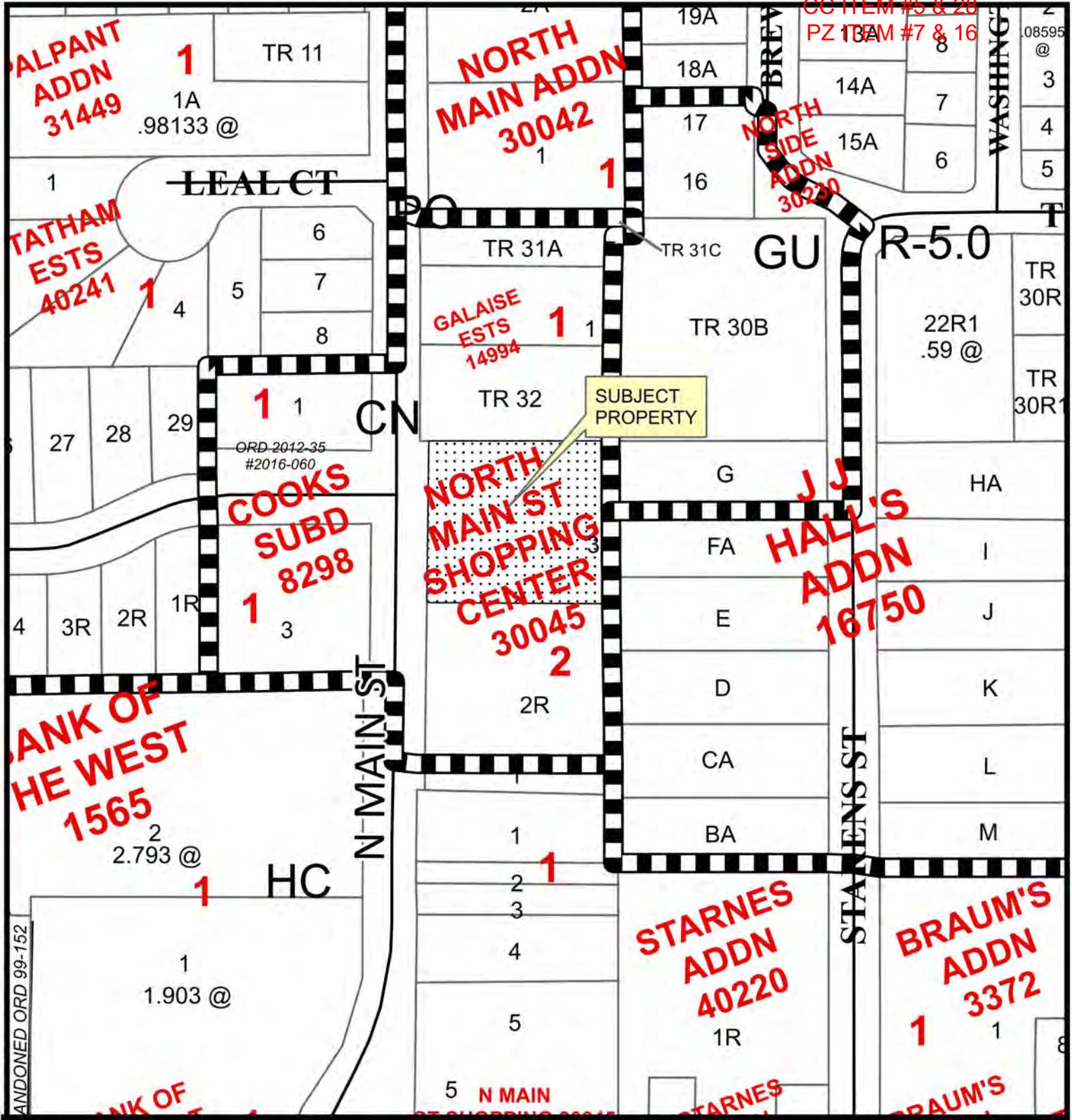
The subject tract is located within "Zone A" zone of minimal effect as defined on the "Aircraft Sound Exposure: Dallas Fort Worth Regional Airport Environs" map. Few activities will be affected by aircraft sounds in Zone A except for sound sensitive activities such as auditoriums, churches, schools,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

#### MASTER PLAN APPLICATION:

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

#### THOROUGHFARE PLAN APPLICATION:

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



CC ITEM #5 & 28  
PZ TRAM #7 & 16

SUBJECT PROPERTY

**CU24-25; Winestein's Tasting Room  
280 North Main Street**



Date Prepared: 7/1/2024

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)

N Main St Shopping Center Block 2 Lot 3

Street frontage & distance to nearest cross street

27' 8.5"

Proposed Zoning

Future Land Use Designation

Gross area of parcel (to nearest tenth of  
acre)

.59 acre

Describe the Proposed Use

Wine Tasting Room

Existing Zoning

CN-Neighborhood Commercial

Subject Property Address

280 N Main St

**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 Maranda & Michael Einstein Owner Phone Number 614-214-8236

Company Winestein Experiences

Address 280 N Main St

City Grapevine State TX Zip Code 76051

Email [REDACTED]

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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 Maranda Epstein Date 6/3/24

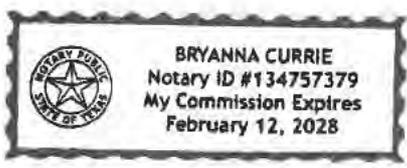
STATE OF: Texas  
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Maranda Epstein (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 3 day of June, 2024

Bryanna Currie

NOTARY PUBLIC in and for the State of Texas



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

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

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

Name \_\_\_\_\_ Company \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

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

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

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

SUBSCRIBED AND SWORN TO before me, this the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_

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

**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: Winestein Experiences, LLC

Provide a most recent public information report that includes:

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

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

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

PLATTING VERIFICATION:

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

Address of subject property 280 N Main St Grapevine

Legal description of subject property  
Lot 3, Block 2 North Main St Shopping Center Addition

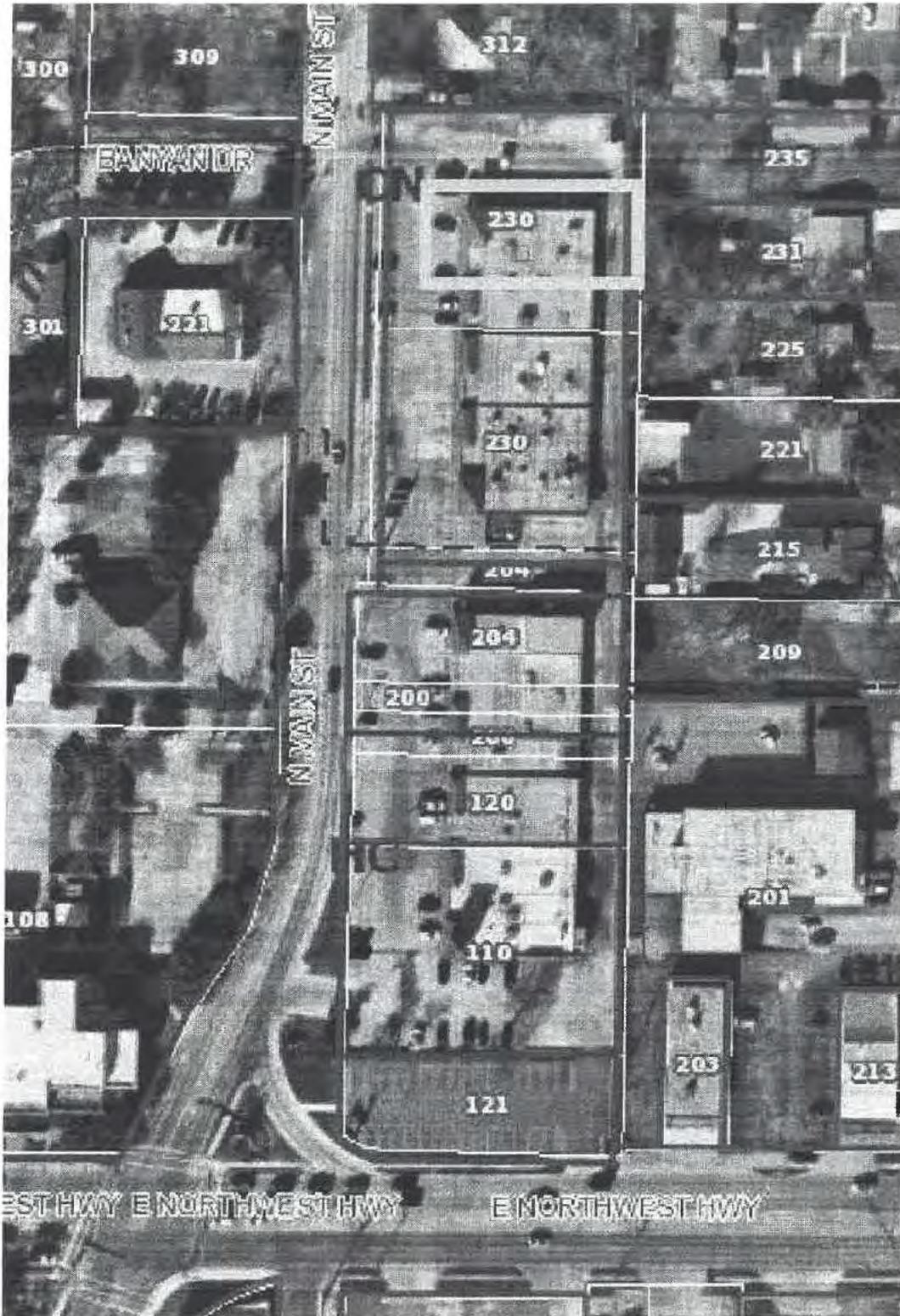
[Signature]  
Public Works Department

6/4/24  
Date

CU24-25  
PD24-05

6/2/24, 2:55 PM

image001.png



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City of Grapevine  
Planning Services Department  
280 S Main St, Grapevine, TX 76051

June 2, 2024

To Whom it May Concern,

Please find the enclosed application for a Conditional Use Permit for Winestein Experiences to open Winestein's Tasting Room at 280 N Main in the North Main Street Shopping Center. If permitted, we seek to open an establishment to host wine tasting events, serve tasting flights and wines by the glass, as well as sell retail wine by the bottle. The events will be scheduled in advance and tickets will be purchased. Through Winestein's Tasting Room, we will seek to expand the wine culture of historic downtown north on Main St. We have been in contact with the Convention & Visitors Bureau and will be working with them to advertise as part of the Urban Wine Trail.

Much appreciated

Michael & Maranda Einstein

Owners & Operators  
[REDACTED]

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## Franchise Tax Account Status

As of : 06/02/2024 19:51:15

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

### WINESTEIN EXPERIENCES, LLC

**Texas Taxpayer Number** 32093972993

**Mailing Address** 4003 WHITBY LN GRAPEVINE, TX 76051-6447

**Right to Transact Business in Texas** ACTIVE

**State of Formation** TX

**Effective SOS Registration Date** 02/29/2024

**Texas SOS File Number** 0805445285

**Registered Agent Name** MICHAEL G EINSTEIN

**Registered Office Street Address** 4003 WHITBY LN GRAPEVINE, TX 75061

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**Limited Liability Company Agreement of Winestein Experiences, LLC**  
**A Limited Liability Company**

This Limited Liability Company Agreement ("Agreement") of Winestein Experiences, LLC, ("Company"), is executed and agreed to, for good and valuable consideration, by the undersigned members (individually, "Member" or collectively, "Members").

**I. Formation.**

- (a) **State of Formation.** This Agreement is for Winestein Experiences, LLC, a manager-managed Texas limited liability company formed under and pursuant to Texas law.
- (b) **Operating Agreement Controls.** To the extent that the rights or obligations of the Members, or the Company under provisions of this Agreement differ from what they would be under Texas law absent such a provision, this Agreement, to the extent permitted under Texas law, shall control.
- (c) **Primary Business Address.** The location of the primary place of business of the Company is:  
  
4003 Whitby Lane, Grapevine, Texas 76051, or such other location as shall be selected from time to time by the Members.
- (d) **Registered Agent and Office.** The Company's initial agent ("Agent") for service of process is Michael Einstein. The Agent's registered office is 4003 Whitby Lane, Grapevine, Texas 76051. The Company may change its registered office, its registered agent, or both, upon filing a statement with the Texas Secretary of State.
- (e) **No State Law Partnership.** No provisions of this Agreement shall be deemed or construed to constitute a partnership (including, without limitation, a limited partnership) or joint venture, or any Member a partner or joint venturer of or with any other Member, for any purposes other than state tax purposes.

**II. Purposes and Powers.**

- (a) **Purpose.** The Company is created for the following business purpose:  
  
Winestein Experiences, LLC will provide wine tasting education courses and wines available for tasting and retail sale.
- (b) **Powers.** The Company shall have all of the powers of a limited liability company set forth under Texas law.
- (c) **Duration.** The Company's term shall commence upon the filing of an articles of organization and all other such necessary materials with the state of Texas. The Company will operate until terminated as outlined in this Agreement unless:
  - (i) The Members vote unanimously to dissolve the Company;
  - (ii) No Member of the Company exists, unless the business of the Company is continued in a manner permitted by Texas law;
  - (iii) It becomes unlawful for either the Members or the Company to continue in business;
  - (iv) A judicial decree is entered that dissolves the Company; or

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- (v) Any other event results in the dissolution of the Company under federal or Texas law.

### III. **Members.**

- (a) **Members.** The Members of the Company and their membership interest at the time of adoption of this Agreement are as follows:

Michael Einstein, 50 percent

Maranda Einstein, 50 percent

- (b) **Initial Contribution.** Each Member shall make an initial contribution to the company. The initial contributions of each shall be as described in Attachment A, "Initial Contributions of the Members."

No Member shall be entitled to interest on their initial contribution. Except as expressly provided by this Agreement, or as required by law, no Member shall have any right to demand or receive the return of their initial contribution. Any modifications as to the signatories' respective rights as to the receipt of their initial contributions must be set forth in writing and signed by all interested parties.

- (c) **Limited Liability of the Members.** Except as otherwise provided for in this Agreement or otherwise required by Texas law, no Member shall be personally liable for any acts, debts, liabilities or obligations of the Company beyond their respective initial contribution, including liability arising under a judgment, decree or order of a court. The Members shall look solely to the Company property for the return of their initial contribution, or value thereof, and if the Company property remaining after payment or discharge of the debts, liabilities or obligations of the Company is insufficient to return such initial contribution, or value thereof, no Member shall have any recourse against any other Member except as is expressly provided for by this Agreement or as otherwise allowed by law.

- (d) **Death, Incompetency, Resignation or Termination of a Member.** Should a Member die, be declared incompetent, or withdraw from the Company by choice, the remaining Members will have the option to buy out that Member's membership interest in the Company. Should the Members agree to buy out the membership interest of the withdrawing Member, that interest shall be paid for proportionately by the remaining Members, according to their existing membership interest and distributed proportionately among the remaining Members. The Members agree to hire an outside firm to assess the value of the membership interest.

The Members will have 90 days to decide if they want to buy the membership interest together and disperse it proportionately. If all Members do not agree to buy the membership interest, individual Members will then have the right to buy the membership interest individually. If more than one Member requests to buy the remaining membership interest, the membership interest will be paid for and split proportionately among those Members wishing to purchase the membership interest. If all Members agree by unanimous vote, the Company may choose to allow a non-member to buy the membership interest thereby replacing the previous Member.

If no individual Member(s) finalize a purchase agreement by 60 days, the withdrawing Member, or their estate, may dispose of their membership interest however they see fit, subject to the limitations below. If a Member is a corporation, trust, partnership, limited liability company or other entity and is dissolved or terminated, the powers of that Member may be exercised by its legal representative or successor.

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The name of the Company may be amended upon the written and unanimous vote of all Members if a Member withdraws, dies, is found incompetent, or is terminated.

- (e) **Creation or Substitution of New Members.** Any Member may assign in whole or in part its membership interest only after granting their fellow Members the right of first refusal, as established above.
- (i) **Entire transfer.** If a Member transfers all of its membership interest, the transferee shall be admitted to the Company as a substitute Member upon its execution of an instrument signifying its Agreement to be bound by the terms and conditions of this Agreement. Such admission shall be deemed effective immediately upon the transfer, and, simultaneously, the transferor Member shall cease to be a Member of the Company and shall have no further rights or obligations under this Agreement.
  - (ii) **Partial transfer.** If a Member transfers only a portion of its Membership Interest, the transferee shall be admitted to the Company as an additional Member upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement.
  - (iii) **Voting.** Whether a substitute Member or an additional Member, absent the written consent of all existing Members of the Company, the transferee shall be a limited Member and possess only the percentage of the monetary rights of the transferor Member that was transferred without any voting power as a Member in the Company.
- (f) **Member Voting.**
- (i) **Voting power.** The Company's Members shall each have voting power equal to their share of Membership Interest in the Company.
  - (ii) **Proxies.** At all meetings of Members, a Member may vote in person or by proxy executed in writing by the Member or by his duly authorized attorney-in-fact. Such proxy shall be delivered to the Secretary of the Company before or at the time of the meeting. No proxy shall be valid after 11 months from the date of its execution, unless otherwise provided in the proxy.
- (g) **Members' Duty to File Notices.** The Members shall be responsible for the preparation, maintenance, filing, and dissemination of all necessary returns, notices, statements, reports, minutes, or other information to the Internal Revenue Service, the state of Texas, and any other appropriate state or federal authorities or agencies. Notices shall be filed in accordance with the section titled "Notices" below. The Members may delegate this responsibility to an officer or a manager at the Members' sole discretion.
- (h) **Fiduciary Duties of the Members.** The Members shall have no fiduciary duties whatsoever, whether to each other or to the Company, unless that Member is a manager or an officer of the Company, in which instance they shall owe only the respective fiduciary duties of a manager or officer, as applicable. No Member shall bear any liability to the Company or to other present or former Members by reason of being or having been a Member.
- (i) **Waiver of Partition: Nature of Interest.** Except as otherwise expressly provided in this Agreement, to the fullest extent permitted by law, each Member hereby irrevocably waives any right or power that such Member might have to cause the Company or any of its assets to be partitioned, to cause the appointment of a receiver for all or any portion of the assets of the Company, to compel any sale of all or any portion of the assets of the Company pursuant to any

applicable law or to file a complaint or to institute any proceeding at law or in equity to cause the dissolution, liquidation, winding up or termination of the Company. No Member shall have any interest in any specific assets of the Company.

**IV. Accounting and Distributions.**

- (a) **Fiscal Year.** The Company's fiscal year shall end on the last day of December.
- (b) **Records.** All financial records including tax returns and financial statements will be held at the Company's primary business address and will be accessible to all Members.
- (c) **Distributions.** Distributions shall be issued, as directed by the Company's Treasurer or Assistant Treasurer, on a semi-annual basis, based upon the Company's fiscal year. The distribution shall not exceed the remaining net cash of the Company after making appropriate provisions for the Company's ongoing and anticipatable liabilities and expenses. Each Member shall receive a percentage of the overall distribution that matches that Member's percentage of membership interest in the Company.

**V. Tax Treatment Election.**

- (a) **Tax Designation.** The Company has or will file with the Internal Revenue Service for treatment as an S-corporation.

**VI. Board of Managers.**

- (a) **Creation of a Board of Managers.** The Members shall create a board of managers ("Board") consisting of managers appointed at the sole discretion of the Members and headed by the Chairman of the Board. The Members may serve as managers and may appoint a Member to serve as the chairman ("Chairman"). The Members may determine at any time in their sole and absolute discretion the number of managers to constitute the Board, subject in all cases to any requirements imposed by Texas law. The authorized number of managers may be increased or decreased by the Members at any time in their sole and absolute discretion, subject to Texas law. Each manager elected, designated, or appointed shall hold office until a successor manager is elected and qualified or until such manager's earlier death, resignation, or removal.
- (b) **Powers and Operation of the Board of Managers.** The Board shall have the power to do any and all acts necessary, convenient or incidental to or for the furtherance of the Company's purposes described herein, including all powers, statutory or otherwise.
  - (i) **Meetings.** The Board may hold meetings, both regular and special, within or outside Texas. Regular meetings of the Board may be held without notice at such time and at such place as shall from time to time be determined by the Board. Special meetings of the Board may be called by the Chairman on not less than one day's notice to each manager by telephone, electronic mail, facsimile, mail, or any other means of communication.
    - 1. At all meetings of the Board, a majority of the managers shall constitute a quorum for the transaction of business and, except as otherwise provided in any other provision of this Agreement, the act of a majority of the managers present at any meeting at which there is a quorum shall be the act of the Board. If a quorum shall not be present at any meeting of the Board, the managers present at such meeting may adjourn the meeting until a quorum shall be present. Any action required or permitted to be taken at any meeting of the Board may be taken without a meeting if all managers consent thereto in writing, and the writing or writings are filed with the minutes of proceedings of the Board.

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2. Managers may participate in meetings of the Board by means of telephone conference or similar communications equipment that allows all persons participating in the meeting to hear each other, and such participation in a meeting shall constitute presence in person at the meeting. If all the participants are participating by telephone conference or similar communications equipment, the meeting shall be deemed to be held at the primary business address of the Company.
- (c) **Compensation of Managers.** The Board shall have the authority to fix the compensation of managers. The managers may be paid their expenses, if any, of attendance at meetings of the Board, which may be a fixed sum for attendance at each meeting of the Board or a stated salary as manager. No such payment shall preclude any manager from serving the Company in any other capacity and receiving compensation therefor.
- (d) **Removal of Managers.** Unless otherwise restricted by law, any manager or the entire Board may be removed, with or without cause, by the Members, and any vacancy caused by any such removal may be filled by action of the Members.
- (e) **Managers as Agents.** To the extent of their powers set forth in this Agreement, the managers are agents of the Company for the purpose of the Company's business, and the actions of the managers taken in accordance with such powers set forth in this Agreement shall bind the Company. Except as provided in this Agreement, no manager may bind the Company.
- (f) **No Power to Dissolve the Company.** Notwithstanding any other provision of this Agreement to the contrary or any provision of law that otherwise so empowers the Board, none of the Board shall be authorized or empowered, nor shall they permit the Company, without the affirmative vote of the Members, to institute proceedings to have the Company be adjudicated bankrupt or insolvent, or consent to the institution of bankruptcy or insolvency proceedings against the Company or file a petition seeking, or consent to, reorganization or relief with respect to the Company under any applicable federal or state law relating to bankruptcy, or consent to the appointment of a receiver, liquidator, assignee, trustee (or other similar official) of the Company or a substantial part of its property, or make any assignment for the benefit of creditors of the Company, or admit in writing the Company's inability to pay its debts generally as they become due, or, to the fullest extent permitted by law, take action in furtherance of any such action.
- (g) **Duties of the Board.** The Board and the Members shall cause the Company to do or cause to be done all things necessary to preserve and keep in full force and effect its existence, rights (charter and statutory) and franchises. The Board also shall cause the Company to:
- (i) Maintain its own books, records, accounts, financial statements, stationery, invoices, checks and other limited liability company documents and bank accounts separate from any other person;
  - (ii) At all times hold itself out as being a legal entity separate from the Members and any other person and conduct its business in its own name;
  - (iii) File its own tax returns, if any, as may be required under applicable law, and pay any taxes required to be paid under applicable law;
  - (iv) Not commingle its assets with assets of the Members or any other person, and separately identify, maintain and segregate all Company assets;
  - (v) Pay its own liabilities only out of its own funds, except with respect to organizational expenses;

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- (vi) Maintain an arm's length relationship with the Members, and, with respect to all business transactions entered into by the Company with the Members, require that the terms and conditions of such transactions (including the terms relating to the amounts paid thereunder) are the same as would be generally available in comparable business transactions if such transactions were with a person that was not a Member;
- (vii) Pay the salaries of its own employees, if any, out of its own funds and maintain a sufficient number of employees in light of its contemplated business operations;
- (viii) Not guarantee or become obligated for the debts of any other person or hold out its credit as being available to satisfy the obligations of others;
- (ix) Allocate fairly and reasonably any overhead for shared office space;
- (x) Not pledge its assets for the benefit of any other person or make any loans or advances to any person;
- (xi) Correct any known misunderstanding regarding its separate identity;
- (xii) Maintain adequate capital in light of its contemplated business purposes;
- (xiii) Cause its Board to meet or act pursuant to written consent and keep minutes of such meetings and actions and observe all other Texas limited liability company formalities;
- (xiv) Make any permitted investments directly or through brokers engaged and paid by the Company or its agents;
- (xv) Not require any obligations or securities of the Members; and
- (xvi) Observe all other limited liability formalities.

Failure of the Board to comply with any of the foregoing covenants shall not affect the status of the Company as a separate legal entity or the limited liability of the Members.

- (h) **Prohibited Actions of the Board.** Notwithstanding any other provision of this Agreement to the contrary or any provision of law that otherwise so empowers the Board, none of the Board on behalf of the Company, shall, without the unanimous approval of the Board, do any of the following:
- (i) Guarantee any obligation of any person;
  - (ii) Engage, directly or indirectly, in any business or activity other than as required or permitted to be performed pursuant to the Company's purpose as described above;
  - (iii) Incur, create, or assume any indebtedness other than as required or permitted to be performed pursuant to the Company's Purpose as described above.

## VII. Officers.

- (a) **Appointment and Titles of Officers.** The initial officers shall be appointed by the Members and shall consist of at least a Chairman, a Secretary and a Treasurer. Any additional or substitute officers shall be chosen by the Board. The Board may also choose one or more President, Vice-President, Assistant Secretaries and Assistant Treasurers. Any number of offices may be held by

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the same person, as permitted by Texas law. The Board may appoint such other officers and agents as it shall deem necessary or advisable who shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Board. The officers and agents of the Company shall hold office until their successors are chosen and qualified. Any officer elected or appointed by the Members or the Board may be removed at any time, with or without cause, by the affirmative vote of a majority of the Board. Any vacancy occurring in any office of the Company shall be filled by the Board. Unless the Board decides otherwise, if the title of an officer is one commonly used for officers of a limited liability company formed under Texas law, the assignment of such title shall constitute the delegation to such person of the authorities and duties that are normally associated with that office.

- (i) **Chairman.** The Chairman shall be the chief executive officer of the Company, shall preside at all meetings of the Board, shall be responsible for the general and active management of the business of the Company and shall see that all orders and resolutions of the Board are carried into effect. The Chairman shall execute all contracts on behalf of the Company, except:
  1. Where required or permitted by law or this Agreement to be otherwise signed and executed;
  2. Where signing and execution thereof shall be expressly delegated by the Board to some other officer or agent of the Company.
- (ii) **President.** In the absence of the Chairman or in the event of the Chairman's inability to act, the President shall perform the duties of the Chairman, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairman. The President shall perform such other duties and have such other powers as the Board may from time to time prescribe.
- (iii) **Vice-Presidents.** In the absence of the Chairman and President or in the event of their inability to act, any Vice-Presidents in the order designated by the Board (or, in the absence of any designation, in the order of their election) shall perform the duties of the Chairman, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairman. Vice-Presidents, if any, shall perform such other duties and have such other powers as the Board may from time to time prescribe.
- (iv) **Secretary and Assistant Secretary.** The Secretary shall be responsible for filing legal documents and maintaining records for the Company. The Secretary shall attend all meetings of the Board and record all the proceedings of the meetings of the Company and of the Board in a book to be kept for that purpose. The Secretary shall give, or cause to be given, notice of all meetings of the Board, as required in this Agreement or by \_\_\_\_\_ law, and shall perform such other duties as may be prescribed by the Board or the Chairman, under whose supervision the Secretary shall serve. The Secretary shall cause to be prepared such reports and/or information as the Company is required to prepare by applicable law, other than financial reports. The Assistant Secretary, or if there be more than one, the Assistant Secretaries in the order determined by the Board (or if there be no such determination, then in order of their election), shall, in the absence of the Secretary or in the event of the Secretary's inability to act, perform the duties and exercise the powers of the Secretary and shall perform such other duties and have such other powers as the Board may from time to time prescribe.
- (v) **Treasurer and Assistant Treasurer.** The Treasurer shall have the custody of the Company

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funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Company according to generally accepted accounting practices, using a fiscal year ending on the last day of the month of December. The Treasurer shall deposit all moneys and other valuable effects in the name and to the credit of the Company in such depositories as may be designated by the Board. The Treasurer shall distribute the Company's profits to the Members. The Treasurer shall disburse the funds of the Company as may be ordered by the Board and shall render to the Chairman and to the Board, at their regular meetings or when the Members so require, an account of all of the Treasurer's transactions and of the financial condition of the Company. As soon as practicable after the end of each fiscal year of the Company, the Treasurer shall prepare a statement of financial condition as of the last day of the Company's fiscal year, and a statement of income and expenses for the fiscal year then ended, together with supporting schedules. Each of said annual statements shall be prepared on an income tax basis and delivered to the Board forthwith upon its preparation. In addition, the Treasurer shall keep all financial records required to be kept pursuant to Texas law. The Assistant Treasurer, or if there shall be more than one, the Assistant Treasurers in the order determined by the Board (or if there be no such determination, then in the order of their election), shall, in the absence of the Treasurer or in the event of the Treasurer's inability to act, perform the duties and exercise the powers of the Treasurer and shall perform such other duties and have such other powers as the Board may from time to time prescribe.

- (b) **Officers as Agents.** The officers, to the extent of their powers set forth in this Agreement or otherwise vested in them by action of the Board not inconsistent with this Agreement, are agents of the Company for the purpose of the Company's business, and the actions of the officers taken in accordance with such powers shall bind the Company.

### VIII. **Fiduciary Duties of the Board and Officers.**

- (a) **Loyalty and Care.** Except to the extent otherwise provided herein, each manager and officer shall have a fiduciary duty of loyalty and care similar to that of managers of business corporations organized under the laws of Texas.
- (b) **Competition with the Company.** The managers and officers shall refrain from dealing with the Company in the conduct of the Company's business as or on behalf of a party having an interest adverse to the Company unless a majority, by individual vote, of the Board of managers excluding the interested manager, consents thereto. The managers and officers shall refrain from competing with the Company in the conduct of the Company's business unless a majority, by individual vote, of the Board of managers excluding the interested manager, consents thereto.
- (c) **Duties Only to the Company.** The managers' and officers' fiduciary duties of loyalty and care are to the Company and not to the other managers or other officers. The managers and officers shall owe fiduciary duties of disclosure, good faith and fair dealing to the Company and to the other managers, but shall owe no such duties to officers unless the officer is a manager. A manager or officer who so performs their duties shall not have any liability by reason of being or having been a manager or an officer.
- (d) **Reliance on Reports.** In discharging the manager's or officer's duties, a manager or officer is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by any of the following:
  - (i) One or more Members, managers, or employees of the Company whom the manager reasonably believes to be reliable and competent in the matters presented.
  - (ii) Legal counsel, public accountants, or other persons as to matters the manager reasonably

believes are within the persons' professional or expert competence.

- (iii) A committee of Members or managers of which the affected manager is not a participant, if the manager reasonably believes the committee merits confidence.

## IX. Dissolution.

- (a) **Limits on Dissolution.** The Company shall have a perpetual existence, and shall be dissolved, and its affairs shall be wound up only upon the provisions established above.

Notwithstanding any other provision of this Agreement, the bankruptcy of any Member shall not cause such Member to cease to be a Member of the Company and upon the occurrence of such an event, the business of the Company shall continue without dissolution.

Each Member waives any right that it may have to agree in writing to dissolve the Company upon the bankruptcy of any Member or the occurrence of any event that causes any Member to cease to be a Member of the Company.

- (b) **Winding Up.** Upon the occurrence of any event specified in the earlier "Duration" section above, the Company shall continue solely for the purpose of winding up its affairs in an orderly manner, liquidating its assets, and satisfying the claims of its creditors. One or more Members, selected by the remaining Members, shall be responsible for overseeing the winding up and liquidation of the Company, shall take full account of the liabilities of the Company and its assets, shall either cause its assets to be distributed as provided under this Agreement or sold, and if sold as promptly as is consistent with obtaining the fair market value thereof, shall cause the proceeds therefrom, to the extent sufficient therefor, to be applied and distributed as provided under this Agreement.
- (c) **Distributions in Kind.** Any non-cash asset distributed to one or more Members in liquidation of the Company shall first be valued at its fair market value (net of any liability secured by such asset that such Member assumes or takes subject to) to determine the profits or losses that would have resulted if such asset were sold for such value, such profit or loss shall then be allocated as provided under this Agreement. The fair market value of such asset shall be determined by the Members or, if any Member objects, by an independent appraiser (any such appraiser must be recognized as an expert in valuing the type of asset involved) approved by the Members.
- (d) **Termination.** The Company shall terminate when (i) all of the assets of the Company, after payment of or due provision for all debts, liabilities and obligations of the Company, shall have been distributed to the Members in the manner provided for under this Agreement and (ii) the Company's registration with Texas shall have been canceled in the manner required by Texas law.
- (e) **Accounting.** Within a reasonable time after complete liquidation, the Company Treasurer shall furnish the Members with a statement which shall set forth the assets and liabilities of the Company as at the date of dissolution and the proceeds and expenses of the disposition thereof.
- (f) **Limitations on Payments Made in Dissolution.** Except as otherwise specifically provided in this Agreement, each Member shall only be entitled to look solely to the assets of the Company for the return of its initial contribution and shall have no recourse for its initial contribution and /or share of profits (upon dissolution or otherwise) against any other Member.
- (g) **Notice to Texas Authorities.** Upon the winding up of the Company, the Member with the highest percentage of membership interest in the Company shall be responsible for the filing of all appropriate notices of dissolution with Texas and any other appropriate state or federal

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authorities or agencies as may be required by law. In the event that two or more Members have equally high percentages of membership interest in the Company, the Member with the longest continuous tenure as a Member of the Company shall be responsible for the filing of such notices.

**X. Exculpation and Indemnification.**

- (a) No Member, manager, officer, employee, or agent of the Company and no employee, agent, or affiliate of a Member (collectively, the "Covered Persons") shall be liable to the Company or any other person who has an interest in or claim against the Company for any loss, damage or claim incurred by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that a Covered Person shall be liable for any such loss, damage or claim incurred by reason of such Covered Person's gross negligence or willful misconduct.
- (b) To the fullest extent permitted by applicable law, a Covered Person shall be entitled to indemnification from the Company for any loss, damage, or claim incurred by such Covered Person by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement. Expenses, including legal fees, incurred by a Covered Person defending any claim, demand, action, suit, or proceeding shall be paid by the Company. The Covered Person shall be liable to repay such amount if it is determined that the Covered Person is not entitled to be indemnified as authorized in this Agreement. No Covered Person shall be entitled to be indemnified in respect of any loss, damage, or claim incurred by such Covered Person by reason of such Covered Person's gross negligence or willful misconduct with respect to such acts or omissions unless such Covered Person is a Member of the Company, who shall have full indemnity against gross negligence or willful misconduct. Any indemnity under this Agreement shall be provided out of and to the extent of Company assets only.
- (c) A Covered Person shall be fully protected in relying in good faith upon the records of the Company and upon such information, opinions, reports or statements presented to the Company by any person as to matters the Covered Person reasonably believes are within such other person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports or statements as to the value and amount of the assets, liabilities, or any other facts pertinent to the existence and amount of assets from which distributions to the Members might properly be paid.
- (d) To the extent that, at law or in equity, a Covered Person has duties (including fiduciary duties) and liabilities relating thereto to the Company or to any other Covered Person, a Covered Person acting under this Agreement shall not be liable to the Company or to any other Covered Person for its good faith reliance on the provisions of this Agreement. The provisions of the Agreement, to the extent that they restrict the duties and liabilities of a Covered Person otherwise existing at law or in equity, are agreed by the Members to replace such other duties and liabilities of such Covered Person.
- (e) The foregoing provisions of this article shall survive any termination of this Agreement.

**XI. Insurance.**

The Company shall have the power to purchase and maintain insurance, including insurance on behalf of any Covered Person against any liability asserted against such person and incurred by such Covered Person in any such capacity, or arising out of such Covered Person's status as an agent of the Company, whether or not the Company would have the power to indemnify such

person against such liability under the provisions of Article X or under applicable law. This is separate and apart from any business insurance that may be required as part of the business in which the Company is engaged.

**XII. Settling Disputes.**

All Members agree to enter into mediation before filing suit against any other Member or the Company for any dispute arising from this Agreement or Company. Members agree to attend one session of mediation before filing suit. If any Member does not attend mediation, or the dispute is not settled after one session of mediation, the Members are free to file suit. Any lawsuits will be under the jurisdiction of Texas.

**XIII. Independent Counsel.**

All Members entering into this Agreement have been advised of their right to seek the advice of independent legal counsel before signing this Agreement. All Members and each of them have entered into this Agreement freely and voluntarily and without any coercion or duress.

**XIV. General Provisions.**

- (a) **Notices.** All notices, offers or other communications required or permitted to be given pursuant to this Agreement shall be in writing and may be personally served or sent by United States mail and shall be deemed to have been given when delivered in person or three business days after deposit in United States mail, registered or certified, postage prepaid, and properly addressed, by or to the appropriate party.
- (b) **Number of Days.** In computing the number of days (other than business days) for purposes of this Agreement, all days shall be counted, including Saturdays, Sundays and holidays; provided, however, that if the final day of any time period falls on a Saturday, Sunday or holiday on which national banks are or may elect to be closed, then the final day shall be deemed to be the next day which is not a Saturday, Sunday or such holiday.
- (c) **Execution of Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original, and all of which shall together constitute one and the same instrument.
- (d) **Severability.** The provisions of this Agreement are independent of and separable from each other, and no provision shall be affected or rendered invalid or unenforceable by virtue of the fact that for any reason any other or others of them may be invalid or unenforceable in whole or in part.
- (e) **Headings.** The Article and Section headings in this Agreement are for convenience, and they form no part of this Agreement and shall not affect its interpretation.
- (f) **Controlling Law.** This Agreement shall be governed by and construed in all respects in accordance with the laws of Texas (without regard to conflicts of law principles thereof).
- (g) **Application of State Law.** Any matter not specifically covered by a provision of this Agreement shall be governed by the applicable provisions of Texas law.
- (h) **Amendment.** This Agreement may be amended only by written consent of the Board and the Members. Upon obtaining the approval of any such amendment, supplement, or restatement as to the Certificate, the Company shall cause a Certificate of Amendment or Amended and Restated Certificate to be prepared, executed, and filed in accordance with Texas law.
- (i) **Entire Agreement.** This Agreement contains the entire understanding among the parties hereto

with respect to the subject matter hereof, and supersedes all prior and contemporaneous agreements and understandings, inducements or conditions, express or implied, oral or written, except as herein contained.

IN WITNESS WHEREOF, the Members have executed and agreed to this Limited Liability Company Operating Agreement, which shall be effective as of April 01, 2024.

By: Michael Einstein  
Michael Einstein

Date: 04/17/2024

By: Maranda Einstein  
Maranda Einstein

Date: 04/17/2024

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Attachment A  
Initial Contributions of the Members

The initial contributions of the Members of Winestein Experiences, LLC are as follows:

Michael Einstein

Contribution:

Cash: \$12,500.00

Maranda Einstein

Contribution:

Cash: \$12,500.00

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CU24-25

ORDINANCE NO. 2024-060

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-25 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) IN CONJUNCTION WITH A WINE-TASTING ROOM FOR BLOCK 2, LOT 3, NORTH MAIN SHOPPING CENTER ADDITION (280 NORTH MAIN STREET) IN A DISTRICT ZONED "CN", NEIGHBORHOOD 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 CU24-25 to allow the possession, storage, retail sale and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine-tasting room in a district zoned "CN", Neighborhood Commercial District within the following described property: Block 2, Lot 3, North Main Shopping Center Addition (280 North Main Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not

to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

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

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

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C.G. Boyle  
City Attorney





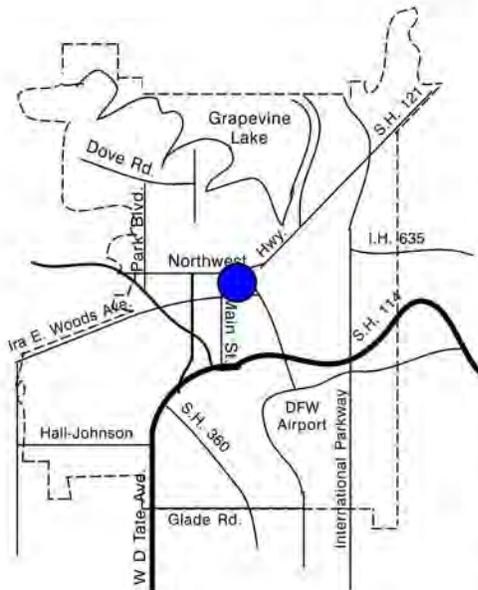


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE PLANNING AND ZONING COMMISSION

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

MEETING DATE: JULY 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z24-04, 736 EAST NORTHWEST HIGHWAY



APPLICANT: Neal Cooper

PROPERTY LOCATION AND SIZE:

The subject property is located at 736 East Northwest Highway and is proposed to be platted as Block 1, Lots 1, 2, & 3, Northern Hills Addition. The site contains approximately 39,574 square feet (0.908 acres) and has approximately 132 feet of frontage along East Northwest Highway and approximately 132 feet of frontage along East Wall Street.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant requests a zone change for 0.429 acres from "HC" Highway Commercial District to "R-7.5" Single Family District to develop two single-family detached residential lots.

The applicant intends to construct a new 3,633 square foot single-family residence on Lot 2, and a new 3,633 square foot single-family residence on Lot 3. The proposed two lots are the southern portion of the 39,774 square feet (0.908 acres) undeveloped lot with frontage along West Wall Street. The northern portion will be left for future commercial development and retain its "HC", Highway Commercial District.

Adjacent and to the west property line of the proposed rezoning request, on February 23, 2021, the City Council approved Z21-01 (Ord. 2021-08) to allow for the development of one "R-7.5", Single-Family District lot.

#### PRESENT ZONING AND USE:

The property is currently zoned "HC", Highway Commercial District and is undeveloped.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "C-2", Community Business District prior to the 1984 City Rezoning.

- On November 19, 1996, the City Council approved Z96-20 (Ord. 1996-90) to rezone the subject site from "HC", Highway Commercial District to "GU", Governmental Use District to use the former Western Sizzlin Steak House building for a GCISD office.
- On August 21, 2012, the City Council approved Z12-08 (Ord. 2012-37) to rezone the subject site from "GU", Governmental Use District to "HC", Highway Commercial District.

#### SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CC", Community Commercial District – Multiple office uses, Dutch Bros. Coffee and an undeveloped commercial lot.

SOUTH: "R-12.5", Single-Family – D.E. Box Subdivision, residential property.

EAST: "HC", Highway Commercial District – residential property and a commercial structure.

WEST: "R-7.5", Single-Family – undeveloped residential property, and "HC" Highway Commercial District – EZ Pawn Texas.

#### 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:

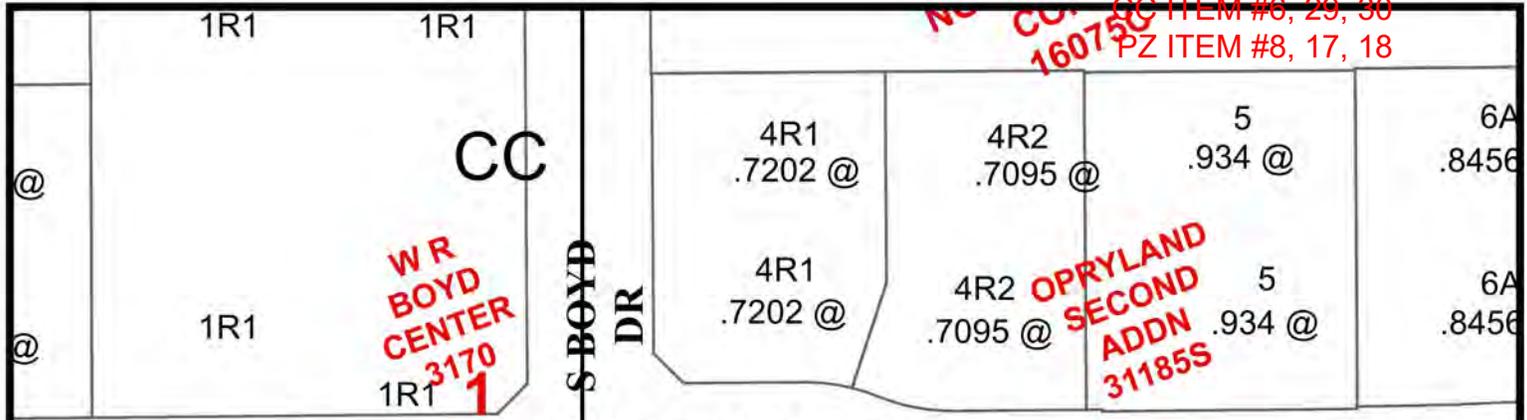
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as (GU) Governmental land use. The applicant's proposal is not compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

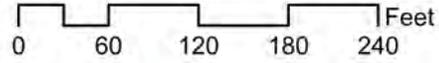
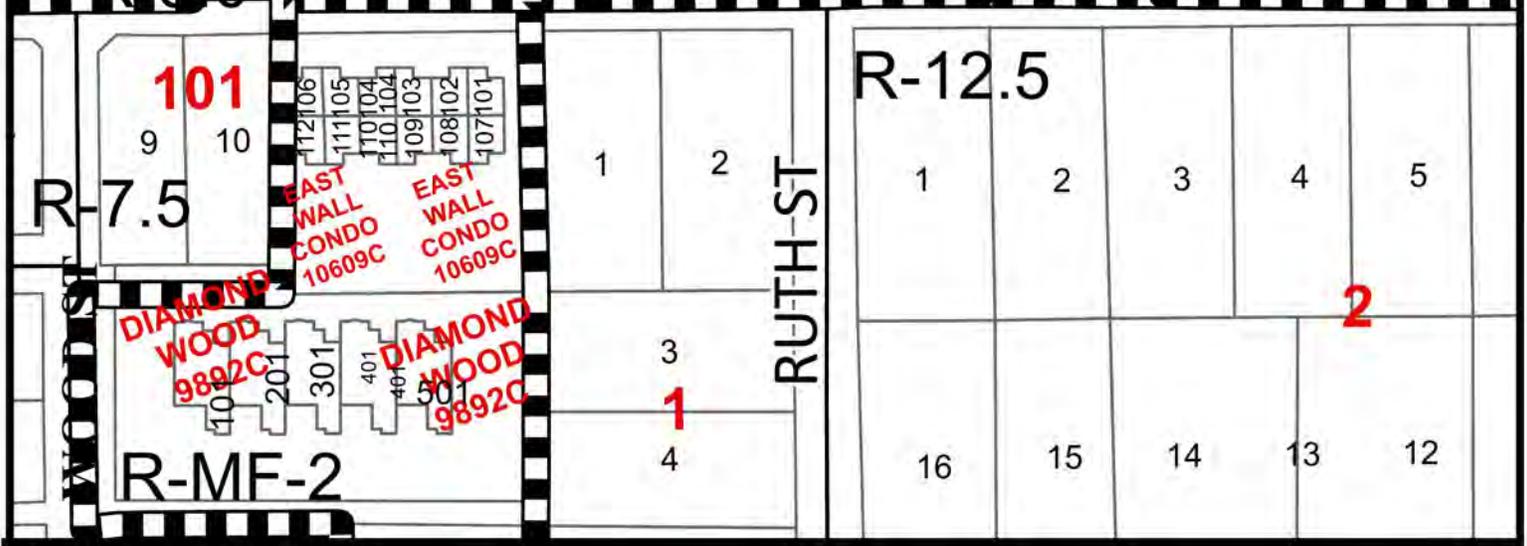
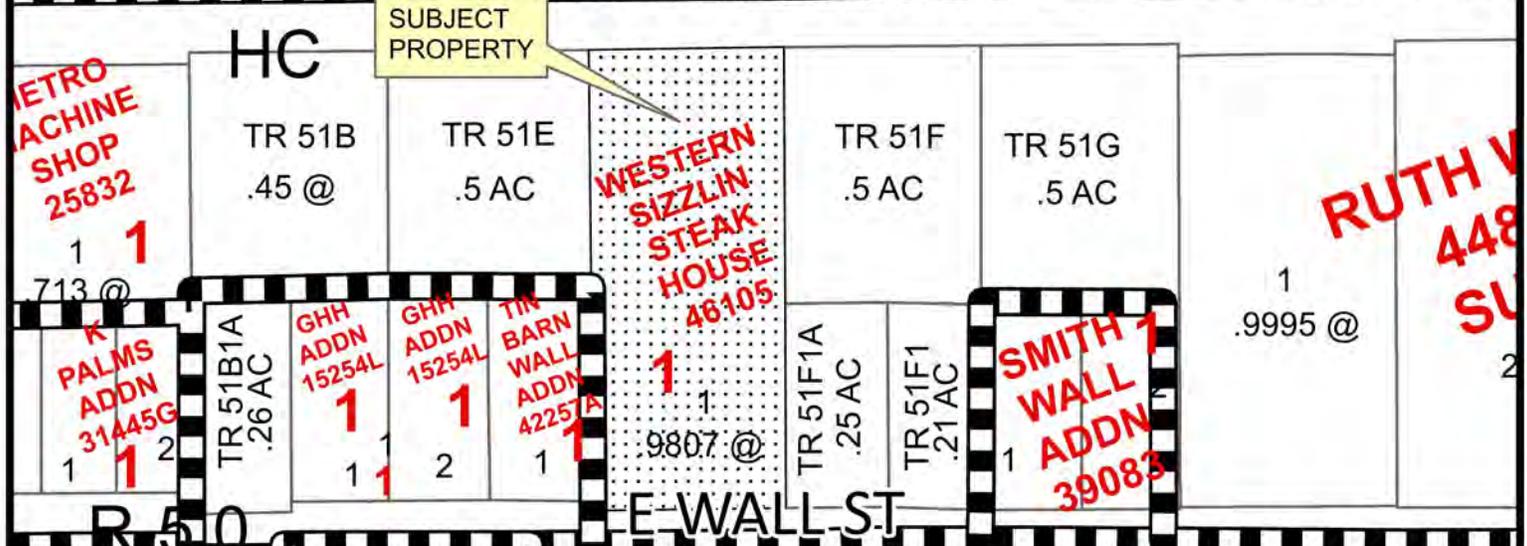
The City of Grapevine's Thoroughfare Plan designates this portion of East Wall Street as a Type F Collector with a minimum of 60-foot right-of-way developed as four lanes.

/at

NO. CO. CC ITEM #6, 29, 30  
160750 PZ ITEM #8, 17, 18



E NORTHWEST HWY NORTHWEST



### Z24-04; 736 East Northwest Highway

Date Prepared: 7/2/2024

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

**ZONE CHANGE APPLICATION AND CHECKLIST - Residential**

**Subject Property Information**

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) <u>SOUTH 1/2 OF WESTERN SIZZLIN STEAKHOUSE LOT 1 BLOCK 1</u>	Gross area of parcel (to nearest tenth of acre) <u>.908 AC</u>
Street frontage & distance to nearest cross street <u>131.94' FRONTAGE 710' TO AUSTIN ST</u>	Describe the Proposed Use <u>SOUTH 1/2 SINGLE FAMILY RESIDENTIAL</u>
Proposed Zoning <u>NORTH 1/2 HC, SOUTH 1/2 R.7.5</u>	Existing Zoning <u>HC</u>
Future Land Use Designation <u>SINGLE FAMILY RESIDENTIAL</u>	Subject Property Address <u>736 E NW Hwy</u>

**Property Owner Information, Authorization and Acknowledgements**

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

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

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

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

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

Owner Name JESUS A. GUERRERO TISERINA

Company NORTHERN HILLS PROPERTIES LLC

Address 960 FALL CREEK

City GRAPEVINE TX State TX Zip Code 76051

Phone 972-200-2074 Email [REDACTED]

JUN 09 2024

224-04

10-155

**ZONE CHANGE APPLICATION AND CHECKLIST - Residential**

**Project Representation (check one):**

- I will represent the application myself; OR
- I hereby designate NEAL COOPER (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.

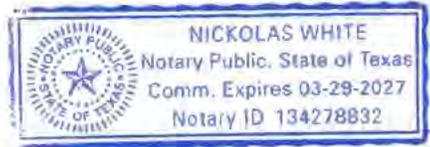
Property Owner's Signature [Signature] Date 5-22-24

STATE OF: Texas  
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Jesus A. Guzman Tijerina (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 22<sup>nd</sup> day of May, 2024

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



JUN 03 2024

224-04

pu-153

**ZONE CHANGE APPLICATION AND CHECKLIST - Residential**

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

I hereby certify that I am the property owner of the property located at (street address) 736 E NW Hwy and platted/legally described as WESTERN SIZZLIN STEAKHOUSE ADDITION LOT 1, BLOCK 1

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

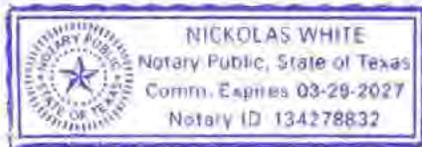
Property Owner's Signature [Signature] Date 5-22-24

STATE OF: Texas  
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Jesus A. Guerrero Tijerina (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 22 day of May, 2024

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



JUN 03 2024

224-04

PZ-AS3



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Northern Hill Properties LLC  
File Number: 801541874

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: 01/27/2012

Effective: 01/27/2012



A handwritten signature in black ink, appearing to read "Hope Andrade".

Hope Andrade  
Secretary of State

JUN 03 2024

224-04

Come visit us on the internet at <http://www.sos.state.tx.us/>



## Office of the Secretary of State

October 19, 2023

A search of our records reveals the following information for the entity record selected.

Entity Name: Northern Hill Properties LLC  
Entity Type: Domestic Limited Liability Company (LLC)  
Jurisdiction: TEXAS, USA  
File Number: 801541874  
Formation File Date: January 27, 2012 Effective: January 27, 2012

The status of the entity is in existence.

The name and address of the registered agent and office in Texas is:

JULIA M TIJERINA  
960 FALL CRK  
GRAPEVINE, TX 76051  
USA

The entity recorded the following assumed name(s) with this office:

The entity has not recorded any assumed name certificates with this office.

JUN 03 2024

The management information from our computer records lists:

LAURA TIJERINA DE LA GARZA  
MEMBER

P.O. BOX 940093  
PLANO, TX 75094  
USA

LAURA TIJERINA DE LA GARZA  
DIRECTOR

P.O. BOX 940093  
PLANO, TX 75094  
USA

JULIA M TIJERINA  
DIRECTOR

P.O. BOX 940093  
PLANO, TX 75094  
USA

JULIA M TIJERINA  
GENERAL P

P.O. BOX 940093  
PLANO, TX 75094  
USA

724-04

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



CC ITEM #6, 29, 30  
PZ ITEM #8, 17, 18  
Jane Nelson  
Secretary of State

## Office of the Secretary of State

JESUS ARMANDO GUERRERO TIJERINA  
MANAGING MEMBER

960 FALL CRK  
GRAPEVINE, TX 76051  
USA

JUN 03 2024

724-04

Phone: (512) 463-5555  
Prepared by: SOS-WEB

*Come visit us on the internet at <https://www.sos.texas.gov/>*

Fax: (512) 463-5709  
TID: 10386

Dial: 7-1-1 for Relay Services  
Document: 1296591730003

**ZONE CHANGE APPLICATION AND CHECKLIST - Residential**

**PLATTING VERIFICATION:**

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

Address of subject property 736 E NW Hwy

Legal description of subject property  
WESTERN SIREN STEAKHOUSE ADDITION LOT 1, BLOCK 1

*[Signature]* 6/4/24  
Public Works Department Date

JUN 09 2024  
224-04

ORDINANCE NO. 2024-061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z24-04 PROPOSED TO BE PLATTED AS BLOCK 1, LOTS 2 AND 3, NORTHERN HILLS ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (736 EAST NORTHWEST HIGHWAY) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "HC", HIGHWAY COMMERCIAL DISTRICT TO "R-7.5", SINGLE-FAMILY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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 Z24-04 to rezone the following described property to-wit: being a 0.429 acre tract proposed to be platted as Block 1, Lots 2 and 3, Northern Hills Addition, Tarrant County, Texas (736 East Northwest Highway), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which

was previously zoned "HC", Highway Commercial District is hereby changed to "R-7.5", Single-Family District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

Section 8. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety

and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

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

APPROVED:

---

William D. Tate  
Mayor

ATTEST:

---

Tara Brooks  
City Secretary

APPROVED AS TO FORM:

---

Matthew C.G. Boyle  
City Attorney

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE JULY 16, 2024

SUBJECT: FINAL PLAT APPLICATION  
LOTS 1, 2 and 3, BLOCK 1, NORTHERN HILLS ADDITION  
(BEING A REPLAT OF LOT 1, BLOCK 1, WESTERN SIZZLIN'  
STEAK HOUSE)

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

APPLICANT ..... Neal Cooper, Tin Barn, LLC

REASON FOR APPLICATION..... Final platting One (1) Highway Commercial Lot and  
Two (2) Single Family Residential Lots

PROPERTY LOCATION .....736 Northwest Highway

ACREAGE..... 0.908

ZONING ..... Existing: HC; Highway Commercial  
Proposed: HC, Highway Commercial (Lot 1) &  
R-7.5, Single Family Residential (Lots 2 & 3)

NUMBER OF LOTS ..... Three (3)

PREVIOUS PLATTING ..... 1

CONCEPT PLAN ..... Z24-04

SITE PLAN.....No

OPEN SPACE REQUIREMENT ..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

**PLAT INFORMATION SHEET  
FINAL PLAT APPLICATION  
LOTS 1, 2 & 3, BLOCK 1, NORTHERN HILLS ADDITION  
(BEING A REPLAT OF LOT 1, BLOCK 1, WESTERN SIZZLIN' STEAK HOUSE)**

I. GENERAL:

- The applicant, Neal Cooper, Tin Barn, LLC replatting 0.908 acres into three (3) lots, one (1) Highway Commercial lot and two (2) R-7.5, Single Family Residential lots located at 736 Northwest Highway.

II. STREET SYSTEM:

- The development has access to Northwest Highway and Wall Street.
- Abutting roads:  is on the City Thoroughfare Plan:  
Wall Street & Northwest Highway  
 are not on the City Thoroughfare Plan:
- Curb, Gutter & Sidewalk:  Developer required to build curb, gutter and sidewalk along Wall Street

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

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains north into the Northwest Highway storm system.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 1, 2 & 3, Block 1, Northern Hills Addition
  - Single Family Residential ( \$ 2,388/ Lot) – Lots 2 & 3, Block 1
  - Multifamily ( \$ 1,049/ Unit)
  - Hotel ( \$ 43,606/ Acre)
  - Corporate Office ( \$ 20,572/ Acre)
  - Government ( \$ 4,426/ Acre)
  - Commercial / Industrial ( \$ 5,670/ Acre) – Lot 1, Block 1

- Open Space Fees are not required for: Lot 1, Block 1, Northern Hills Addition
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 2 & 3, Block 1, Northern Hills Addition
  - R-5.0, R-TH, Zero Lot District (\$ 1,416.00 / Lot)
  - R-7.5, Single Family District (\$ 1,146.00 / Lot) – Lots 2 & 3
  - R-12.5, Single Family District (\$ 1,071.00 / Lot)
  - R-20.0, Single Family District (\$ 807.00 / Lot)
- Public Hearing Only
- Variances were required on the following items:
  - Front & Rear building lines
  - Allowing a setback of 3 feet for the rear property line for an accessory building
  - Lot width & depth;
  - Max. Impervious Area
  - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.
- The following items associated with this plat are not in accordance with the current subdivision standards:
  - 50' ROW dedication not met:
  - Length of cul-de-sac street exceeds the 600-foot limit:
  - Driveway Spacing not met.

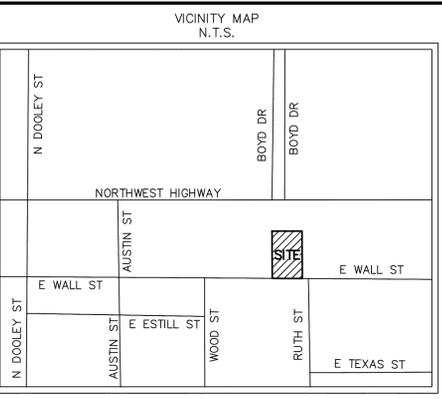
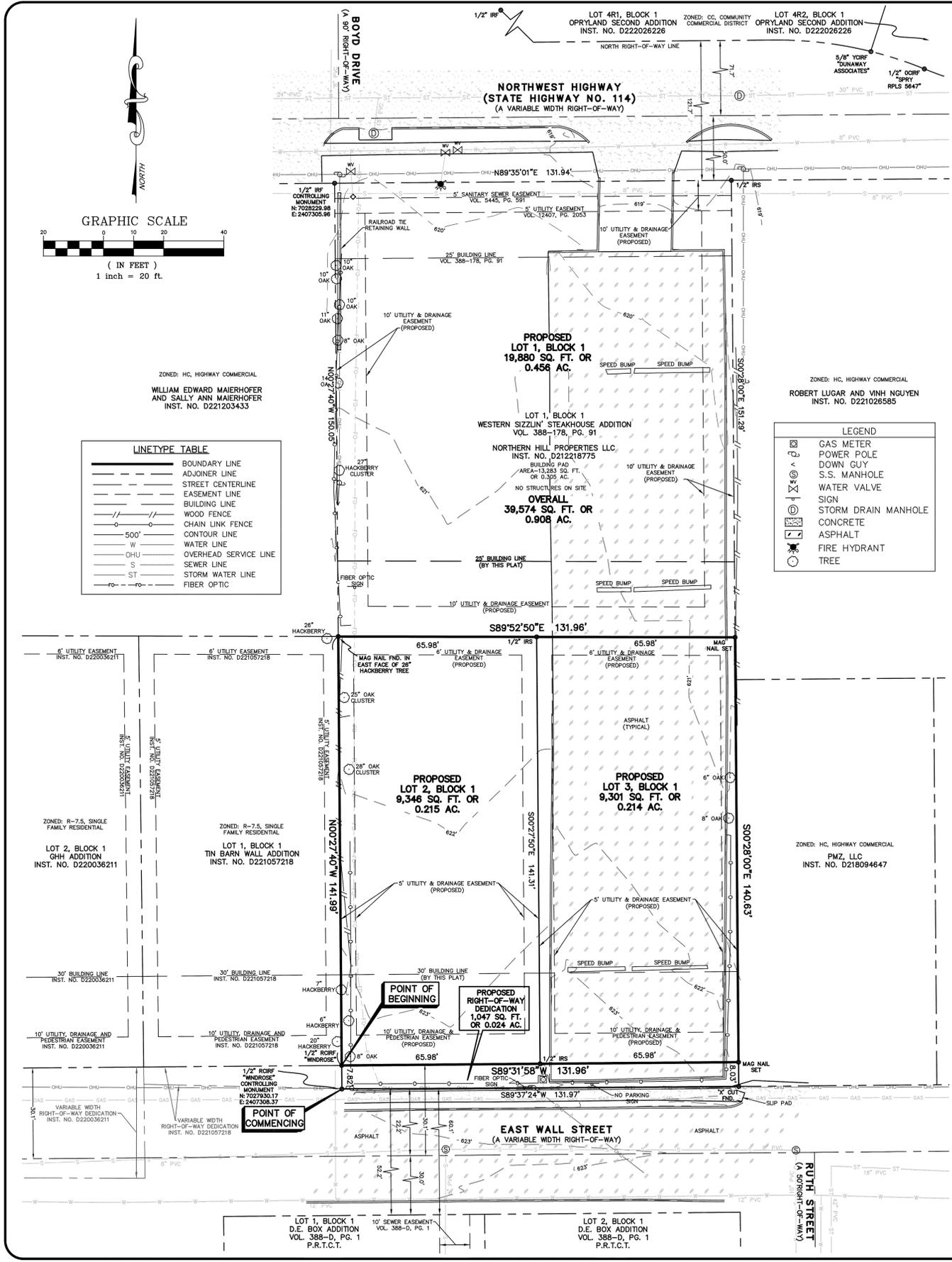
VII. STATEMENT OF FINDINGS:

- A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:
- The right-of-way provides for future widening of public streets that will serve the development of this site.
  - The onsite utility easements provide for a utility network to serve the development of this site.
  - The onsite drainage easements provide for a drainage network to serve the development of this site.
  - The onsite access easements provide cross access capabilities to this site and surrounding property.
  - The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.
- B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:
- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
  - The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
  - The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
  - The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
  - The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
  - All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1, 2 & 3, Block 1, Northern Hills Addition"





BEING all that certain 0.429 acre tract of land situated in the A. F. Leonard Survey, Abstract No. 946, in the City of Grapevine, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Northern Hill Properties LLC, by Special Warranty Deed recorded in Instrument Number D212218775, of the Official Public Records of Tarrant County, Texas, and being a portion of Lot 1, Block 1, Western Sizzlin' Steakhouse Addition, an addition to the City of Grapevine, Tarrant County, Texas, recorded in Volume 388-178, Page 91, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 iron rod with red plastic cap stamped "Windrose" found for the southwest corner of said Lot 1, Western Sizzlin' Steakhouse Addition, same being the southeast corner of a right-of-way dedication per Instrument Number D221057218, said Official Public Records, same being in the northerly right-of-way line of East Wall Street (a variable width right-of-way);

THENCE North 00 deg. 27 min. 40 sec. West, along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition, said right-of-way dedication, and said East Wall Street, a distance of 7.82 feet to a 1/2 inch iron rod with red plastic cap stamped "Windrose" found for the northeast corner of said Lot 1, Block 1, Tin Barn Wall Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D221057218, Official Public Records, Tarrant County, Texas, and being the southwest corner of the herein described tract, and being the POINT OF BEGINNING;

THENCE North 00 deg. 27 min. 40 sec. West, continuing along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said Lot 1, Tin Barn Wall Addition, a distance of 141.99 feet to a mag nail in east face of a 26 inch Hackberry Tree found for the northeast corner of said Lot 1, Tin Barn Wall Addition, same being the southeast corner of that certain tract of land conveyed to William Edward Maierhofer and Sally Ann Maierhofer, by deed recorded in Instrument Number D221203433, said Official Public Records;

THENCE South 89 deg. 52 min. 50 sec. East, through the interior of said Lot 1, Western Sizzlin' Steakhouse Addition, a distance of 131.96 feet to a mag nail set for the northeast corner of the herein described tract, same being in the west line of that certain tract of land conveyed to Robert Lugar and Vinh Nguyen, by deed recorded in Instrument Number D221026585, said Official Public Records;

THENCE South 00 deg. 28 min. 00 sec. East, along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said Nguyen tract, passing the southwest corner of said Nguyen tract, same being the northwest corner of a tract of land conveyed to PMZ, LLC, by deed recorded in Instrument Number D218094647, said Official Public Records, and continuing along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said PMZ tract, a total distance of 140.63 feet to a mag nail set for the southeast corner of the herein described tract;

THENCE South 89 deg. 31 min. 58 sec. West, through the interior of said Lot 1, Western Sizzlin' Steakhouse Addition, a distance of 131.96 feet to the POINT OF BEGINNING and containing 18,647 square feet or 0.429 acre of computed land, more or less.

- NOTES:**
1. IRF - Iron Rod Found
  2. Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap on all property corners, unless otherwise noted.
  3. ROIRF - Iron Rod Found with red plastic cap.
  4. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
  5. Coordinates shown hereon are grid coordinates, and can be converted to ground coordinates and distances by applying an average Combination Factor of 1.00015111.
  6. Proposed Lot 3 contains a Gas & Sanitary Sewer Easement along the east line of property per Volume 3117, Page 621, Deed Records, Tarrant County, Texas.

The purpose of the concept plan is to accompany the Preliminary Plat of Lots 1, 2 & 3, Northern Hill Vineyard in conjunction with zone change request Z24-04, to rezone 0.429 acres from 'HC', Highway Commercial District to 'R-7.5', Single Family Residential District for two single-family dwellings.

CASE NAME: NORTHERN HILLS ADDITION  
CASE NUMBER: Z24-04  
LOCATION: 736 EAST NORTHWEST HIGHWAY

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

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

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

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

SHEET 2 OF 4

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

PLANNING SERVICES DEPARTMENT

CONCEPT PLAN  
LOTS 2 & 3, BLOCK 1  
**NORTHERN HILLS ADDITION**  
BEING IN THE A. F. LEONARD SURVEY, ABSTRACT NO. 946, IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

ACREAGE=0.429

EXISTING ZONING: HC, HIGHWAY COMMERCIAL  
PROPOSED ZONING: R-7.5, SINGLE FAMILY RESIDENTIAL (LOTS 2 & 3)

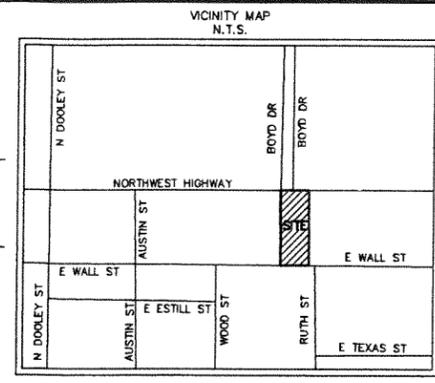
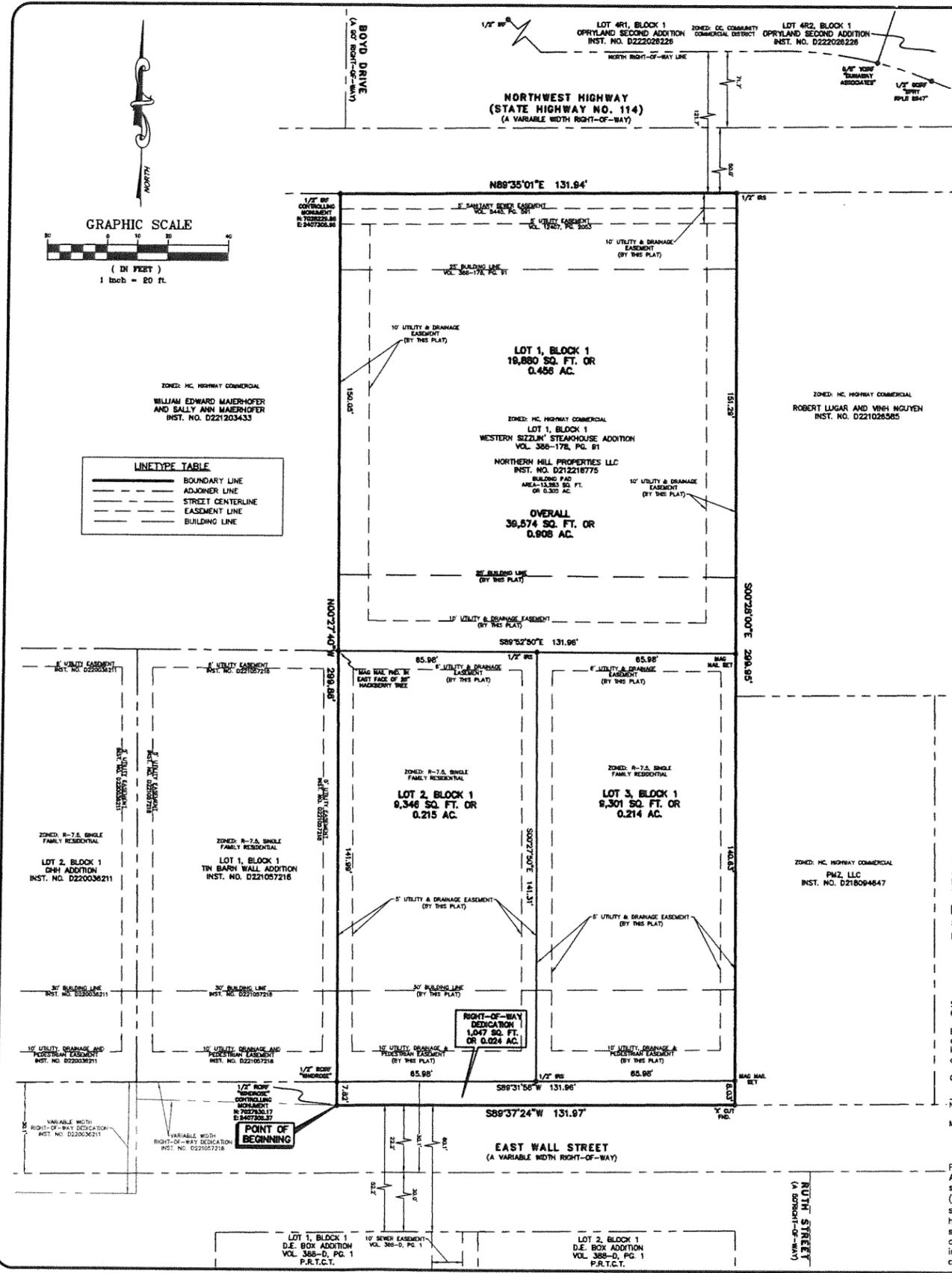
JULY 2024

JOB NO.: 24-020	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com		SHEET
DATE: 3/1/2024	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)		2
FIELD DATE: 2/27/2024			OF
SCALE: 1" = 20'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		4
FIELD: J.W.	Texas Society of Professional Surveyors		
DRAWN: J.M.N.	Member Since 1977		
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		

OWNER:  
NORTHERN HILL PROPERTIES LLC  
PO BOX 940093  
PLANO, TEXAS 75094







**OWNER'S CERTIFICATE**

WHEREAS NORTHERN HILL PROPERTIES LLC is the sole owner of a 0.908 acre tract of land situated in the A. F. Leonard Survey, Abstract No. 946, in the City of Grapevine, Tarrant County, Texas, and being all of Lot 1, Block 1, Western Sizzlin' Steakhouse Addition, an addition to the City of Grapevine, Tarrant County, Texas, recorded in Volume 388-178, Page 81, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Windrose" found for the southeast corner of said Lot 1, Western Sizzlin' Steakhouse, same being the southeast corner of a right-of-way dedication per instrument Number D221057218, said Official Public Records, same being in the northerly right-of-way line of East Wall Street (a variable width right-of-way);

THENCE North 00 deg. 27 min. 40 sec. West, along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition, said right-of-way dedication, and said East Wall Street, passing at a distance of 7.82 feet, a 1/2 inch iron rod with red plastic cap stamped "Windrose" found for the northeast corner of said right-of-way dedication, same being the southeast corner of Lot 1, Block 1, Tin Barn Wall Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in instrument Number D221057218, Official Public Records, Tarrant County, Texas, and continuing along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said Lot 1, Tin Barn Wall Addition, passing at an additional distance of 141.69 feet, a mag nail in east face of a 26 inch Hackberry Tree found for the northeast corner of said Lot 1, Tin Barn Wall Addition, same being the southeast corner of that certain tract of land conveyed to William Edward Maierhofer and Sally Ann Maierhofer, by deed recorded in instrument Number D221203433, said Official Public Records, and continuing along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said Maierhofer tract, a total distance of 299.86 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 1, Western Sizzlin' Steakhouse Addition, same being the northeast corner of said Maierhofer tract, same being in the south right-of-way line of Northwest Highway (State Highway No. 114) (a variable width right-of-way);

THENCE North 89 deg. 35 min. 01 sec. East, along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said Northwest Highway, a distance of 131.94 feet to a 1/2 inch iron rod with red plastic cap stamped "Feiser & Mankin SURV" set for the northeast corner of said Lot 1, Western Sizzlin' Steakhouse Addition, same being the northwest corner of that certain tract of land conveyed to Robert Lugo and Vinh Nguyen, by deed recorded in instrument Number D221026585, said Official Public Records;

THENCE South 00 deg. 28 min. 00 sec. East, along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said Nguyen tract, passing the southwest corner of said Nguyen tract, same being the northwest corner of a tract of land conveyed to PMZ, LLC, by deed recorded in instrument Number D218094647, said Official Public Records, and continuing along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said PMZ tract, a total distance of 299.95 feet to an 'X' cul found for the southeast corner of said Lot 1, same being the southwest corner of said PMZ tract, same being in the northerly right-of-way line of aforesaid East Wall Street;

THENCE South 89 deg. 37 min. 24 sec. West, along the common line of said Lot 1, Western Sizzlin' Steakhouse Addition and said East Wall Street, a distance of 131.97 feet to the POINT OF BEGINNING and containing 39,574 square feet or 0.908 acre of computed land, more or less.

**OWNER'S DEDICATION**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT NORTHERN HILL PROPERTIES LLC, acting by and through its duly authorized representative, does hereby adopt this plat as **NORTHERN HILLS 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 of 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.

Northern Hill Properties LLC

By: JESUS TIJERINA, MANAGER

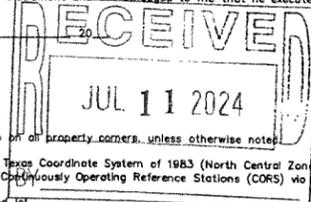
Before me, undersigned Notary Public in and for said county and state, on this day personally appeared JESUS TIJERINA, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 20 day of July, 2024.

Notary Public, State of Texas

My Commission Expires \_\_\_\_\_

- NOTES:
1. IRF - Iron Rod Found
  2. Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap on all property corners, unless otherwise noted.
  3. RCGRF - Iron Rod Found with red plastic cap.
  4. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Alltara Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
  5. The purpose of the plat is to create 3 lots from 1 platted lot.
  6. Total Platted Area = 39,574 SQ. FT. OR 0.908 AC.  
Right of Way Dedication = 1,047 SQ. FT.  
Easement Dedication = 0 SQ. FT. OR 0 AC.  
Net Platted Area = 38,527 SQ. FT. OR 0.884 AC.
  7. Coordinates shown hereon are grid coordinates, and can be converted to ground coordinates and distances by applying an average Combination Factor of 1.00015111.
  8. Lot 3 contains a Gas & Sanitary Sewer Easement along the east line of property per Volume 3117, Page 621, Deed Records, Tarrant County, Texas.



PLANNING & ZONING COMMISSION:	GRAPEVINE CITY COUNCIL:
Date Approved: _____	Date Approved: _____
Chairman: _____	Mayor: _____
Secretary: _____	City Secretary: _____

**FINAL PLAT**  
LOTS 1, 2, & 3, BLOCK 1  
**NORTHERN HILLS ADDITION**  
BEING IN THE A. F. LEONARD SURVEY, ABSTRACT NO. 946, IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
BEING A REPLAT OF LOT 1, BLOCK 1, WESTERN SIZZLIN' STEAKHOUSE ADDITION  
ACREAGE=0.908  
3 LOTS  
EXISTING ZONING: HC, HIGHWAY COMMERCIAL  
PROPOSED ZONING: R-7.5, SINGLE FAMILY RESIDENTIAL (LOTS 2 & 3) & HC, HIGHWAY COMMERCIAL (LOT 1)  
JULY 2024

THIS PLAT FILED ON \_\_\_\_\_ INSTRUMENT #D \_\_\_\_\_

JOB NO.: 24-0209	DATE: 3/1/2024		SHEET 1 OF 1
FIELD DATE: 2/27/2024	SCALE: 1" = 20'		
FIELD: J.W.	DRAWN: J.M.	OWNER: NORTHERN HILL PROPERTIES LLC PO BOX 940093 PLANO, TEXAS 75094 CONTACT: JESUS TIJERINA	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-461-1806 (O) COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE Texas Society of Professional Surveyors Member Since 1977
CHECKED: T.R.M.	DATE: 2/27/2024	FIRM No. 100999-00	Member Since 1977

**AVIGATION RELEASE**

WHEREAS, NORTHERN HILL PROPERTIES 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 other 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, 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.

Northern Hill Properties LLC

By: JESUS TIJERINA, MANAGER

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared JESUS TIJERINA 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 20 day of July, 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 plotted 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  
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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

My Commission Expires \_\_\_\_\_

**FLOOD CERTIFICATE**

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/09 Community Panel No. 48439CD105K subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

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

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

MEETING DATE: JULY 16, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z24-05, AND CONCEPT PLAN CP24-01; GRAPEVINE SPRINGS



APPLICANT: H. Creek Development, LLC - Eason Maykus

PROPERTY LOCATION AND SIZE:

The subject property is located at 1600 West Northwest Highway and is proposed to be platted as Block 1, Lots 1-5 and 6x, Block 2, Lots 1-12, 13x, and Block 3, Lots 1-4, 5x, Grapevine Springs. The property contains approximately 11.248 acres and has no roadway frontage.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting a zone change to rezone approximately 11.248 acres from "PO", Professional Office District and "CC", Community Commercial District to "R-7.5", Single-Family District and "R-12.5", Single-Family District for the development of 21 single-family detached dwellings at two different district standards.

The subject site has remained undeveloped although zoned both "PO", Professional Office District, and "CC", Community Commercial District. Several zone change requests with the intent to develop a single-family subdivision in the 1990s were withdrawn or denied for the subject property, as well.

It is the applicant's intent to rezone the subject 11.248 acres to develop 21 single-family detached dwellings around a 3.5-acre central open space lot and internal public ring road. Sixteen (16) residential lots are proposed to be developed to "R-7.5", Single-Family District standards. Five (5) of the "R-12.5", Single-Family District lots are proposed along

the subject site's western property line adjacent to the Manor Oaks Addition residential subdivision.

Access to the proposed subdivision is through the existing professional and medical office development from existing driveways with public access along West Northwest Highway and one shared cross-access point along West Northwest Highway, within Block 1, Lot 1 Hubbell DDS Addition to the south.

The lots in this proposed subdivision will be on a public street, 31 feet in width, back-of-curb to back-of-curb within a 50-foot-wide right-of-way. The density for this proposed subdivision is 1.86 dwelling units per acre.

All block, dimensional, and setback requirements for the residential lots will be consistent with base district requirements. All residential structures are designed with front entry garages and will typically be two stories in height.

#### PRESENT ZONING AND USE:

The property is currently zoned "PO", Professional Office District, and "CC", Community Commercial District, and remains undeveloped although part of a larger professional office park development.

#### HISTORY OF TRACT AND SURROUNDING AREA:

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

- On March 25, 1995, City Council approved zone change request Z95-01 (Ord. 1995-16) within the subject site rezoning 5.306 acres from "PO", Professional Office District to "CC", Community Commercial District for a proposed retail development that never occurred.
- On June 17, 2003, City Council approved zone change request Z2003-02 (Ord. 2003-39) on the subject site rezoning 7.64 acres from "PO", Professional Office District to "CC", Community Commercial District for office and retail development.
- On April 19, 2005, City Council approved conditional use request CU05-16 (Ord. 2005-29) to allow for the development of a financial institution with drive-through service and additional signage along Northwest Highway for a portion of Lot 1, Block 1, Grapevine Office Park Addition.
- On July 6, 2016, the Site Plan Review Committee (SPRC) approved additional signage along West Northwest Highway for an existing financial institution with a drive-through service.

- On November 21, 2023, City Council denied zone change request Z23-03 to allow for the development of 32 single-family detached residences built to “R-7.5”, Single-Family District and “R-5.0”, Zero-Lot Line District standards. The Council also denied planned development overlay request PD23-02 to allow for private streets in a single-family/zero-lot-line residential development; a reduction in minimum lot area, minimum lot depth, and front-yard building setbacks for the “R-5.0”, Zero-Lot-Line lots.

#### SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “R-MF-2”, Multifamily District and “R-7.5”, Single-Family District - existing multifamily complex, Dove Creek Villas and Dove Creek, PH II single-family residential subdivision

SOUTH: “CC”, Community Commercial – Professional and medical offices, financial institutions with drive-through service

EAST: “R-TH”, Townhouse District and “HC”, Highway Commercial District - Detached Townhomes under construction, Grapevine Golf Carts and Fox Rental

WEST: “R-20”, Single-Family District – Manor Oaks Addition single-family residential subdivision

#### AIRPORT IMPACT:

The subject tract is not located within any of the noise zones as defined on the “Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” map.

#### MASTER PLAN APPLICATION:

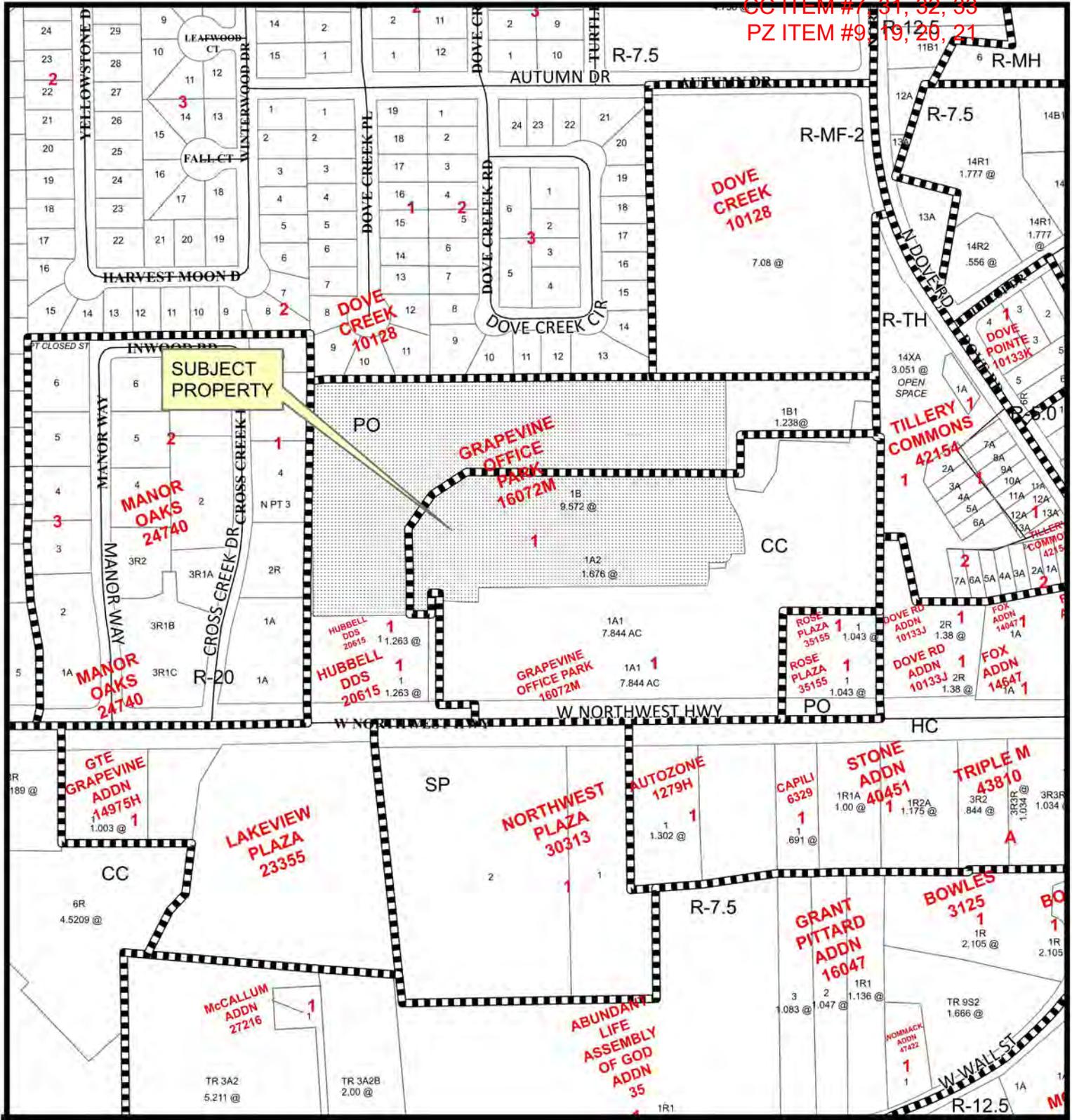
Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial Low Intensity (LC) future land use. The applicant’s proposal is not compliant with the Master Plan.

#### THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates West Northwest Highway as a Type “C” Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center left turn lane. North Dove Road is designated a Type “E” Collector with a minimum 75-foot right-of-way developed at four lanes.

/em

CC ITEM #7 31, 32, 33  
PZ ITEM #9 19, 20, 21



## Z24-05/ CP24-01; Grapevine Springs 1600 West Northwest Highway

Date Prepared: 7/2/2024

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

ZONE CHANGE APPLICATION AND CHECKLIST - Residential

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) <u>Grapevine Springs Block 1, Lots 1-21 &amp; 22-24x</u>	Gross area of parcel (to nearest tenth of acre) <u>11.3</u>
Street frontage & distance to nearest cross street <u>W Northwest Hwy &amp; Grapevine Springs</u>	Describe the Proposed Use <u>Residential Low Density</u>
Proposed Zoning <u>R-7.5</u>	Existing Zoning <u>PO, CC</u>
Future Land Use Designation <u>LC-Commercial Low Intensity</u>	Subject Property Address <u>1600 W. Northwest Hwy</u>

Property Owner Information, Authorization and Acknowledgements

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

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

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

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

**I have read and understand all of the requirements as set forth by the application for zoning change request and acknowledge that all requirements of this application have been met at the time of submittal.**

Owner Name H Creek Development LLC

Company H Creek Development LLC

Address Po Box 92747

City Southlake, TX State TX Zip Code 76092

Phone 817-329-3111 Email [REDACTED]

JUN 03 2024

22A-05

**ZONE CHANGE APPLICATION AND CHECKLIST - Residential**

**Project Representation (check one):**

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

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

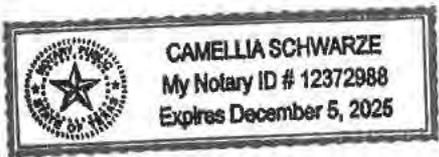
Property Owner's Signature \_\_\_\_\_ Date 6/3/24

STATE OF: TEXAS  
COUNTY OF: TARRANT

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 3 day of June, 2024

Camellia Schwarze  
NOTARY PUBLIC in and for the State of Texas



JUN 03 2024

224-05

**ZONE CHANGE APPLICATION AND CHECKLIST - Residential**

PLATTING VERIFICATION:

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

Address of subject property 1600 W Northwest Hwy

Legal description of subject property  
11.248 Acres out of Lot 1, Block 1, Grapevine Office Park

[Signature] 6/4/24  
Public Works Department Date

JUN 03 2024

224-05

## Wright GVS Properties LLC

600 W. Wall St.  
Grapevine, TX 76051

June 24, 2024

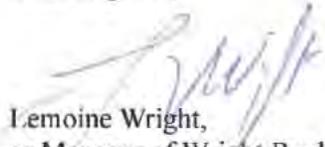
Grapevine City Council &  
Grapevine Planning and Zoning Commission  
200 S. Main St.  
Grapevine, TX 76051

*Re: Grapevine Springs Right of Way Agreement*

To Whom it May Concern:

Wright GVS Properties LLC has agreed to grant H Creek Development, LLC an additional right-of-way (the "**ROW**") located on the east side of the property depicted on the Concept Plan for Grapevine Springs, Block 1, Lots 1-21 & 22-24X, 1600 W. Northwest Highway, Thomas Mahan Survey, A-1050, City of Grapevine, Tarrant County, Texas 76051, dated May 20, 2024 (the "*Grapevine Springs Concept Plan*"). Wright GVS Properties LLC approves the Grapevine Springs Concept Plan with the encroachment of the North Eastern road knuckle and the ROW. Wright GVS Properties LLC understands that the Grapevine Springs Concept Plan will be presented at the July 16, 2024 joint Grapevine City Council and Planning and Zoning Commission meeting and public hearing.

Kind Regards,



Lemoine Wright,  
as Manager of Wright Real Estate Holdings Genpar LLC,  
the General Partner of Wright Real Estate Holdings LP,  
the Manager of Wright GVS Properties LLC

(817) 481-2594  




June 25, 2024  
KM49-00

**Ms. Erica Marohnic, AICP**  
**Director of Planning Services**  
**City of Grapevine**  
200 S. Main Street  
Grapevine, Texas 76051

**RE: Grapevine Springs Rezoning Request, for 11.248 acres at 1600 W. Northwest Hwy., Grapevine, Texas**

Description of Request:

The applicant, **H Creek Development**, is proposing a Single-Family Detached Residential development of 21 home sites on a 11.248 acre tract along W. Northwest Hwy., behind the “Grapevine Springs Office Park,” in Grapevine. The property is currently zoned PO- Professional Office and CC- Community Commercial.

The purpose of this zone change request is to rezone 11.248 acres from the “PO”, Professional Office District and “CC”, Community Commercial District to “R-7.5”, Single-Family District and “R-12.5”, Single-Family District to develop 21 single-family detached lots and three open space lots.

The request will allow us to fulfill the high-quality intent of the development and meet market demand, while maximizing open space and preserving views to the tree cover along and around the creek which goes through the center of the site.

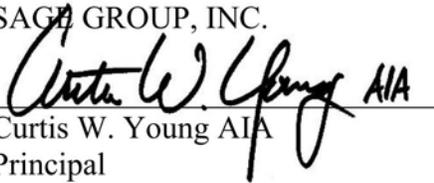
The property is bounded on the West by Single-family Residential, to the North by Single and Multi-family Residential, to the east by open space and the South by the “Grapevine Springs Office Park” buildings. It is a unique property, with the beautiful Farris Branch creek running through the middle of it, from west to east.

The property slopes toward the creek, where a sharp drop-off to the floodway area will be retained in a natural state, preserving this tree covered area. Additional, internal open space areas for the use of the residents, have also been provided within the plan. In total, over 37% of the property is reserved for open space (4.2 acres), and we have oriented the plan, specifically, to preserve as much of the creek and surrounding open space as possible.

The streets shall be built to full city standards, dedicated as a public right-of-way, and all residential lots will be connected to city water and sewer facilities. Such ROWs shall be connected to West Northwest Hwy. through the existing Grapevine Springs Office Park via Public Access Easements (Fire Lanes). The Access Easements shall be maintained by the Grapevine Springs POA, which will be created to include both the residential and commercial properties within Grapevine Springs, with annual maintenance dues assessed to properly maintain all common areas and access easements within its boundaries. The streets shall be illuminated with public light standards, with illumination levels consistent with city requirements.

Architecturally, we are proposing a unique, quality theme for the design on the homes. Given all this, we believe this zoning change would allow for the Highest and Best Use of the property.

Best Regards,  
SAGE GROUP, INC.

  
Curtis W. Young AIA  
Principal

ORDINANCE NO. 2024-062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING 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 OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z24-05 ON 11.248 ACRES TRACT OF LAND OUT OF THE THOMAS MAHAN SURVEY, ABSTRACT 1050 DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PO", PROFESSIONAL OFFICE DISTRICT REGULATIONS AND "CC", COMMUNITY COMMERCIAL DISTRICT REGULATIONS TO "R-7.5", SINGLE-FAMILY DISTRICT REGULATIONS AND "R-12.5", SINGLE-FAMILY DISTRICT REGULATIONS; 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 Z24-05 to rezone the following described property to-wit: being a 11.248 acre tract of land out of the Thomas Mahan Survey, Abstract 1050, Tarrant County, Texas (as Block 1, Lots 1-5 and 6x, Block 2, Lots 1-12, 13x, and Block 3, Lots 1-4, 5x, Grapevine Springs; 1600 West Northwest Highway), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "PO", Professional Office District Regulations and "CC", Community Commercial District Regulations is hereby changed to "R-7.5", Single-Family District Regulations and "R-12.5", Single-Family District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

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

APPROVED:

\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

\_\_\_\_\_  
Tara Brooks  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Matthew C.G. Boyle  
City Attorney

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE JULY 16, 2024

SUBJECT: FINAL PLAT APPLICATION  
LOTS 1-5 AND 6X, BLOCK 1, LOTS 1-12 AND 13X, BLOCK 2 AND  
LOTS 1-4, 5X, BLOCK 3, GRAPEVINE SPRINGS AND LOT 1R,  
BLOCK 1R, GRAPEVINE OFFICE PARK  
(BEING A REPLAT OF LOT 1, BLOCK 1, GRAPEVINE OFFICE  
PARK)

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

APPLICANT .....Eason Maykus, H Creek Development

REASON FOR APPLICATION..... Final platting 21 Single Family Residential Lots,  
3 Open Space Lots  
and remaining 8.9 acres is a Commercial Lot

PROPERTY LOCATION ..... 1600 W. Northwest Highway

ACREAGE..... 20.32

ZONING ..... Existing: CC; Community Commercial District &  
PO; Professional Office District  
Proposed: R-7.5 and R-12.5 Single Family Residential District (11.244 acres)  
and CC; Community Commercial District and  
PO; Professional Office (9 acres)

NUMBER OF LOTS ..... 25

PREVIOUS PLATTING ..... 2002

CONCEPT PLAN ..... CP24-01 and Z24-05

SITE PLAN.....No

OPEN SPACE REQUIREMENT ..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

**PLAT INFORMATION SHEET  
FINAL PLAT APPLICATION  
LOTS 1-5 AND 6X, BLOCK 1, LOTS 1-12 AND 13X, BLOCK 2 AND LOTS 1-4 AND  
5X, BLOCK 3, GRAPEVINE SPRINGS AND  
LOT 1R, BLOCK 1R, GRAPEVINE OFFICE PARK  
(BEING A REPLAT LOT 1, BLOCK 1, GRAPEVINE OFFICE PARK)**

I. GENERAL:

- The applicant, Eason Maykus, H Creek Development, is replatting 20.32 acres into 21 single family residential lots, three (3) open space lots and the remaining 8.9 acres are existing buildings under the "PO", Professional Office and "CC", Community Commercial Districts. Property is located at 1600 W. Northwest Highway.

II. STREET SYSTEM:

- The development has access to Northwest Highway.
- Abutting roads:  is on the City Thoroughfare Plan: Northwest Highway  
 are not on the City Thoroughfare Plan:
- Sidewalk:  Developer required to have sidewalk to residential development from Northwest Highway per City code

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 proposed Lots 6X, Block 1 and 13X, Block 2 an existing flood plain easement.
- 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 1R, Block 1R, Grapevine Office Park
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 1-5, Block 1, Lots 1-12, Block 2, Lots 1-4, Block 3, Grapevine Springs
  - 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)

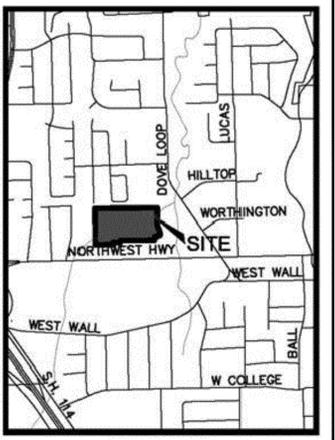
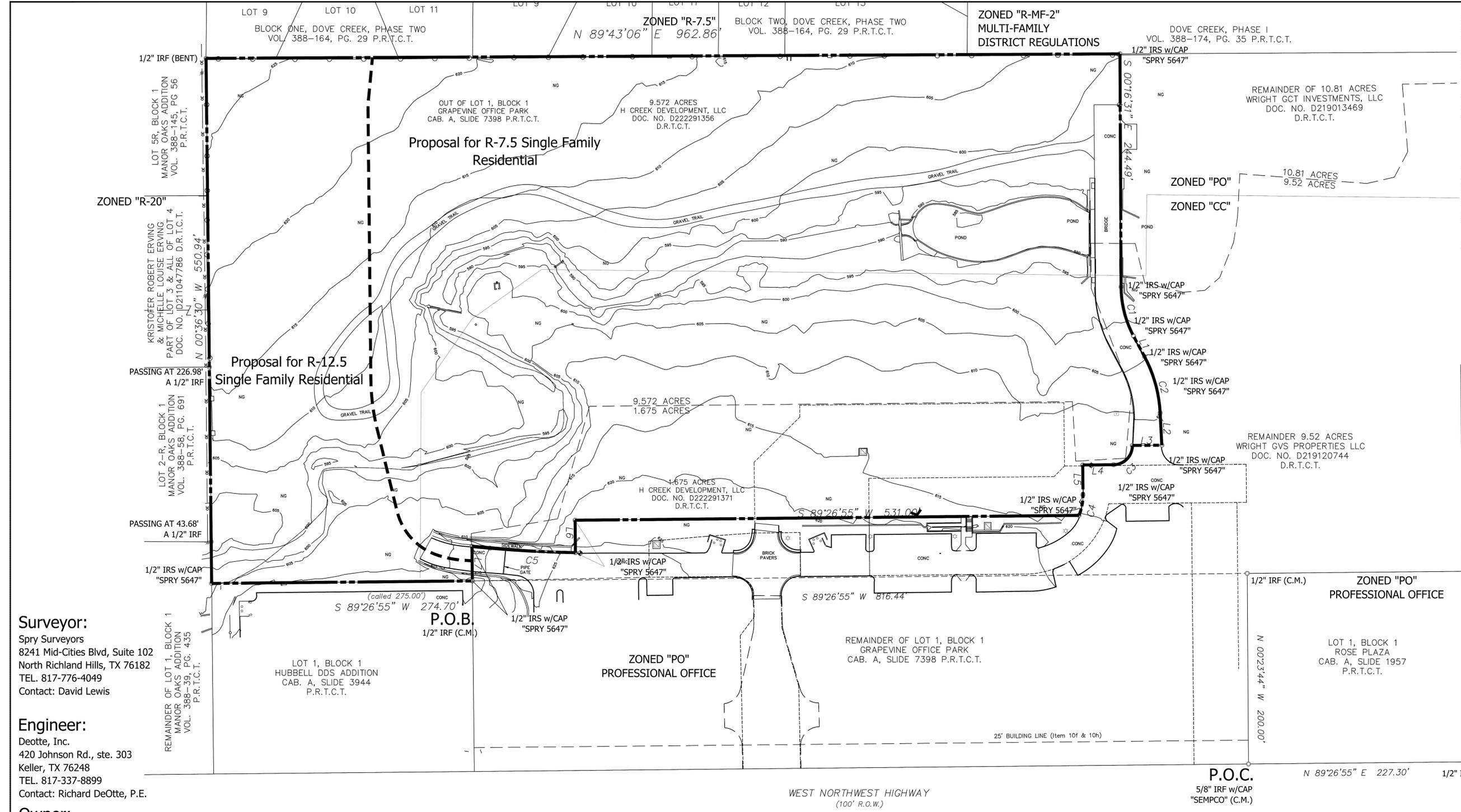
- Open Space Fees are not required for: Lot 1R, Block 1R, Grapevine Office Park
  
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 1-5, Block 1, Lots 1-12, Block 2 and Lots 1-4, Block 3, Grapevine Springs
  - R-5.0, R-TH, Zero Lot District (\$ 1,416.00 / Lot)
  - R-7.5, Single Family District (\$ 1,146.00 / Lot) – 16 lots
  - R-12.5, Single Family District (\$ 1,071.00 / Lot) – 5 Lots
  - R-20.0, Single Family District (\$ 807.00 / Lot)
  
- Public Hearing Only
  
- Variances were required on the following items:
  - Front & Rear building lines
  - Allowing a setback of 3 feet for the rear property line for an accessory building
  - Lot width & depth;
  - Max. Impervious Area
  - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.
  
- The following items associated with this plat are not in accordance with the current subdivision standards:
  - 50' ROW dedication not met:
  - Length of cul-de-sac street exceeds the 600-foot limit:
  - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

- A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:
- The right-of-way provides for future widening of public streets that will serve the development of this site.
  - The onsite utility easements provide for a utility network to serve the development of this site.
  - The onsite drainage easements provide for a drainage network to serve the development of this site.
  - The onsite access easements provide cross access capabilities to this site and surrounding property.
  - The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.
- B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:
- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
  - The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
  - The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
  - The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
  - The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
  - All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4 and 5X, Block 3, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park"

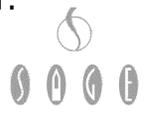


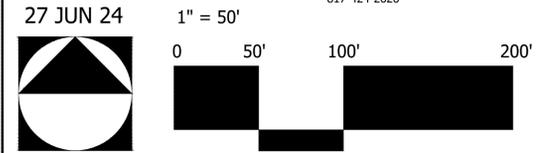
Vicinity Map

**Surveyor:**  
 Spry Surveyors  
 8241 Mid-Cities Blvd, Suite 102  
 North Richland Hills, TX 76182  
 TEL. 817-776-4049  
 Contact: David Lewis

**Engineer:**  
 Deotte, Inc.  
 420 Johnson Rd., ste. 303  
 Keller, TX 76248  
 TEL. 817-337-8899  
 Contact: Richard DeOtte, P.E.

**Owner:**  
 H Creek Development, LLC  
 P.O. Box 92747  
 Southlake, Texas 76092  
 Tel: 817-329-3111  
 Contact: Eason Maykus

**Planner:**  
  
**SAGE GROUP, INC.**  
 Master Planning  
 Urban Design  
 Architecture  
 Landscape Architecture  
 1130 N. Carroll Ave., Ste. 200  
 Southlake, Texas 76092  
 817-424-2626

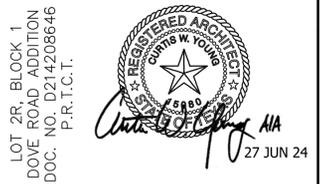


**ABBREVIATIONS**

- D.R.T.C.T. DEEP RECORDS OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- DOC. NO. DOCUMENT NUMBER
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- G.S.B. GARAGE SET BACK
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- S.D&U.E. STREET, DRAINAGE & UTILITY EASEMENT
- P.A.D.&U.E. PEDESTRIAN ACCESS, DRAINAGE & UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- T.E.D.C. TXU ELECTRIC DELIVERY COMPANY
- O.E.D.C.E. ONCOR ELECTRIC DELIVERY COMPANY EASEMENT

**Note:**

The purpose of this zone change request is to rezone 11.248 acres from the "PO", Professional Office District and "CC", Community Commercial District to "R-7.5", Single-Family District and R-12.5, Single-Family District, to develop 21 single-family detached lots and three open space lots.



CASE NAME: Grapevine Springs  
 CASE NUMBER: 224-05 CP24-01  
 LOCATION: 1600 W. Northwest Highway, Block 1, Lots 1-5 & 6x; Block 2, Lots 1-12 & 13x; Block 3, Lots 1-4 & 5x; Grapevine, Tarrant County, Texas

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 CHAIRMAN \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: 1 OF 8  
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
 PLANNING SERVICES DEPARTMENT

**Zoning Exhibit**  
 For  
**Grapevine Springs**  
 Case Number: 224-05 CP24-01  
**1600 W. Northwest Highway Block 1, Lots 1-5 & 6X, Block 2, Lots 1-12 & 13x, Block 3, Lots 1-4 & 5x**  
 Thomas Mahan Survey, A-1050  
 City of Grapevine, Tarrant County, Texas  
 11.248 Acres (489,940 s.f.)  
 Existing zoning: "PO", Professional Office District and "CC", Community Commercial District  
 Proposed zoning: "R-7.5" & "R-12.5", Single Family Residential  
 Date of Preparation: Jun 27, 2024

**Total Zoning Area**

Whereas H Creek Development, LLC is the owner of all that certain 11.248 acres of land, which is all of the 9.572 acre tract by virtue of the deed recorded in Document Number D222291356 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and all of the 1.675 acre tract by virtue of the deed recorded in Document Number D222291371, D.R.T.C.T., which is out of Lot 1, Block 1, Grapevine Office Park, recorded in Cabinet A, Slide 7398, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the Tomas Mahan Survey, A-1050, City of Grapevine, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

Commencing at a 5/8" iron rod with a cap stamped "Sempco" found for the most southerly southeast corner of Lot 1, Block 1, Grapevine Office Park, common to the southwest corner of Lot 1, Block 1, Rose Plaza, recorded in Cabinet A, Slide 1957 P.R.T.C.T., and in the north right-of-way line of West Northwest Highway (100' R.O.W.), from which a 1/2" iron rod found for the southeast corner of said Lot 1, Block 1, Rose Plaza, bears North 89° 26' 55" East - 227.30'; Then North 00° 23' 44" West - 200.00' to a 1/2" iron rod found for the northwest corner of said Lot 1, Block 1, Rose Plaza, common to a point for corner of said Lot 1, Block 1, Grapevine Office Park, Then South 89° 26' 55" West - 816.44', along a line 200' north of and parallel with the north right-of-way line of said West Northwest Highway, to a 1/2" iron rod found for the POINT OF BEGINNING and most southerly southeast corner of the herein described tract, common to the northeast corner of Lot 1, Block 1, Hubbell DDS Addition, recorded in Cabinet A, Slide 3944 P.R.C.T.;

THENCE South 89° 26' 55" West - 274.70' to the a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, common to the northwest corner of said Lot 1, Block 1, Hubbell DDS Addition, and in the east line of Block 1, Manor Oaks Addition, recorded in Volume 388-39, Page 435 P.R.T.C.T.;

THENCE North 00° 36' 30" West, passing at a distance of 43.68' a 1/2" iron rod found for the southeast corner of Lot 2-R, Block 1, Manor Oaks Addition, recorded in Volume 388-58, Page 691 P.R.T.C.T., passing at a distance of 266.98' a 1/2" iron rod found for the northeast corner of Lot 2-R, Block 1, Manor Oaks Addition, and continuing along the east line of said Block 1, Manor Oaks Addition for a total distance of 550.94' to 1/2" iron rod (bent) found for the northwest corner of said Lot 1, Block 1, Grapevine Office Park, common to the northwest corner of the herein described tract, and in the southwest corner of Dove Creek, Phase Two, recorded in Volume 388-164, Page 29 P.R.T.C.T.;

THENCE North 89° 43' 06" East - 962.86' along the north line of said Lot 1, Block 1, Grapevine Office Park, common to the south line of said Dove Creek, Phase Two and the south line of Dove Creek, Phase I recorded in Volume 388-174. Page 35 P.R.T.C.T., to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract;

THENCE South 00° 16' 31" East - 244.49' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point on a curve to the left, having a central angle of 28° 00' 00", a radius of 110.00' and a chord bearing and distance of South 14° 16' 31" East - 53.22';

THENCE along said curve to the left, an arc distance of 53.76', to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the end of curve;

THENCE South 28° 16' 31" East - 24.43' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point on a curve to the right, having a central angle of 25° 18' 57", a radius of 140.00' and a chord bearing and distance of South 15° 37' 03" East - 61.36';

THENCE along said curve to the right, an arc distance of 61.86' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the end of curve;

THENCE South 02° 57' 34" East - 34.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most easterly southeast corner of the herein described tract;

THENCE South 89° 26' 55" West - 31.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point on a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00' and a chord bearing and distance South 44° 26' 55" West - 28.28';

THENCE along said curve to the right, an arc distance of 31.42' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the end of curve;

THENCE South 89° 26' 55" West - 32.59' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner;

THENCE South 00° 33' 05" East - 31.36' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point on a curve to the right, having a central angle of 22° 54' 42", a radius of 55.00' and a chord bearing and distance South 10° 54' 16" West - 21.85';

THENCE along said curve to the right, an arc distance of 21.99' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the end of curve;

THENCE South 89° 26' 55" West - 531.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set point for corner;

THENCE South 00° 33' 05" East - 34.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point on a curve to the right, having a central angle of 04° 08' 00", a radius of 1250.00' and a chord bearing and distance North 87° 01' 07" West - 90.15';

THENCE along said curve to the right, an arc distance of 90.17' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the end of curve;

THENCE North 84° 57' 08" West - 19.01' to a 1/2" iron rod with a cap stamped "SPRY 5647" set point for corner;

THENCE South 00° 36' 30" East - 36.00' to the POINT OF BEGINNING and containing 11.248 (489,940 sq. ft.) of land.

**Note:**

The purpose of this zone change request is to rezone 11.248 acres from the "PO", Professional Office District and "CC", Community Commercial District to "R-7.5", Single-Family District and R-12.5, Single-Family District, to develop 21 single-family detached lots and three open space lots.

**METES AND BOUNDS DESCRIPTION  
8.893 ACRES  
PROPOSED R-7.5 SINGLE FAMILY RESIDENTIAL  
IN THE TOMAS MAHAN SURVEY, A-1050  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS**

All that certain 8.893 acres of land, which out of 9.572 acre tract and out of the 1.675 acre tract described in the deeds to H Creek Development, LLC, recorded in Document Number D222291356 and D222291371, respectively, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is out of Lot 1, Block 1, Grapevine Office Park, recorded in Cabinet A, Slide 7398, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the Tomas Mahan Survey, A-1050, City of Grapevine, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

Commencing at a 1/2" iron rod found for the most southerly southeast corner of said 9.572 acre tract, common to the northeast corner of Lot 1, Block 1, Hubbell DDS Addition, recorded in Cabinet A, Slide 3944 P.R.T.C.T.; then North 00°36'30" West - 26.10' to the Point of Beginning and the most southerly southwest corner of the herein described tract;

THENCE North 86° 29' 51" West - 11.60' to the Point of Curvature of a curve to the right, having a central angle of 10° 58' 18", a radius of 117.44', and a chord bearing and distance of North 78° 24' 30" West - 22.45';

THENCE along said curve to the right, an arc distance of 22.49' the Point of Compound Curvature of curve to the right, having a central angle of 59° 16' 54", a radius of 60.00', and a chord bearing and distance of North 43° 16' 54" West - 59.35';

THENCE along said curve to the right, an arc distance of 62.08' to a point for the end of curve;

THENCE North 13° 38' 27" West - 89.82' to the Point of Curvature of a curve to the right, having a central angle of 13° 01' 57", radius of 220.00', and a chord bearing and distance of North 07° 07' 28" West - 49.93';

THENCE along said curve to the right an arc distance of 50.04', to a point for the end of curve;

THENCE North 00° 36' 30" West - 337.79' to the northwest corner of the herein described tract, in the south line of Block One, Dove Creek, Phase Two, recorded in Volume 388-164, Page 29, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and from which point a 1/2" iron rod found for the southwest corner of Lot 9 of said Block One, Dove Creek, Phase Two, in the east line of Lot 5R, Block 1 Manor Oaks Addition, recorded in Volume 388-145, Page 56, P.R.T.C.T., bears South 89° 43' 06" West - 175.04';

THENCE North 89° 43' 06" East - 787.83' along the north line of the herein described tract, to the northeast corner of the herein described tract, common to the northeast corner of said 9.572 acre tract, in the south line of Dove Creek, Phase 1, recorded in Volume 388-174, Page 35, P.R.T.C.T.;

THENCE South 00° 16' 31" East - 244.49' along the east line of said 9.572 acre tract and the east line of said 1.675 acre tract, to the Point of Curvature of a curve to the left, having a central angle of 28° 00' 00", a radius of 110.00', and a chord bearing and distance of South 14° 16' 31" East - 53.22';

Thence continuing along the east and south lines of the 1.675 acre tract the following fourteen (14) courses:

Along said curve to the left, an arc distance of 53.76', to a point for the end of curve;

South 28° 16' 31" East - 24.43' to the Point of Curvature of a curve to the right, having a central angle of 25° 18' 57", a radius of 140.00', and a chord bearing and distance of South 15° 37' 03" East - 61.36';

Along said curve to the right an arc distance of 61.86', to a point for the end of curve;

South 02° 57' 34" East - 34.00' to the most easterly southeast corner of the herein described tract;

South 89° 26' 55" West - 31.00' to the Point of Curvature of a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00', and a chord bearing and distance of South 44° 26' 55" West - 28.28';

Along said curve to the right an arc distance of 31.42', to a point for the end of curve;

South 89° 26' 55" West - 32.59' to an angle corner of the herein described tract;

South 00° 33' 05" East - 31.36' to the Point of Curvature of a curve to the right, having a central angle of 22° 54' 42", a radius of 55.00', and a chord bearing and distance of South 10° 54' 16" West - 21.85';

Along said curve to the right, an arc distance of 21.99', to a point for the most southerly southeast corner of the herein described tract;

South 89° 26' 55" West - 531.00' to an angle corner of the herein described tract;

South 00° 33' 05" East - 34.00' to the Point of Curvature of a curve to the right, having a central angle of 04° 08' 00", a radius of 1250.00', and a chord bearing and distance of North 87° 01' 07" West - 90.15';

Along said curve to the right, an arc distance of 90.17', to a point for the end of curve;

North 84° 57' 08" West - 19.01' to an angle corner of the herein described tract;

South 00° 36' 30" East - 9.90' to the POINT OF BEGINNING and containing 8.893 acres of land.

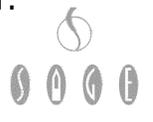
CURVE TABLE					
CURVE	RADIUS	ARC LENGHT	CHORD LENGHT	CHORD BEARING	DELTA ANGLE
C1	110.00'	53.76'	53.22'	S 14°16'31"E	28°00'00"
C2	140.00'	61.86'	61.36'	S 15°37'03"E	25°18'57"
C3	20.00'	31.42'	28.28'	S 44°26'55"W	90°00'00"
C4	55.00'	21.99'	21.85'	S 10°54'16"W	22°54'42"
C5	1250.00'	90.17'	90.15'	N 87°01'07"W	4°08'00"

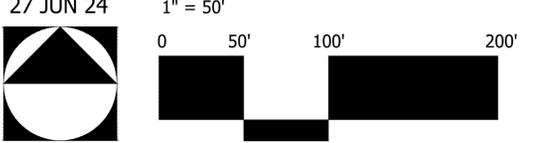
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°16'31"E	24.43'
L2	S 02°57'34"E	34.00'
L3	S 89°26'55"W	31.00'
L4	S 89°26'55"W	32.59'
L5	S 00°33'05"E	31.36'
L6	S 00°33'05"E	34.00'
L7	N 84°57'08"W	19.01'
L8	S 00°36'30"E	36.00'

**Surveyor:**  
Spry Surveyors  
8241 Mid-Cities Blvd, Suite 102  
North Richland Hills, TX 76182  
TEL. 817-776-4049  
Contact: David Lewis

**Engineer:**  
Deotte, Inc.  
420 Johnson Rd., ste. 303  
Keller, TX 76248  
TEL. 817-337-8899  
Contact: Richard DeOtte, P.E.

**Owner:**  
H Creek Development, LLC  
P.O. Box 92747  
Southlake, Texas 76092  
Tel: 817-329-3111  
Contact: Eason Maykus

**Planner:**  
  
**SAGE GROUP, INC.**  
Master Planning  
Urban Design  
Architecture  
Landscape Architecture  
1130 N. Carroll Ave., Ste. 200  
Southlake, Texas 76092  
817-424-2626



**METES AND BOUNDS DESCRIPTION  
2.354 ACRES  
PROPOSED R-12.5 SINGLE FAMILY RESIDENTIAL  
IN THE TOMAS MAHAN SURVEY, A-1050  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS**

All that certain 2.354 acres of land, which out of 9.572 acre tract described in the deeds to H Creek Development, LLC, recorded in Document Number D222291356, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is out of Lot 1, Block 1, Grapevine Office Park, recorded in Cabinet A, Slide 7398, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the Tomas Mahan Survey, A-1050, City of Grapevine, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

Beginning at a 1/2" iron rod found for the most southerly southeast corner of said 9.572 acre tract, common to the northeast corner of Lot 1, Block 1, Hubbell DDS Addition, recorded in Cabinet A, Slide 3944, Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE South 89° 26' 55" West - 274.70' to the southwest corner of the herein described tract, in the east line of the remainder of Lot 1, Block 1, Manor Oaks Addition, recorded in Volume 388-39, Page 435, P.R.T.C.T.;

THENCE North 00° 36' 30" West - 550.94' along the west line of the herein described tract, to a bent 1/2" iron rod found for the northeast corner of the herein described tract, common to the southwest corner of Lot 9, Block One, Dove Creek, Phase Two, recorded in Volume 388-164, Page 29, P.R.T.C.T., and in the east line of Lot 5R, Block 1, Manor Oaks Addition, recorded in Volume 388-145, Page 56, P.R.T.C.T.;

THENCE North 89° 43' 06" East - 175.04' along the north line of the herein described tract, common to the south line of said Block One, Dove Creek, Phase Two, to the northeast corner of the herein described tract;

THENCE South 00° 36' 30" East - 337.79' to the Point of Curvature of a curve to the left, having a central angle of 13° 01' 57", a radius of 220.00', and a chord bearing and distance of South 07° 07' 28" East - 49.93';

THENCE along said curve to the left, an arc distance of 50.04', to a point for the end of curve;

THENCE South 13° 38' 27" East - 89.82' to the Point of Curvature of a curve to the left, having a central angle of 13° 01' 57", radius of 220.00', and a chord bearing and distance of South 43° 16' 54" East - 59.35';

THENCE along said curve to the left an arc distance of 62.08', to the Point of Compound Curvature of a curve to the left having a central angle of 10° 58' 18", a radius of 117.44', and a chord bearing and distance of South 78° 24' 30" East - 22.45';

THENCE South 86° 29' 51" East - 11.60' to an angle corner of the herein described tract;

THENCE South 00° 36' 30" East - 26.10' to the POINT OF BEGINNING and containing 2.354 acres of land.



CASE NAME:	Grapevine Springs
CASE NUMBER:	Z24-05 CP24-01
LOCATION:	1600 W. Northwest Highway Block 1, Lots 1-5 & 6X, Block 2, Lots 1-12 & 13x, Block 3, Lots 1-4 & 5x Grapevine, Tarrant County, Texas
MAYOR	SECRETARY
DATE:	PLANNING AND ZONING COMMISSION
CHAIRMAN	
DATE:	
SHEET: 2 OF 8	APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
	PLANNING SERVICES DEPARTMENT

**Zoning Exhibit**  
For  
**Grapevine Springs**  
Case Number: Z24-05 CP24-01  
**1600 W. Northwest Highway Block 1, Lots 1-5 & 6X,  
Block 2, Lots 1-12 & 13x, Block 3, Lots 1-4 & 5x**  
Thomas Mahan Survey, A-1050  
City of Grapevine, Tarrant County, Texas  
11.248 Acres (489,940 s.f.)  
Existing zoning: "PO", Professional Office District and "CC",  
Community Commercial District  
Proposed zoning: "R-7.5" & "R-12.5", Single Family Residential"  
Date of Preparation: Jun 27, 2024



Vicinity Map

Note:

The purpose of this zone change request is to rezone 11.248 acres from the "PO", Professional Office District and "CC", Community Commercial District to "R-7.5", Single-Family District and R-12.5, Single-Family District, to develop 21 single-family detached lots and three open space lots.

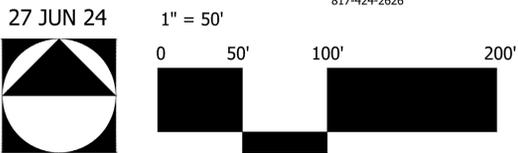


**Applicant:**  
H Creek Development, LLC  
P.O. Box 92747  
Southlake, Texas 76092  
Tel: 817-329-3111  
Contact: Eason Maykus

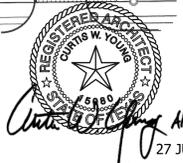
**Engineer:**  
Deotte, Inc.  
420 Johnson Rd., ste. 303  
Keller, TX 76248  
TEL: 817-337-8899  
Contact: Richard DeOtto, P.E.

**Planner:**

**SAGE GROUP, INC.**  
Master Planning  
Urban Design  
Architecture  
Landscape Architecture  
1130 N. Carroll Ave., Ste. 200  
Southlake, Texas 76092  
817-424-2626



Site Plan Data Summary Table				
Item	Required	Proposed	Required	Proposed
Proposed Zoning	R-7.5	R-7.5	R-12.5	R-12.5
Land Use	Single-family Detached Residences		Single-family Detached Residences	
Total Land Area for Development	8.957 acres		2.291 acres	
Typical Total Lot Area	7,500 sq. ft.	7,800 sq. ft.	12,500 sq. ft.	12,500 sq. ft.
Typical First-Floor Building Footprint Area	40% max.	40% max.	40% max.	40% max.
Typical Total Building Area	1,200 sq. ft. min.	2,000 sq. ft. min.	1,400 sq. ft. min.	2,200 sq. ft. min.
Maximum Building Height (feet/#stories)	35 ft./2 stories	35 ft./2 stories	35 ft./2 stories	35 ft./2 stories
Maximum Floor Area Ratio				
<b>Residential Units</b>				
Total # of Residences	N/A	16	N/A	5
Minimum Lot Width	65 ft.	65 ft.	80 ft.	85 ft.
Minimum Lot Depth	100 ft.	114 ft.	100 ft.	145 ft.
Minimum Front Yard Setback	30 ft.	30 ft.	35 ft.	35 ft.
Minimum Side Yard Setbacks	6 ft.	6 ft.	8 ft.	8 ft.
Building Distance Separation	12 ft.	12 ft.	16 ft.	16 ft.
Residential Density (Units/Net Acreage)	4 Dus/acre	1.78 DU/ac	3 Dus/acre	2.18 DU/ac

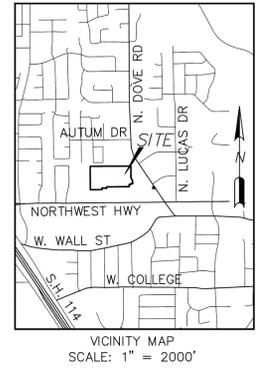
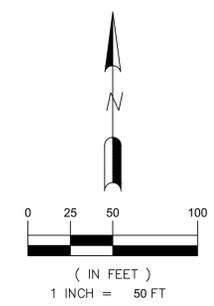


**Concept Plan**  
For  
**Grapevine Springs**  
Case Number: Z24-05 CP24-01  
1600 W. Northwest Highway Block 1, Lots 1-5 & 6X,  
Block 2, Lots 1-12 & 13x, Block 3, Lots 1-4 & 5x  
Thomas Mahan Survey, A-1050  
City of Grapevine, Tarrant County, Texas  
11.248 Acres (489,940 s.f.)  
Existing zoning: "PO", Professional Office District and "CC",  
Community Commercial District  
Proposed zoning: "R-7.5" & "R-12.5", Single Family Residential"  
Date of Preparation: Jun 27, 2024

CASE NAME: Grapevine Springs  
CASE NUMBER: Z24-05 CP24-01  
LOCATION: 1600 W. Northwest Highway  
Block 1, Lots 1-5 & 6X, Block 2,  
Lots 1-12 & 13x, Block 3, Lots 1-4 & 5x  
Grapevine, Tarrant County, Texas

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

DATE: \_\_\_\_\_  
SHEET: 3 OF 8  
APPROVAL DOES NOT AUTHORIZE ANY  
WORK IN CONFLICT WITH ANY CODES OR  
ORDINANCES.  
PLANNING SERVICES DEPARTMENT



**DEOTTE, INC.**  
CIVIL ENGINEERING, L.P.  
3175 S. 80TH COURT  
SOUTHSHORE, TEXAS 76088  
PREPARED FOR: HAY HOUSE DEVELOPMENT  
SOUTHSHORE, TEXAS 76092  
PHONE: (817) 329-3111  
CONTACT: EASON MARYS

**ZONING PURPOSE**  
The purpose of this zone change request is to rezone 11.248 acres from the "PO", Professional Office District and "CC", Community Commercial District to "R-7.5", Single-Family District and "R-5.0", Zero-Lot-Line District with a planned development overlay to develop 32 single-family detached lots and one open space/common area lot. The planned development overlay is to allow for private streets in a single-family/zero-lot-line residential development and for the front lot lines to also be the centerline of the private street. Front yard setbacks for each residential lot will be measured for the centerline of the private street that it fronts on.

**NOTE:**  
STREET LIGHTS SHALL BE SHIELDED AND/OR DIRECTED (LED) TO ENSURE LIGHT IS NOT CAST ACROSS PROPERTY LINES OF OTHER RESIDENTIAL PROPERTIES. DETAILS TO BE PROVIDED IN FINAL DESIGN. NO AREA LIGHTING AS IN A PARKING LOT IS PROPOSED ON THIS PROJECT.

CASE NAME:	Grapevine Springs
CASE NUMBER:	224-05/CP24-01
LOCATION:	1600 W. Northwest Highway Block 1, Lots 1-5, 6x Block 2, Lots 1-12, 13x Block 3, Lots 1-4, 5x Grapevine, Tarrant County, Texas
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	

**PHOTOMETRIC PLAN  
GRAPEVINE SPRINGS  
GRAPEVINE, TEXAS**

**BENCHMARKS:**

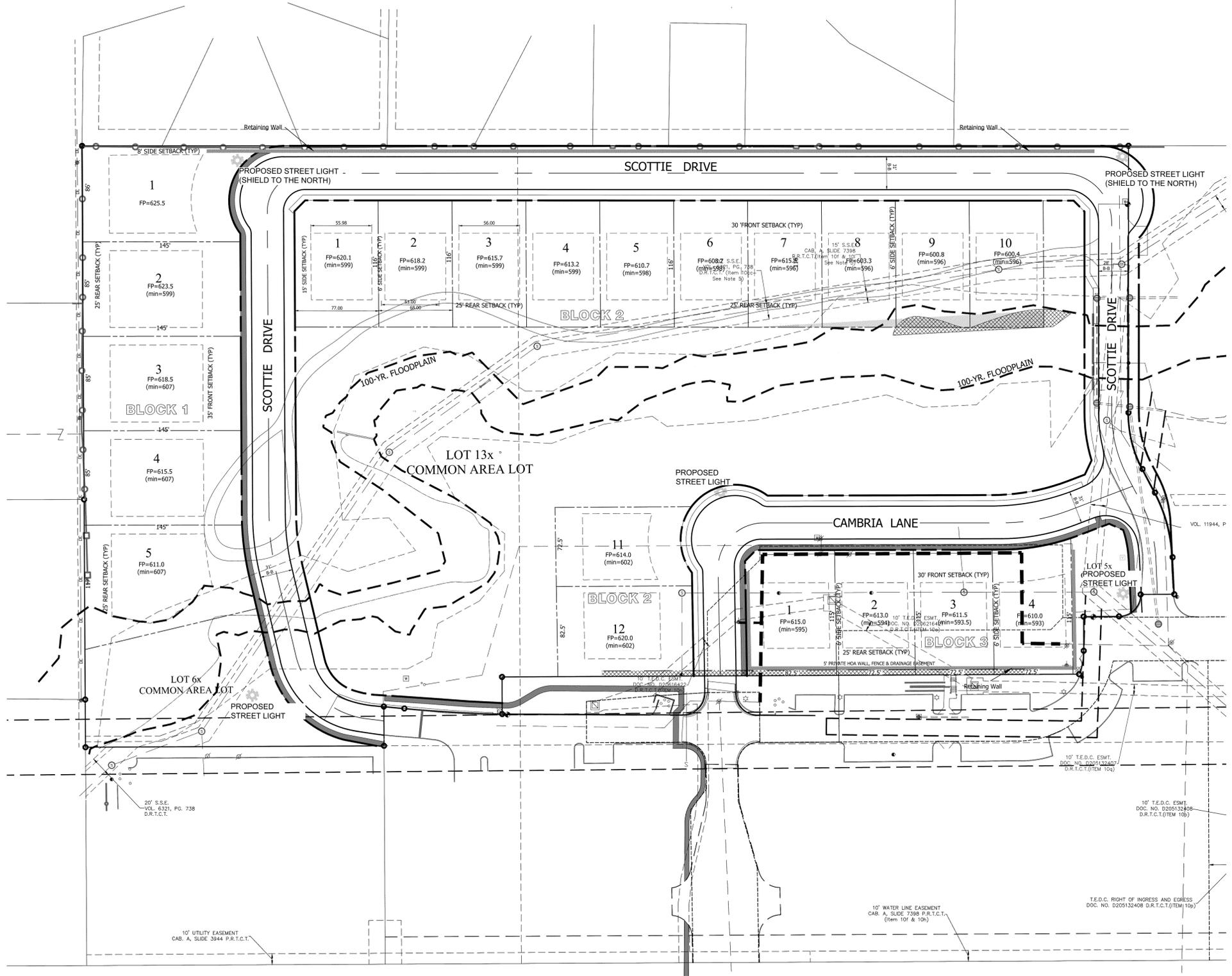
BM #1	5x CUT ON SIDEWALK	ELEV = 611.67

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR PERMIT PURPOSES. BY: Richard W. DeOtte, Date: 7/09/2024

**Photometric Plan  
For  
Grapevine Springs  
Z24-05 / CP24-01**

**Block 1, Lots 1-5 & 6x; Block 2, Lots 1-12, 13x; Block 3, Lots 1-4, 5x; 1600 W. Northwest Highway**  
Thomas Mahan Survey, A-1050  
City of Grapevine, Tarrant County, Texas  
11.248 Acres (489,940 sq. ft.)  
Existing Zoning: "PO", Professional Office District and "CC", Community Commercial District  
Proposed Zoning: "R-7.5" Single-Family District  
Date of Preparation: June 20, 2024

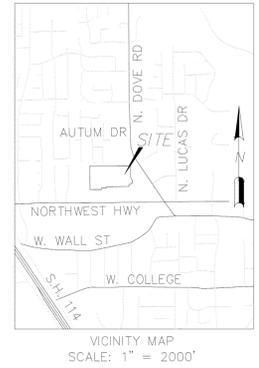
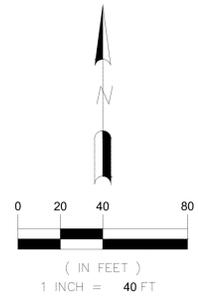
DOI No. 2022106.00





**LEGEND**

	DRAINAGE AREA LABEL
	FLOW ARROW (POST-PROJECT)
	DRAINAGE DIVIDE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR



**DEOTTE, INC.**  
 CIVIL ENGINEERING, INC.  
 817.575.8909 (Office)  
 817.575.8909 (Mobile)  
 817.575.8909 (Fax)  
 PO BOX 2642  
 SOUTHLAKE, TEXAS 76092  
 PHONE: (817) 329-3111  
 CONTACT: EASON MAYKUS

**EXISTING DRAINAGE PLAN  
 GRAPEVINE SPRINGS  
 GRAPEVINE, TEXAS**

- 100-year (1%) FLOW RATE TAKEN FROM THE TARRANT COUNTY FIS FOR FARRIS BRANCH AT THE CONFLUENCE WITH FARRIS BRANCH EAST. (820 CFS 100-YEAR)
- FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
- FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

**BENCHMARKS:**

BM #1	_____
7x CUT ON SIDEWALK	_____
ELEV = 611.67	_____
△	_____
△	_____
△	_____
△	_____

CASE NAME: Grapevine Springs  
 CASE NUMBER: Z24-05/CP24-01  
 LOCATION: 1600 W. Northwest Highway  
 Block 1, Lots 1-5, 6x  
 Block 2, Lots 1-12, 13x  
 Block 3, Lots 1-4, 5x  
 Grapevine, Tarrant County, Texas

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.

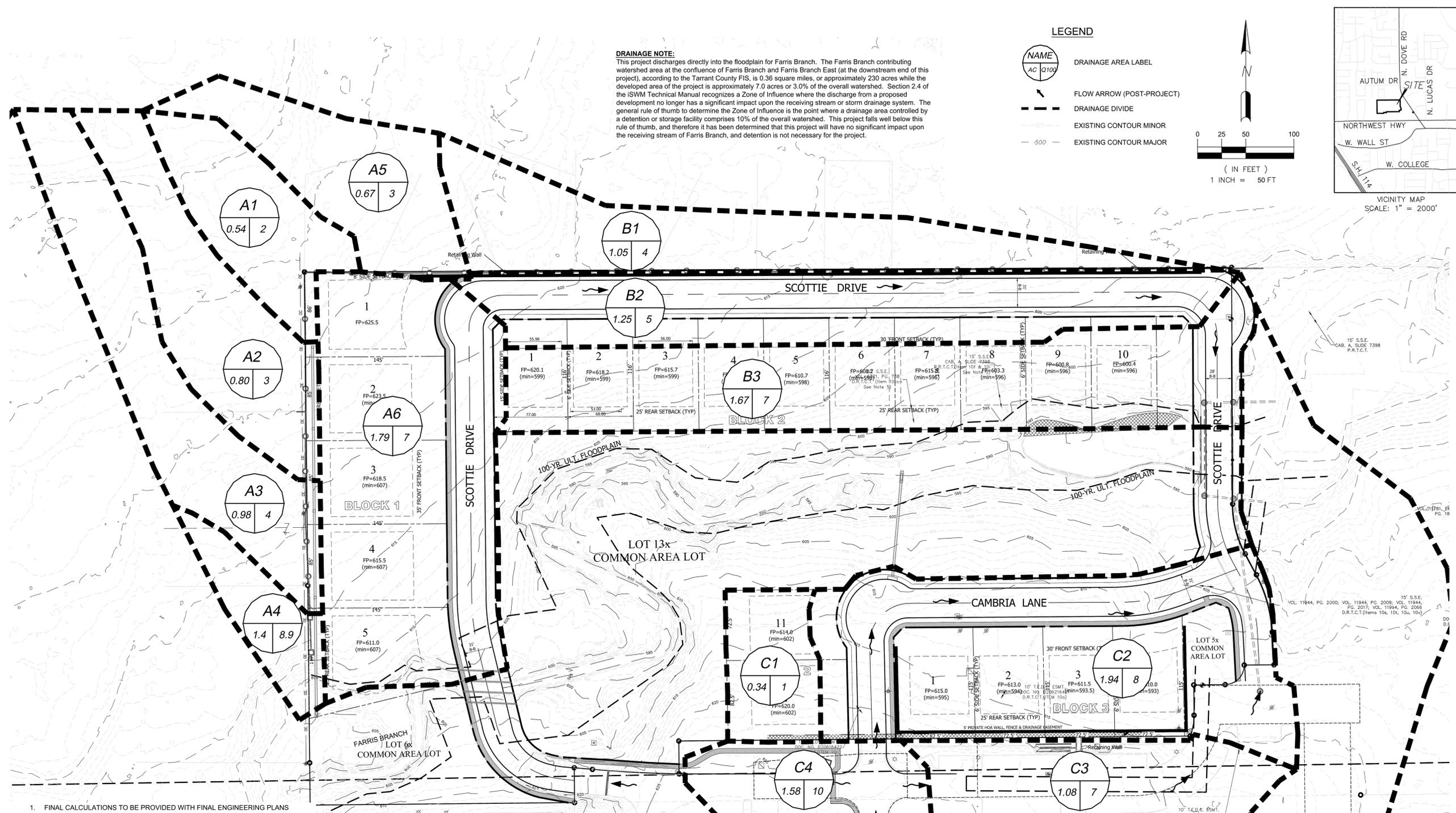
PLANNING SERVICES DEPARTMENT

**Existing Drainage Plan**  
 For  
**Grapevine Springs**  
**Z24-05 / CP24-01**  
**Block 1, Lots 1-5 & 6x; Block 2, Lots 1-12, 13x; Block 3, Lots 1-4, 5x; 1600 W. Northwest Highway**  
 Thomas Mahan Survey, A-1050  
 City of Grapevine, Tarrant County, Texas  
 11.248 Acres (489,940 sq. ft.)  
 Existing Zoning: "PO", Professional Office District and "CC", Community Commercial District  
 Proposed Zoning: "R-7.5" Single-Family District  
 Date of Preparation: June 20, 2024

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
 By: Richard W. DeOtte  
 No: 7/09/2024  
 Date:

DOI No. 2022106.00

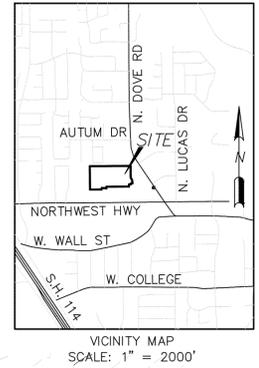
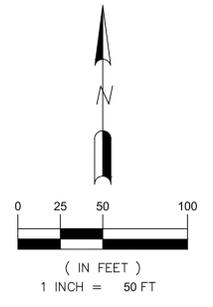
**5 OF 8**



**DRAINAGE NOTE:**  
This project discharges directly into the floodplain for Farris Branch. The Farris Branch contributing watershed area at the confluence of Farris Branch and Farris Branch East (at the downstream end of this project), according to the Tarrant County FIS, is 0.36 square miles, or approximately 230 acres while the developed area of the project is approximately 7.0 acres or 3.0% of the overall watershed. Section 2.4 of the ISWM Technical Manual recognizes a Zone of Influence where the discharge from a proposed development no longer has a significant impact upon the receiving stream or storm drainage system. The general rule of thumb to determine the Zone of Influence is the point where a drainage area controlled by a detention or storage facility comprises 10% of the overall watershed. This project falls well below this rule of thumb, and therefore it has been determined that this project will have no significant impact upon the receiving stream of Farris Branch, and detention is not necessary for the project.

**LEGEND**

- DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR



**DEOTTE, INC.**  
CIVIL ENGINEERING, INC.  
1817 S. W. 10TH ST., SUITE 100  
GRAPEVINE, TEXAS 76049  
PHONE: (817) 329-3111  
CONTACT: LASON.MAYRIS

**PROPOSED DRAINAGE PLAN  
GRAPEVINE SPRINGS  
GRAPEVINE, TEXAS**

**BENCHMARKS:**

BM #1	"X" CUT ON SIDEWALK	ELEV = 611.67

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

RATIONAL METHOD RUNOFF CALCULATIONS - PRE-PROJECT								
DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF. (PROP)	TIME OF CONC. (MIN)	I(5) (IN/HR)	Q(5) (CFS)	I(100) (IN/HR)	Q(100) (CFS)
OS-1	230.0	0.8	0.42	15	2.46	453	4.46	821
A1	0.5	0.5	0.15	15	4.86	1	7.98	2
A2	0.8	0.5	0.15	15	4.86	2	7.98	3
A3	1.0	0.5	0.15	15	4.86	2	7.98	4
A4	0.3	0.5	0.15	15	4.86	1	7.98	1
A5	0.7	0.5	0.15	15	4.86	2	7.98	3
A6	1.8	0.3	0.15	15	4.86	3	7.98	4
B1	1.1	0.5	0.15	15	4.86	3	7.98	4
B2	1.3	0.3	0.15	15	4.86	2	7.98	3
B3	1.7	0.3	0.15	15	4.86	2	7.98	4
C1	0.3	0.3	0.15	15	4.86	0	7.98	1
C2	1.9	0.3	0.15	15	4.86	3	7.98	5
C3	1.1	0.8	0.15	15	4.86	4	7.98	7
C4	1.6	0.8	0.15	15	4.86	6	7.98	10
SITE ONLY	14.0	0.4	0.15	15	4.86	27	7.98	45

RATIONAL METHOD RUNOFF CALCULATIONS - POST-PROJECT								
DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF. (PROP)	TIME OF CONC. (MIN)	I(5) (IN/HR)	Q(5) (CFS)	I(100) (IN/HR)	Q(100) (CFS)
OS-1	230.0	0.8	0.42	15	2.46	453	4.46	821
A1	0.5	0.5	0.15	15	4.86	1	7.98	2
A2	0.8	0.5	0.15	15	4.86	2	7.98	3
A3	1.0	0.5	0.15	15	4.86	2	7.98	4
A4	0.3	0.5	0.15	15	4.86	1	7.98	1
A5	0.7	0.5	0.15	15	4.86	2	7.98	3
A6	1.8	0.5	0.15	15	4.86	4	7.98	7
B1	1.1	0.5	0.15	15	4.86	3	7.98	4
B2	1.3	0.5	0.15	15	4.86	3	7.98	5
B3	1.7	0.5	0.15	15	4.86	4	7.98	7
C1	0.3	0.5	0.15	15	4.86	1	7.98	1
C2	1.9	0.5	0.15	15	4.86	5	7.98	8
C3	1.1	0.8	0.15	15	4.86	4	7.98	7
C4	1.6	0.8	0.15	15	4.86	6	7.98	10
SITE ONLY	14.0	0.8	0.15	15	4.86	54	7.98	89

CASE NAME: Grapevine Springs  
CASE NUMBER: 224-05/CP24-01  
LOCATION: 1600 W. Northwest Highway  
Block 1, Lots 1-5, 6x  
Block 2, Lots 1-12, 13x  
Block 3, Lots 1-4, 5x  
Grapevine, Tarrant County, Texas

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

CHAIRMAN \_\_\_\_\_

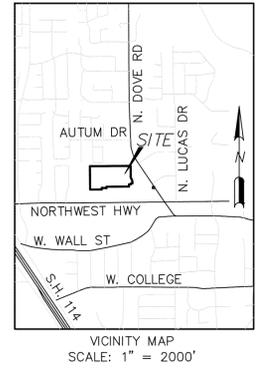
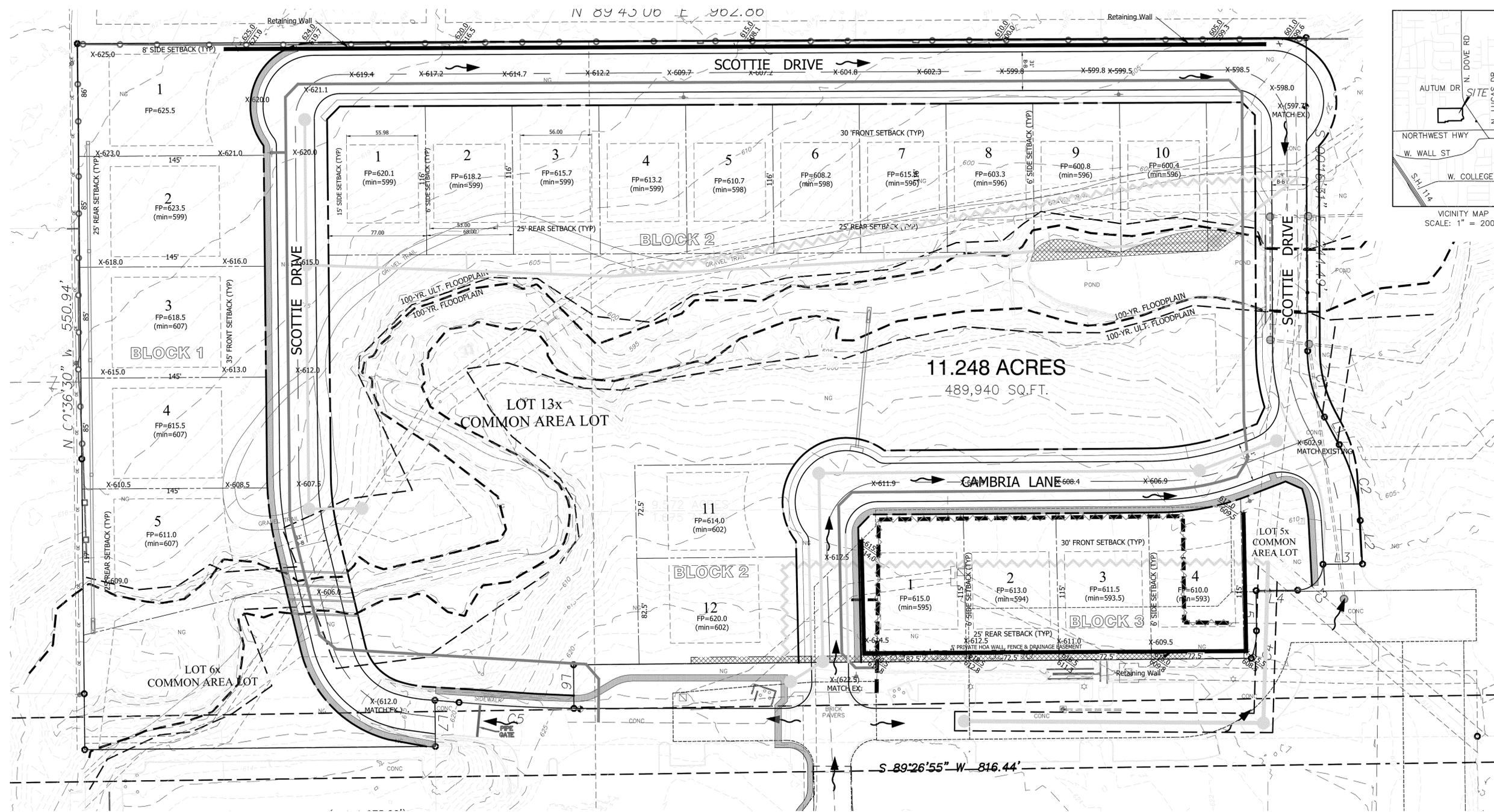
DATE: \_\_\_\_\_  
SHEET: 7 OF 8

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

**Proposed Drainage Plan**  
For  
**Grapevine Springs**  
224-05 / CP24-01  
Block 1, Lots 1-5 & 6x; Block 2, Lots 1-12, 13x; Block 3, Lots 1-4, 5x; 1600 W. Northwest Highway  
Thomas Mahan Survey, A-1050  
City of Grapevine, Tarrant County, Texas  
11.248 Acres (489,940 sq. ft.)  
Existing Zoning: "PO", Professional Office District and "CC", Community Commercial District  
Proposed Zoning: "R-7.5" Single-Family District  
Date of Preparation: June 20, 2024

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR PERMIT PURPOSES. Prepared by: Richard W. DeOtte Date: 7/09/2024

DOI No. 2022106.00



**DEOTTE, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 3175 WEST 89TH COURT, SUITE 100  
 FORT WORTH, TEXAS 76148  
 PREPARED FOR: HUNT GREEN DEVELOPMENT  
 P.O. BOX 1000  
 SOUTHLAKE, TEXAS 76082  
 PHONE: (817) 329-3111  
 CONTACT: LASON.MAYRIS

**GRADING PLAN  
 GRAPEVINE SPRINGS  
 GRAPEVINE, TEXAS**

**BENCHMARKS:**

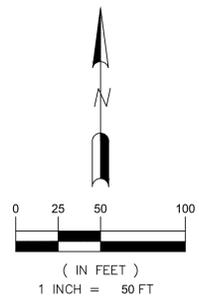
BM #1	"X" CUT ON SIDEWALK	ELEV = 611.67
▲		
▲		
▲		
▲		

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
 BY: Richard W. DeOtte  
 No. 7/09/2024  
 Date:

DOI No. 2022106.00

7 OF 8

DOI No. 202210600 - PRELIMINARY ENGINEERING FOR GRAPEVINE SPRINGS - GRAPEVINE, TEXAS



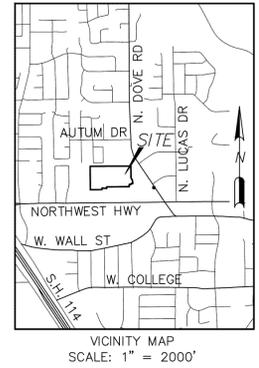
CASE NAME: Grapevine Springs  
 CASE NUMBER: Z24-05/CP24-01  
 LOCATION: 1600 W. Northwest Highway  
 Block 1, Lots 1-5, 6x  
 Block 2, Lots 1-12, 13x  
 Block 3, Lots 1-4, 5x  
 Grapevine, Tarrant County, Texas

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

CHAIRMAN \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: 7 OF 8

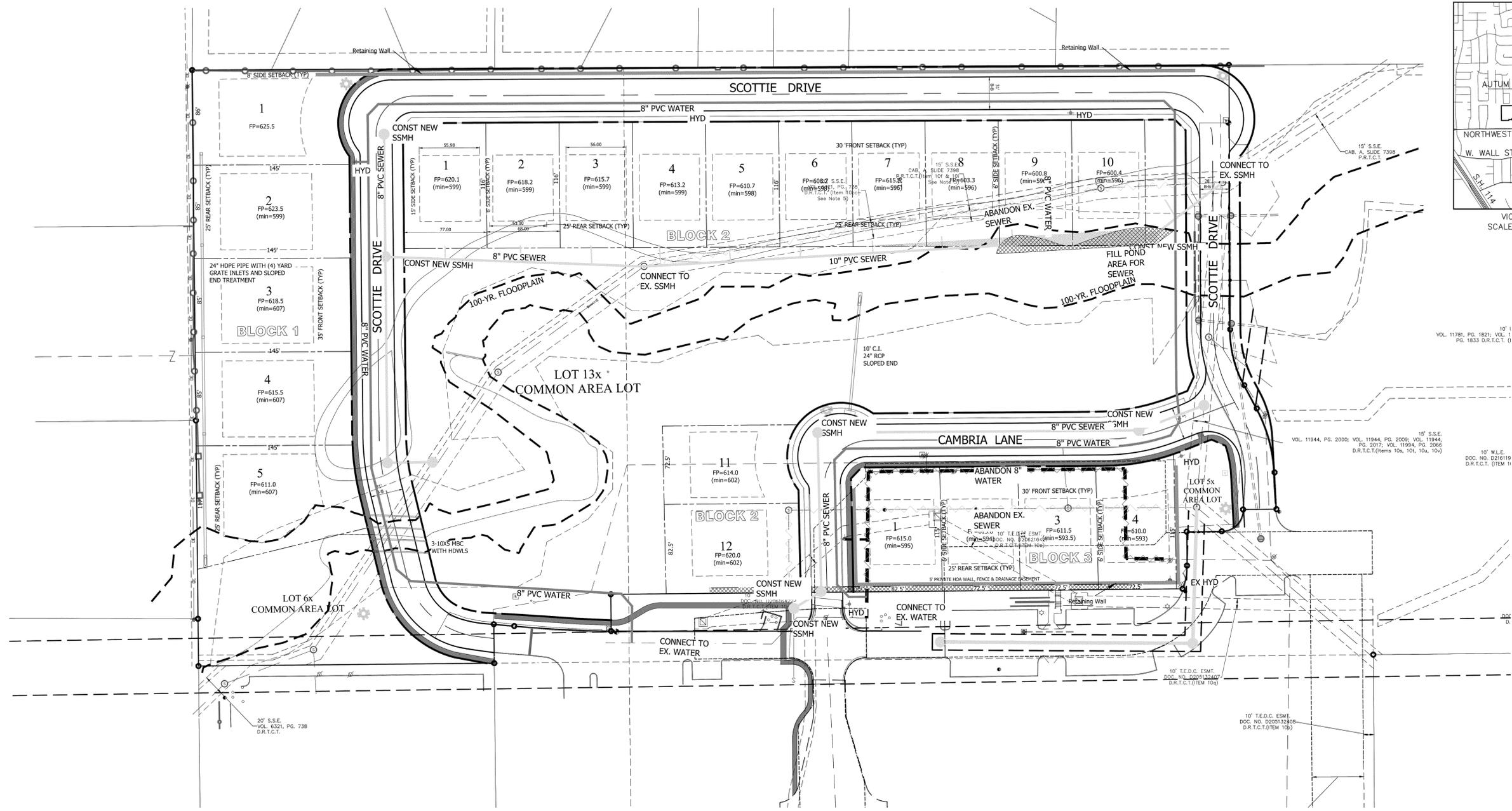
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
 PLANNING SERVICES DEPARTMENT

**Grading Plan**  
 For  
**Grapevine Springs**  
 Z24-05 / CP24-01  
**Block 1, Lots 1-5 & 6x; Block 2, Lots 1-12, 13x; Block 3, Lots 1-4, 5x; 1600 W. Northwest Highway**  
 Thomas Mahan Survey, A-1050  
 City of Grapevine, Tarrant County, Texas  
 11.248 Acres (489,940 sq. ft.)  
 Existing Zoning: "PO", Professional Office District and "CC", Community Commercial District  
 Proposed Zoning: "R-7.5" Single-Family District  
 Date of Preparation: June 20, 2024



**DEOTTE, INC.**  
CIVIL ENGINEERING, L.P.  
1111 W. Wall Street, Suite 700  
Grapevine, Texas 76048  
317.537.8909 (Cell)  
317.537.8909 (Fax)  
PREPARED FOR: PLANNING SERVICES DEPARTMENT  
SOUTHSHORE, TEXAS 76092  
PHONE: (817) 329-3111  
CONTACT: EASON MARIUS

**PRELIMINARY UTILITY PLAN  
GRAPEVINE SPRINGS  
GRAPEVINE, TEXAS**

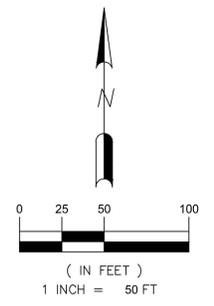


**LEGEND**

- PROP. 8" WATER LINE
- PROP. FIRE HYDRANT
- PROP. SEWER MANHOLE
- PROP. 8" SEWER LINE
- PROP. CULVERT
- EXIST. WATER MAIN
- EXIST. SEWER MAIN

**NOTES:**

1. ALL SEWER LINE SHALL BE SDR-35 OR SDR-26 PVC.
2. ALL WATER PIPE SHALL BE SDR-18 C-900.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF GRAPEVINE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
4. ALL SEWER SERVICES ARE PRIVATE.
5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
6. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
7. THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE.
8. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
9. FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
10. PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
11. INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.



CASE NAME: Grapevine Springs  
CASE NUMBER: Z24-05/CP24-01  
LOCATION: 1600 W. Northwest Highway  
Block 1, Lots 1-5, 6x  
Block 2, Lots 1-12, 13x  
Block 3, Lots 1-4, 5x  
Grapevine, Tarrant County, Texas

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

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

\_\_\_\_\_  
CHAIRMAN

DATE: 7 OF 8  
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
PLANNING SERVICES DEPARTMENT

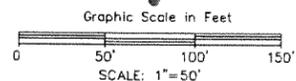
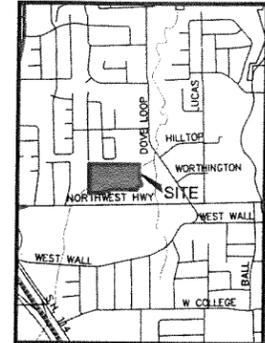
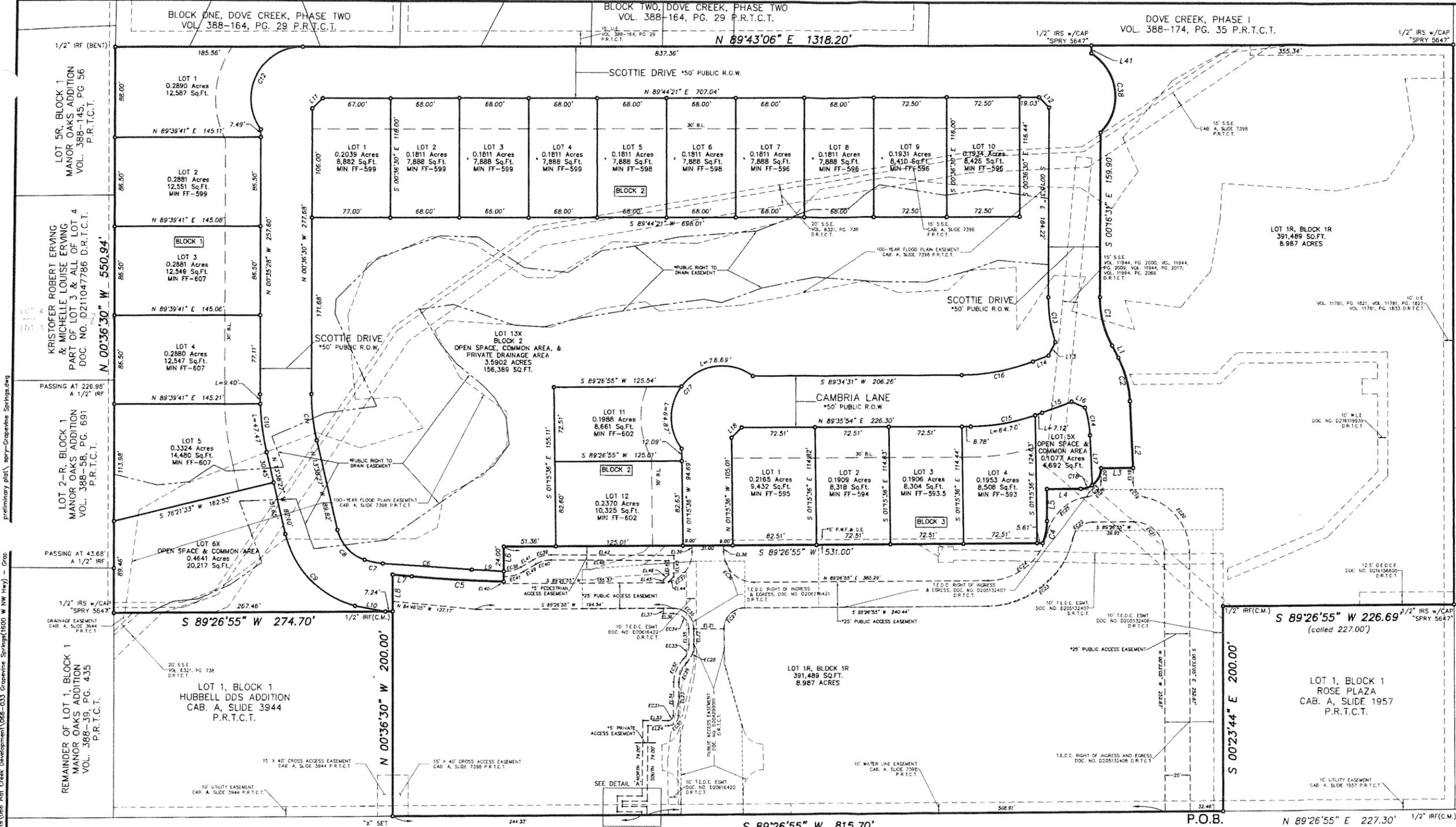
**Preliminary Utility Plan**  
For  
**Grapevine Springs**  
Z24-05 / CP24-01  
**Block 1, Lots 1-5 & 6x; Block 2, Lots 1-12, 13x; Block 3, Lots 1-4, 5x; 1600 W. Northwest Highway**  
Thomas Mahan Survey, A-1050  
City of Grapevine, Tarrant County, Texas  
11.248 Acres (489,940 sq. ft.)  
Existing Zoning: "PO", Professional Office District and "CC",  
Community Commercial District  
Proposed Zoning: "R-7.5" Single-Family District  
Date of Preparation: June 20, 2024

**BENCHMARKS:**

BM #	TYPE	ELEVATION
1	5" CUT ON SIDEWALK	611.67
2		
3		
4		
5		

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
By: Richard W. DeOtte  
Date: 7/09/2024

DOI No. 2022106.00



LEGEND  
 ○ BOUNDARY CORNER  
 + EASEMENT CORNER

**RECEIVED**  
 JUL 11 2024  
 BY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°16'31" E	13.33
L2	S 02°57'34" E	65.20
L3	S 89°26'55" W	31.00
L4	S 89°26'55" W	32.59
L5	S 00°33'05" E	31.36
L6	S 00°33'05" E	34.00
L7	N 84°57'06" W	19.01
L8	N 87°18'47" W	31.38
L9	N 78°30'28" W	30.29
L10	N 44°33'56" E	14.10
L11	S 45°16'05" E	14.14
L12	S 24°58'39" W	14.38
L13	S 89°01'28" W	16.37
L14	S 66°15'50" E	14.21
L15	S 02°57'34" E	48.91
L16	N 89°01'28" E	30.60
L17	S 89°01'28" E	14.21
L18	S 02°57'34" E	48.91
L19	N 44°05'40" E	14.05
L20	S 00°16'51" E	7.62

CURVE TABLE

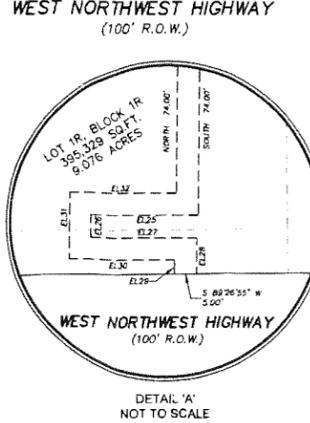
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.50	49.11	48.83	S 14°16'31" E	28°00'00"
C2	100.00	44.18	43.83	S 15°37'03" E	25°18'57"
C3	20.00	31.42	28.26	S 44°26'59" W	90°00'00"
C4	55.00	21.99	21.83	S 10°24'16" E	22°34'42"
C5	1250.00	90.17	90.15	N 87°01'07" W	4°08'00"
C6	8812.45	87.49	87.49	N 86°18'49" W	0°44'09"
C7	97.44	18.22	18.25	N 78°16'51" W	1°04'30"
C8	40.00	41.39	39.56	N 43°16'54" W	96°16'54"
C9	95.00	102.51	97.61	N 44°33'16" W	91°49'35"
C10	250.00	56.87	56.74	N 07°07'28" E	1°01'57"
C11	200.00	45.49	45.39	N 07°07'28" E	1°01'57"
C12	50.00	111.45	89.77	N 26°10'31" E	127°42'32"
C13	150.50	44.37	44.21	S 08°43'18" E	16°33'33"
C14	98.50	27.29	27.20	S 10°48'56" E	16°42'45"
C15	200.00	71.89	71.43	N 79°16'41" E	2°04'25"
C16	200.00	71.74	71.35	S 79°16'02" W	2°03'03"
C17	50.00	143.56	99.09	S 44°20'07" W	164°30'24"
C18	20.00	11.84	11.67	S 72°28'10" W	33°55'29"
C19	50.00	88.77	77.56	S 07°18'39" E	1°01'43"11"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL19	S 00°09'47" E	13.67
EL20	N 00°09'47" W	12.99
EL21	N 89°38'32" W	30.01
EL22	S 01°15'36" E	15.53
EL23	SOUTH	32.87
EL24	WEST	19.80
EL25	WEST	24.23
EL26	SOUTH	5.14
EL27	EAST	23.98
EL28	SOUTH	8.14
EL29	NORTH	3.18
EL30	WEST	23.98
EL31	NORTH	15.14
EL32	EAST	24.25
EL33	EAST	24.90
EL34	NORTH	32.87
EL35	N 01°15'36" W	15.57
EL36	S 89°26'55" W	10.12
EL37	NORTH	5.00
EL38	N 00°33'05" W	6.00
EL39	S 00°33'05" E	6.00
EL40	S 00°33'05" E	2.00

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC19	15.00	20.59	19.01	S 39°28'45" E	78°14'40"
EC20	55.00	75.11	69.41	S 39°40'25" E	78°14'40"
EC21	30.00	47.12	42.43	N 45°33'05" W	90°00'00"
EC22	20.00	26.86	24.88	S 50°58'41" W	76°56'28"
EC23	85.00	114.14	105.76	S 50°58'41" W	76°56'28"
EC24	60.00	80.57	74.65	N 50°58'41" E	76°56'28"
EC25	45.00	55.33	51.91	N 47°44'00" E	70°27'05"
EC26	15.00	21.76	19.80	N 41°33'31" E	83°07'20"
EC27	20.00	31.77	28.53	S 43°56'53" W	81°00'03"
EC28	25.00	39.10	35.64	S 20°37'49" W	43°48'48"
EC29	30.91	21.29	20.67	S 22°47'13" W	39°28'01"
EC30	10.00	15.71	14.14	S 45°00'00" W	90°00'00"
EC31	5.00	7.85	7.07	N 45°00'00" E	90°00'00"
EC32	35.91	24.74	24.25	N 22°47'13" E	39°28'01"
EC33	20.00	15.28	14.61	N 20°37'49" E	43°48'48"
EC34	15.00	23.45	21.14	N 44°36'55" E	80°00'00"
EC35	20.00	31.27	28.16	S 45°45'29" E	89°35'12"
EC36	30.00	47.12	42.43	N 45°33'05" W	90°00'00"
EC37	30.00	47.12	42.43	N 44°36'55" E	80°00'00"
EC38	30.00	17.52	17.28	N 75°57'07" E	33°28'13"
EC39	35.00	18.80	18.58	N 74°38'30" E	30°47'00"
EC40	30.00	18.12	15.92	S 74°38'30" W	30°47'00"
EC41	35.00	20.16	19.89	S 75°43'13" W	33°00'28"



- ABBREVIATIONS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
  - P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
  - VOL. VOLUME
  - P.G. PAGE
  - CAB. CABINET
  - DOC. NO. DOCUMENT NUMBER
  - P.O.C. POINT OF COMMENCING
  - P.O.B. POINT OF BEGINNING
  - C.M. CONTROLLING MONUMENT
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - R.O.W. RIGHT-OF-WAY
  - B.L. BUILDING LINE
  - G.S.B. GARAGE SET BACK
  - D.&U.E. DRAINAGE & UTILITY EASEMENT
  - S.D.&U.E. STREET, DRAINAGE & UTILITY EASEMENT
  - P.A.D.&U.E. PEDESTRIAN ACCESS, DRAINAGE & UTILITY EASEMENT
  - P.W.F.&D.E. PRIVATE WALL, FENCE & DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - T.E.D.C. TXU ELECTRIC DELIVERY COMPANY
  - O.E.D.C.E. ONCOR ELECTRIC DELIVERY COMPANY EASEMENT

OWNER-GRAPEVINE SPRINGS:  
 H CREEK DEVELOPMENT, LLC  
 604 E. Northwest Highway #102  
 Grapevine, TX 76051  
 Ph: 817-329-3111  
 Contact: Eason Moykus

OWNER-GRAPEVINE OFFICE PARK:  
 WRIGHT GVS PROPERTIES, LLC  
 601 W. Wall Street  
 Grapevine, TX 76051

ENGINEER:  
 DeOtte, Inc.  
 420 Johnson Rd, Suite 303  
 Keller, Texas 76248  
 Ph: 817-337-8899  
 Contact: Richard DeOtte, P.E.

SURVEYOR:  
 Spry Surveyors  
 8241 Mid-Cities Boulevard, Suite 102  
 North Richland Hills, TX 76182  
 Firm Reg. No. 1012000 Ph: 817-776-4049  
 spry@sprysurveyors.com www.sprysurveyors.com  
 Project Number 066-033-30

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis  
 R.P.L.S. No. 5647  
 Dots: JULY 11, 2024

FINAL PLAT OF  
 LOTS 1-5 & 6X, BLOCK 1, LOTS 1-12 & 13X, BLOCK 2  
 and LOTS 1-4 & 5X, BLOCK 3

**GRAPEVINE SPRINGS**  
 and LOT 1R, BLOCK 1R

**GRAPEVINE OFFICE PARK**

AN ADDITION TO THE CITY OF GRAPEVINE, WHICH IS 20.32 ACRES, WHICH IS A REPLAT OF LOT 1, BLOCK 1, GRAPEVINE OFFICE PARK IN THE THOMAS MAHAN SURVEY, A-1050 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS BLOCK 1 ZONED R-12.5 BLOCK 2 AND 3 ZONED R-7.5 AND BLOCK 1R ZONED PO & CC

DATE: JULY 2024

AVIATION RELEASE  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, H CREEK DEVELOPMENT, LLC, and WRIGHT GVS PROPERTIES, LLC, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at \_\_\_\_\_ Texas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Eason Maykus Title  
for H Creek Development, LLC

NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Eason Maykus, known to me to be the person(s) whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Signature Notary Stamp:

\_\_\_\_\_  
Printed Name Commission Expires

\_\_\_\_\_  
Lemoina Wright Title  
for Wright GVS Properties, LLS

NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Lemoina Wright, known to me to be the person(s) whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Signature Notary Stamp:

\_\_\_\_\_  
Printed Name Commission Expires

OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF TARRANT

Whereas H Creek Development, LLC is the owner of all that certain 11.248 acres of land, which is all of the 9.572 acre tract by virtue of the deed recorded in Document Number D222291356 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and all of the 1.675 acre tract by virtue of the deed recorded in Document Number D222291371, D.R.T.C.T., which is out of Lot 1, Block 1, Grapevine Office Park, recorded in Cabinet A, Slide 7398, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and whereas Wright GVS Properties, LLC, is the owner of all that certain 9.076 acre tract, by virtue of the deed recorded in Document Number D219120744 and Document Number D223136284, D.R.T.C.T., for a NET TOTAL ACREAGE of 20.32 acres, which is Lot 1, Block 1, Grapevine Office Park recorded in Cabinet A, Slide 7398 P.R.T.C.T., in the Tomas Mahan Survey, A-1050, City of Grapevine, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 5/8" iron rod with a cap stamped "Sempco" found for the most southerly southeast corner of said Lot 1, Block 1, Grapevine Office Park, common to the southwest corner of Lot 1, Block 1, Rose Plaza, recorded in Cabinet A, Slide 1957 P.R.T.C.T., and in the north right-of-way line of West Northwest Highway (100' R.O.W.), from which a 1/2" iron rod found for the southeast corner of said Lot 1, Block 1, Rose Plaza, bears North 89° 26' 55" East - 227.30';

THENCE South 89° 26' 55" West - 815.70' along the north right-of-way line of said West Northwest Highway, to an "X" set in concrete for the most southerly southwest corner of the herein described tract, common to the southeast corner of Lot 1, Block 1, Hubbell DDS Addition, recorded in Cabinet A, Slide 3944, P.R.T.C.T.;

THENCE North 00° 36' 30" West - 200.00' to a 1/2" iron rod found an angle corner of the herein described tract, common to the northeast corner of said Lot 1, Block 1, Hubbell DDS Addition;

THENCE South 89° 26' 55" West - 274.70' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most westerly southwest corner of the herein described tract, common to the northwest corner of said Lot 1, Block 1, Hubbell DDS Addition, and in the east line of Block 1, Manor Oaks Addition, recorded in Volume 388-39, Page 435 P.R.T.C.T.;

THENCE North 00° 36' 30" West, passing at a distance of 43.68' a 1/2" iron rod found for the southeast corner of Lot 2-R, Block 1, Manor Oaks Addition, recorded in Volume 388-58, Page 691 P.R.T.C.T., passing at a distance of 266.98' a 1/2" iron rod found for the northeast corner of Lot 2-R, Block 1, Manor Oaks Addition, and continuing along the east line of said Block 1, Manor Oaks Addition for a total distance of 550.94' to 1/2" iron rod (bent) found for the northwest corner of said Lot 1, Block 1, Grapevine Office Park, common to the northwest corner of the herein described tract, and the southwest corner of Dove Creek, Phase Two, recorded in Volume 388-164, Page 29 P.R.T.C.T.;

THENCE North 89° 43' 06" East - 1318.20' along the north line of said Lot 1, Block 1, Grapevine Office Park, common to the south line of said Dove Creek, Phase Two and the south line of Dove Creek, Phase I recorded in Volume 388-174, Page 35 P.R.T.C.T., to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, in the west line of Lot 14XA, Block 1, Tillery Commons, recorded in Document Number D221285979 P.R.T.C.T.;

OWNER'S DEDICATION (CONTINUE)

THENCE South 00° 34' 17" East - 744.74' along the east line of said Lot 1, Block 1, Grapevine Office Park, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most easterly southeast corner of the herein described tract, common to the northeast corner of said Lot 1, Block 1, Rose Plaza, and in the west line of Lot 2R, Block 1, Dove Road Addition, recorded in Document Number D214208646, P.R.T.C.T.;

THENCE South 89° 26' 55" West - 226.69' (called 227.00') to a 1/2" iron rod found for an angle corner of the herein described tract, common to the northwest corner of said Lot 1, Block 1, Rose Plaza;

THENCE South 00° 23' 44" East - 200.00' to the POINT OF BEGINNING and containing 20.32 (865,268 sq. ft.) of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS,

THAT H CREEK DEVELOPMENT, LLC, does hereby adopt this plat of LOTS 1-5 & 6X, BLOCK 1, LOTS 1-12 & 13X, BLOCK 2, AND LOTS 1-4 & 5X, BLOCK 3, GRAPEVINE SPRINGS on addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The owner shall be responsible for all maintenance and repair of the paving and drainage facilities lying outside of dedicated public street right-of-way. The owner shall be responsible for all maintenance and repair of drainage facilities and control structures including check dams within public "right to drain" easements and other private drainage easements, said maintenance and repair shall include but not be limited to continued and unimpeded passage of flows, repair of retaining walls, erosion, and scour damage, and tree removal. The owner shall be responsible for all repair and maintenance of sanitary sewer crossings. 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 the same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

"I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct."

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Eason Maykus Title  
for H Creek Development, LLC

NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Eason Maykus, known to me to be the person(s) whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Signature Notary Stamp:

\_\_\_\_\_  
Printed Name Commission Expires

THAT WRIGHT GVS PROPERTIES, LLC does hereby adopt this plat of LOT 1R, BLOCK 1R, GRAPEVINE OFFICE PARK on addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The owner shall be responsible for all maintenance and repair of the paving and drainage facilities lying outside of dedicated public street right-of-way. The owner shall be responsible for all maintenance and repair of drainage facilities and control structures including check dams within public "right to drain" easements and other private drainage easements, said maintenance and repair shall include but not be limited to continued and unimpeded passage of flows, repair of retaining walls, erosion, and scour damage, and tree removal. The owner shall be responsible for all repair and maintenance of sanitary sewer crossings. 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 the same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

"I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct."

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Owner Title  
for Wright GVS Properties, LLC

NOTARY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Signature Notary Stamp:

\_\_\_\_\_  
Printed Name Commission Expires

NOTES

- 1. H CREEK DEVELOPMENT, LLC, is the owner of the hereon shown property per the deed recorded in Document Number D221086819, in the Deed Records of Tarrant County, Texas.
- 2. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- 3. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- 4. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- 5. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- 6. According to the Flood Insurance Rate Map No. 48439C0105K, published by the Federal Emergency Management Agency, dated: September 25, 2009, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood. A portion also lies within the special flood hazard area designated as shaded Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
- 7. All retaining walls to be maintained by Grapevine Springs (H.O.A.).
- 8.
- 9. Lots 6X, Block 1; 13X, Block 2; 5X, Block 3 are dedicated and maintained by the Homeowner's Association\*

\* Asterisk (\*) indicates an easement dedicated by this plat.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Grapevine, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis  
R.P.L.S. No. 5647  
Date: JULY 11, 2024

David Carlton Lewis, R.P.L.S.  
Texas Registration No. 5647  
Spry Surveyors, LLC  
8241 Mid-Cities Blvd Ste 102  
North Richland Hills, TX 76182



GRAPEVINE CITY COUNCIL

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

Mayor: \_\_\_\_\_

City Secretary: \_\_\_\_\_

PLANNING & ZONING COMMISSION

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

Chairman: \_\_\_\_\_

Secretary: \_\_\_\_\_

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis  
R.P.L.S. No. 5647  
Date: JULY 11, 2024

FINAL PLAT OF  
LOTS 1-5 & 6X, BLOCK 1, LOTS 1-12 & 13X, BLOCK 2  
and LOTS 1-4 & 5X, BLOCK 3  
GRAPEVINE SPRINGS  
and LOT 1R, BLOCK 1R

AN ADDITION TO THE CITY OF GRAPEVINE,  
WHICH IS 20.32 ACRES, WHICH IS A REPLAT OF LOT 1,  
BLOCK 1, GRAPEVINE OFFICE PARK  
IN THE THOMAS MAHAN SURVEY, A-1050  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
BLOCK 1 ZONED R-12.5  
BLOCK 2 AND 3 ZONED R-7.5 AND  
BLOCK 1R ZONED PO & CC

DATE: JULY 2024

**MEMO TO:** HONORABLE MAYOR, CITY COUNCIL MEMBERS

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

**MEETING DATE:** JULY 16, 2024

**SUBJECT:** RESIDENTIAL STANDBY GENERATORS (AM24-01)

**RECOMMENDATION:** City Council to hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: amend Subsection A.3, *Noise Regulation* of Section 55, *Performance Standards* by adding an exception for residential standby generators.

**BACKGROUND:**

A Grapevine resident and homebuilder has submitted a request for an exception to the noise regulations laid out in Section 55, *Performance Standards* of the Zoning Ordinance. Currently, the only exception to maximum noise emissions on property outside of the right-of-way is for lawn and yard maintenance equipment. The requestor is seeking to add a second exception for residential standby generators. Along with the request, a letter from the requestor and a specification sheet for a residential standby generator have been attached.

Residential standby generators are designed to ensure safety and security during long power outages. They provide continuous power to keep essential appliances and systems running, such as heating and cooling, refrigeration, medical equipment, communication devices, and security systems. This can be important for individuals with medical conditions that require electricity-dependent equipment or for families with young children or elderly members who may be more vulnerable during extended power outages. In addition, having a whole home generator can help prevent property damage and financial losses by maintaining a functional home environment during unforeseen power interruptions.

**ISSUES:**

Residential standby generators usually emit noise at a level of around 60-70 decibels, which is about as loud as a normal conversation. The maximum permissible sound level in a residential district is 59 dBA between 7:00 a.m. and 10:00 p.m. and 52 dBA between 10:00 p.m. and 7:00 a.m.

Many generators may need to run self-diagnostic tests automatically on a weekly or monthly basis, while others may require manual testing by the homeowners. The frequency of testing may depend on the manufacturer's recommendations and the specific model of the generator.

Historically, Grapevine has required residential standby generators to be equipped with baffling, covers, or other noise attenuation methods during the building permitting process. This is because these generators can produce a significant amount of noise while running, which can be disruptive to the surrounding community, especially in residential areas where neighbors are near each other. However, implementing these noise-reducing measures can be expensive, void the generator's warranty, or potentially affect its overall performance during an actual emergency event.

Draft Exception Changes:

3. NOISE REGULATION: This ordinance shall apply to all sound originating within the limits of the City of Grapevine, Texas. It applies 24 hours of everyday of the week and year around. This ordinance does not apply to any moving vehicle or aircraft, nor does it apply to sound emitted from any emergency warning device. This ordinance does not apply to the following activities as long as they are conducted in daytime hours as a normal function of a permitted, conditional or special use and the equipment is maintained in proper working condition:

- Lawn and yard maintenance
- Residential standby generator, limited to testing periods and emergency events, and not used in place of a permanent electric connection.

/em



12/4/2023

404 E Wall St  
Grapevine, Texas 76051

Dear Erica:

I would like to make a request that the City of Grapevine consider adding home backup generators to the exceptions list for the noise ordinance Section 55 A 3. Recently the State of Texas has experienced significant demand increases on its power grid which has resulted in multiple widespread power failures. These power failures have occurred during critical times of inclement weather which have resulted in very significant damage to homeowners' property over the past several years. Because of this, the demand for home backup generators has significantly increased. The City of Grapevine has uniquely burdened the requirement for home backup generators due to their noise ordinance. This ordinance so burdens the ability to install a generator that the cost to do so will increase by as much as 50% and in many cases the solutions will void the manufacturer warranty.

The Texas utility grid has experienced such demand that the State of Texas recently passed a new proposition allocation for multiple new powerplants to try and help the demand. The demand for power plants is being driven by the increased percentage of power that comes from renewable sources which are dependent on weather and atmospheric conditions. The burden is further

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exacerbated by the growth in population and the strong push by the federal government to transition automobiles from fossil fuel to electric vehicle. Each electric vehicle added to a home, increases that home's power consumption by over 35%. With the power grid many times withing a small percentage of failure, the proliferation of EV's will very quickly push the grid beyond capacity causing more failures. These conditions are a known problem with the Texas grid as they struggle to come up with some sort of solution. In the meantime, the homeowners of Grapevine are being put at an unnecessary burden over other cities for the failure to update the current zoning.

As a quick review of the typical current generators installed in Grapevine homes, Generac is the primary supplier and I have attached the specification for your review of the current largest generator designed for home use. The generator is designed so that periodically (typically once a week) the generator will power up and go into test mode for fifteen minutes. During this test, the unit will power up at full power and then immediately drop to 50% for the duration of the test which typically is set for 15 minutes. The noise during this time is far less than is experienced by homeowner when lawn maintenance equipment is operating in the area. You can see the noise levels at full power and test power in the unit specification.

As a last note I would like to point out that today's homes are far more dependent on having electrical power because it supports the homes' communications, all the appliances, and home health supporting equipment such as CPAP machines. Many homes have transitioned to tankless water heaters which have a very low water volume burner that is protected from freezing by an electrical heater that during power outages leaves the very vulnerable unit to catastrophic failure. In the last big freeze, thousands of local area tankless water heaters without power failed which resulted in homeowner damage.

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My request is that the city exempt home backup generators from the noise ordinance so that the citizens of Grapevine can protect their homes in the same manner that the surrounding cities can from this impending problem that is predicted to get worse very soon.

I am always available for any questions or to help in any way.

Regards,

Neal Cooper

214-435-4502



26 kW

**GUARDIAN® SERIES**  
**Residential Standby Generators**  
**Air-Cooled Gas Engine**

Standby Power Rating

G007290-0, G007291-0 (Aluminum - Bisque) - 26 kW 60 Hz

**INCLUDES:**

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Base fascia
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.\*

\*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

**FEATURES**

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**                      ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **SYSTEM TORSIONAL TESTED**        ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC PROMISE



## 26 kW

## Features and Benefits

### Engine

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- EPA Certified for non-emergency applications
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Allows unit to be used for demand response applications.

Prevents damage due to overheating.

### Generator

- Revolving field
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Maximizes motor starting capability.

Regulating output voltage to  $\pm 1\%$  prevents damaging voltage spikes.

For your safety.

### Transfer Switch (if applicable)

- Fully automatic
- NEMA 3R
- Integrated load management technology
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Capability to manage additional loads for efficient power management.

Mounts near an existing distribution panel for simple, low-cost installation.

### Evolution™ Controls

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

### Unit

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

## 26 kW

## Features and Benefits

### Installation System

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.  
Meets IFGC and NFPA 54 installation requirements.

### Connectivity (Wi-Fi equipped models only)

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.  
Review the generator's complete protection profile for exercise hours and total hours.  
Provides maintenance information for the specific model generator when scheduled maintenance is due.  
Detailed monthly reports provide historical generator information.  
Built in battery diagnostics displaying current state of the battery.  
Provides detailed local ambient weather conditions for generator location.

**26 kW**

**Specifications**

**Generator**

Model	G007290-0 G007291-0 (26 kW)
Rated maximum continuous power capacity (LP)	26,000 Watts*
Rated maximum continuous power capacity (NG)	22,500 Watts*
Rated voltage	240
Rated maximum continuous load current – 240 volts (LP/NG)	108.3 / 93.8
Total Harmonic Distortion	Less than 5%
Main line circuit breaker	110 amp
Phase	1
Number of rotor poles	2
Rated AC frequency	60 Hz
Power factor	1.0
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum
Unit weight (lb / kg)	518 / 235
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	57
Exercise duration	5 min

**Engine**

Engine type	GENERAC G-Force 1000 Series
Number of cylinders	2
Displacement	999 cc
Cylinder block	Aluminum w/ cast iron sleeve
Valve arrangement	Overhead valve
Ignition system	Solid-state w/ magneto
Governor system	Electronic
Compression ratio	9.5:1
Starter	12 VDC
Oil capacity including filter	Approx. 1.9 qt / 1.8 L
Operating rpm	3,600
Fuel consumption	
Natural gas:	ft <sup>3</sup> /hr (m <sup>3</sup> /hr)
1/2 Load	188 (5.32)
Full Load	333 (9.43)
Liquid propane:	ft <sup>3</sup> /hr (gal/hr) [L/hr]
1/2 Load	75 (2.06) [7.78]
Full Load	132 (3.63) [13.73]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges – 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft<sup>3</sup>/hr x 2500 (LP) or ft<sup>3</sup>/hr x 1000 (NG). For Megajoule content, multiply m<sup>3</sup>/hr x 93.15 (LP) or m<sup>3</sup>/hr x 37.26 (NG).

**Controls**

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140–171 V / 190–216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

Rating definitions – Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed.  
 \* No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271). Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/Megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level and approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C). \*\* Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.  
 U.S. EPA certified for non-emergency applications.

# 26 kW

# Switch Options

### Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Model	G007291-0 (26 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

\*Function of Evolution controller  
Exercise can be set to weekly, bi-weekly, or monthly

### Dimensions

200 Amps 120/240, 1Ø Open Transition Service Rated					
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14



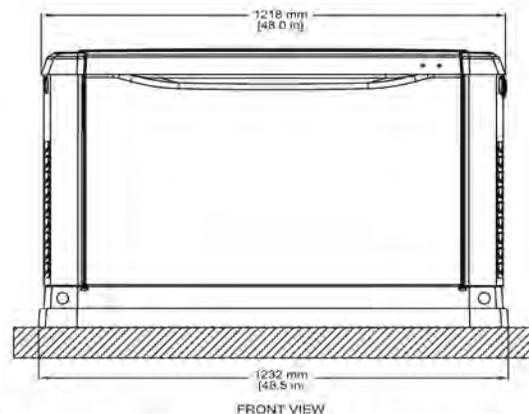
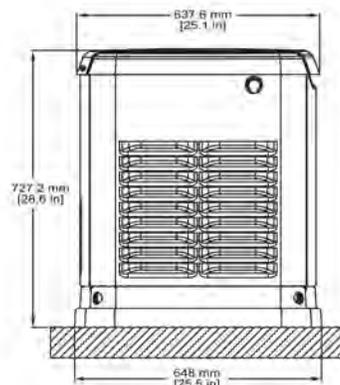
**26 kW**

**Available Accessories**

Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007009-0	LTE LP Tank Fuel Level Monitor	The LTE enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link <sup>®</sup> Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.
G007301-0	High Altitude Kit	A high altitude kit may be required when operating over 2,000 ft (610 m) above sea level per U.S. EPA regulations. Operating the engine with the incorrect engine configuration at a given altitude may increase emissions and decrease fuel efficiency and performance.

**Dimensions & UPCs**

Model	UPC
G007290-0	696471087307
G007291-0	696471087314



Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

**MEMO TO:** HONORABLE MAYOR, CITY COUNCIL MEMBERS

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

**MEETING DATE:** JULY 16, 2024

**SUBJECT:** ELECTRIC VECHICLE CHARGING STATIONS (AM23-02 - AMENDMENT)

**RECOMMENDATION:** City Council to hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: amend Subsection (C), *Conditional Uses*, of Section 25, "CC", Community Commercial District; Subsection (C), *Conditional Uses*, of Section 26, "HC", Highway Commercial District; and Subsection (C), *Conditional Uses*, of Section 31, "LI", Light Industrial District, regarding the requirement of a conditional use permit for electrical vehicle charging stations, by adding an exception for automobile sales and services and retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats.

**BACKGROUND:**

On January 16, 2024, the City Council approved an amendment to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) related to Electric Vehicle (EV) charging stations and their supply equipment. This amendment establishes specific requirements for their use after a series of workshops held by the Planning and Zoning Commission. The amendment regulates EV charging stations as a land use, including their location, size, and appearance.

It was determined that EV charging stations were not listed in the Zoning Ordinance as a specific land use. Council approved a definition for EV charging stations, specified which zoning districts could house them through the conditional use request process, and set standards for their siting, location, and screening/buffering.

At the public hearing on January 16, a Grapevine business owner expressed their opposition to the amendment. They cited that Level 3 charging stations were their main concern, and that Level 1 and 2 stations should not be regulated through a public hearing process, particularly for businesses involved in automobile sales and service. These business types anticipate a shift towards electric vehicles in the market, which would require significant investment in infrastructure to accommodate the changing trends in their inventory for sale and repair.

**ISSUES:**

Council has approved the EV charging station amendment. However, council members have requested that staff engage with the business owner who opposed the amendment and find a way to address their concerns. As a result, staff from various departments have met with the protester and their colleagues and are now proposing exception language for automobile sales and service businesses with a valid conditional use permit approval.

Draft Exception Changes:**Sec. 25. CC Community Commercial District Regulations**

C. CONDITIONAL USES: The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.

27. Electric Vehicle (EV) Charging Stations. Automobile sales and service businesses approved through a conditional use permit are exempt from obtaining an additional conditional use permit to install Level 2 and lower classified EV Charging Stations, if the stations are installed on the properties where electric or hybrid vehicles are sold, displayed, and repaired, and are not open for use by the public. The EV Charging Stations must meet use-specific standards in Subsection 42.I, of this Zoning Ordinance and obtain site plan and permit approvals.

If approved, this exception language would be applied to Subsection (C) of Conditional Uses in the "CC", Community Commercial, "HC", Highway Commercial, and, "LI", Light Industrial Districts. These districts are where automobile sales and services, as well as retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats, are permitted with the approval of a conditional use permit.

/em

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

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

**MEETING DATE:** JULY 16, 2024

**SUBJECT:** PHASE 2 PERFORMANCE AND UTILIZATION ANALYSIS FOR THE REC

**RECOMMENDATION:** City Council to consider beginning Phase 2 of the performance and utilization analysis for the REC with Barker Rinker Seacat Architecture for the Parks and Recreation Department.

**FUNDING SOURCE:** Funds are available in the Capital Projects - Recreation Fund for an amount not to exceed \$15,000, Capital Projects - Park Open Spaces Fund for an amount not to exceed \$83,000 and Special Revenue Fund (Senior Activity Center) for an amount not to exceed \$50,000.

**BACKGROUND:** The REC of Grapevine, which opened in April 2015, has enjoyed nine successful years of operation. Recently, the Parks and Recreation Department (PARD) enlisted BRS Architecture to carry out a Performance and Utilization Analysis (PUA) of the facility. In the course of this analysis, BRS Architecture assessed various aspects including operations, program offerings, room usage, potential building updates, and strategies for membership retention. Based on current and future trends, BRS provided recommendations to ensure The REC remains relevant and continues to be a valuable asset to the community.

PARD is now seeking approval to begin Phase 2 of the PUA which will explore the opportunities and constraints of building expansion and/or renovation of The REC of Grapevine to address the objectives identified in Phase 1 of the Performance and Utilization Analysis. The REC has seen tremendous success since opening the 108,000-square-foot facility in 2015. Membership participation is one of the highest in the nation, exceeding what was anticipated and creating pressure in areas such as adult fitness, classrooms, senior services, and support spaces. To address this challenge, BRS will work with a multidisciplinary consulting team of engineers and specialists to identify architectural and engineering solutions to alleviate specific programmatic pinch points and incorporate national trends and best practices based on operational goals.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4), personal, professional or planning services.

Staff recommends approval.

TK/TM

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

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

**MEETING DATE:** JULY 16, 2024

**SUBJECT:** CONTRACT FOR NUTRITION AND WEIGHT MANAGEMENT PROGRAM WITH NOOM

**RECOMMENDATION:** City Council to consider contract for a nutrition and weight management program with Noom.

**FUNDING SOURCE:** Funds are available in the General Fund (Risk Management) in the estimated amount of \$17,000 (funded by a wellness credit issued by UMR)

**BACKGROUND:** Staff conducted a survey and employees responded requesting more access to nutritional health resources. Noom Healthy Weight Program uses evidence-based techniques to teach members how to change their unhealthy eating habits. Noom includes a nutritional guidance system to help employees make the right food decision and one-on-one coaching sessions to improve outcomes. The program includes tracking tools for calorie intake, food logging, and exercise tracking. Tracking through Noom can also be synced with our wellness platform.

Weight management is the key to address other chronic conditions that are costly to our self-funded health plan. Members who lose weight are less likely to develop common chronic conditions.

The funds for this program were made available through a wellness credit provided by UMR.

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

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

**MEETING DATE:** JULY 16, 2024

**SUBJECT:** RENEWAL OF CONTRACT FOR EMPLOYEE ASSISTANCE PROGRAM (EAP)

**RECOMMENDATION:** City Council to consider the renewal of a contract for Employee Assistance Program with Optum.

**FUNDING SOURCE:** Funds are available in the General Fund (Risk Management) in the estimated annual amount of \$40,750

**BACKGROUND:** The EAP is a voluntary, confidential, program which helps employees work through various life challenges that may adversely affect job performance, health, and personal well-being. To optimize employee success, Optum is available 24/7/365 to assist all part-time and full-time employees and their household members.

Optum has provided this service since 2021 and has over 200 interactions with our employees per year. This includes connecting employees and family members with mental health providers, financial, and legal services. All Optum mental health providers are also in network with our medical insurance.

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

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

**MEETING DATE:** JULY 16, 2024

**SUBJECT:** CONTRACT RENEWAL WITH ALIGHT SOLUTIONS FOR EMPLOYEE HEALTH ADVOCATE SERVICES

**RECOMMENDATION:** City Council to consider the renewal of a contract for employee health advocate services with Alight Solutions.

**FUNDING SOURCE:** Funds are available in General Fund (Risk Management) in the estimated annual amount of \$35,000.

**BACKGROUND:** The City of Grapevine provides a patient advocate and concierge service to all benefit eligible employees. This service is provided through Alight Solutions. Alight provides a designated Health Pro to the City's employees to assist them with finding providers, comparing prices for services to find the most cost-effective options, coverage reviews, scheduling appointments, and resolving billing issues. Based on the most recent utilization report from Alight Solutions, City employees' average annual savings per engaging household is \$1,311.

City staff reviewed proposals and determined Alight would provide the best service and pricing for the City's needs. The City has been using Alight Solutions since 2020. This is a one-year contract.

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

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

**MEETING DATE:** JULY 16, 2024

**SUBJECT:** RESOLUTION TO PARTICIPATE IN THE TEXAS PARKS & WILDLIFE LOCAL PARKS GRANT PROGRAM FOR SETTLERS PARK PHASE 2

**RECOMMENDATION:** Staff recommends the City Council approve a resolution authorizing and directing staff to participate in the Local Parks Grant program for the development of Settlers Park Phase 2.

**FUNDING SOURCE:** N/A until grant is approved

**BACKGROUND:** In 2019, the Texas Parks and Wildlife Department awarded the City \$500,000 through the Local Parks Grant program for Settlers Park. Due to impacts from the COVID pandemic including increased construction costs, the development of Settlers Park was phased to keep the project moving forward. Phase 1 is currently underway and scheduled to be completed by late fall. Amenities in Phase 1 include a segment of the concrete and soft surface trails, restroom, small pavilion, a portion of the fishing pier, elevated boardwalk with picnic area, gravel parking lot, and park signage.

The complete development of Settlers Park is projected to require three phases. The anticipated cost for Phase 2 is \$4,540,447, which will include a selection of remaining amenities that would best complement phase one amenities. Remaining key amenities include kayak launch, large education pavilion, completed fishing pier, event pier and pavilion over the pond, wetland boardwalk, primitive campsites, and completed concrete and soft surface trails.

The recommended resolution will allow staff to move forward in applying for grant funding for the project.

The grant requires a 100% City match. We are requesting \$750,000. If that amount is granted, the City funds necessary to match the grant would be \$750,000. Any expense above the total of the grant and City match will be the responsibility of the City.

Staff recommends approval.

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

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

**MEETING DATE:** JULY 16, 2024

**SUBJECT:** PURCHASE OF TURNING TARGET SYSTEM FOR FIREARMS

**RECOMMENDATION:** City Council to consider the approval for the purchase of a turning target system from Range Systems, Inc. for the Police Department range.

**FUNDING SOURCE:** Funds are available in the General Fund (Police) for an amount not to exceed \$47,209.

**BACKGROUND:** Purchase of an electronic turning target system that consists of eight programmable target turners. This system is designed to educate officers to make critical decisions in a dynamic environment, improving their decision-making skills, as well as their accuracy. Each target can be individually programmed. The target system will react to both live ammunition and training munitions.

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). Range Systems, Inc. is the authorized source for the Dallas Fort Worth area.

Staff recommends approval.

WE/TM

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

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

**MEETING DATE:** JULY 16, 2024

**SUBJECT:** RENEWAL OF ANNUAL CONTRACT FOR JANITORIAL SERVICES

**RECOMMENDATION:** City Council to consider approval for the renewal of an annual contract for Janitorial Services with Regent Services for the City of Grapevine.

**FUNDING SOURCE:** Funds are available in the General Fund (Facilities and Police) for an annual estimated amount of \$436,000.

**BACKGROUND:** The purpose of this contract is to establish fixed annual pricing for janitorial services to be performed at various City facilities and contract labor for Animal Services to maintain and clean kennels, outdoor run areas, and provide necessary food, water, and shelter to impounded animals.

The City of Grapevine solicited a "Best Value Bid" in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised in the Fort Worth Star Telegram on May 25, 2023 and June 1, 2023. There were 727 vendors electronically notified of the bid through the eBid system. Forty-seven vendors viewed and downloaded the RFB and 14 bids were received. The bid was opened electronically and publicly on June 16, 2023 at 2 pm. The contract was for an initial one-year period, with nine one-year renewal options available. If approved, this will be the first renewal option.

Based on the evaluations for the Best Value bids for janitorial services, the highest best value evaluation was Regent Services. Regent Services received the overall highest score for the City meeting all of the Best Value specifications and requirements. The City of Grapevine has been using Regent Services for several years and has been successful.

Staff recommends approval.  
CH/TM

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

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

**MEETING DATE:** JULY 16, 2024

**SUBJECT:** RENEWAL OF ANNUAL CONTRACTS FOR EQUIPMENT RENTAL SERVICES

**RECOMMENDATION:** City Council to consider approval for the renewal of annual contracts for Equipment Rental Services to Fox Rental, Herc Rentals, and Kirby-Smith for the City of Grapevine.

**FUNDING SOURCE:** Funds are available in various accounts for an annual estimated amount of \$200,000.

**BACKGROUND:** The purpose of this contract is to establish fixed annual pricing for various types of heavy equipment rental services to be used primarily by the Public Works Department on an as-needed basis.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The contracts were for an initial one-year period with nine-year optional renewals. If approved, this will be for the second renewal available.

Staff recommends approval.

KH/TM

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

**FROM:** BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>

**MEETING DATE:** JULY 16, 2024

**SUBJECT:** CONCOURSE/PRO SHOP ENHANCEMENTS

**RECOMMENDATION:** City Council to consider approval of proposal of Construction Manager at Risk for the Concourse and former Pro Shop Enhancement project from Fransen Pittman Construction; and an ordinance to appropriate funds.

**FUNDING SOURCE:** Funds are available in the Convention & Visitors Bureau Fund upon approval of the appropriation ordinance in the amount of \$487,949 for Construction Manager at Risk services.

**BACKGROUND:** In June 2024, a Request for Proposal (RFP #35-24) was developed to select a Construction Manager at Risk (CMAR) to provide general contracting services, project management support and oversight for this project. Once selected the CMAR will provide pre-construction services which includes coordinating with staff and the architects to finalize the Guaranteed Maximum Price (GMP) and develop a strategy to construct the facility in a cost effective and timely manner. The City received four proposals, and after careful review of each proposal by staff and the architectural firm of Williams Tharpe, Fransen Pittman Construction was determined to have provided the best proposal to provide these services.

Franzen Pitman Construction has agreed to the following conditions of this project:

- Complete final GMP construction costs and Notice to Proceed by August 31, 2024
- Work within the architects estimated cost of \$3,781,624
- Complete the project by May 8, 2025

Fanzen Pittman is a Grapevine based company who has completed work at Grapevine Faith Christian School, Grapevine Crush-it Sports, and is currently working on the Grapevine Water and Waste Water Administration facilities.

The Concourse Meeting facility and original Golf Pro Shop were constructed over 40 years ago. With the opening of the new Pro Shop and the upgrade needs of the Concourse facility, these buildings have been taken out of service. Over the past year, Williams Tharpe architects were hired to prepare preliminary conceptual drawings and subsequent construction documents including mechanical, electrical, plumbing, civil engineering, structural engineering, and landscape design drawings.

The proposed enhancements consist of altering the Concourse facility to create a larger meeting room and pre-function area, smaller warming kitchen, re-configured restrooms, a green room/office space, and large storage area. The adjacent Pro Shop is being re-purposed to create an open air pavilion where only the existing roof structure, structural support and foundation will remain. Restrooms, a warming kitchen, and additional storage will be constructed within this space. In addition, a new entry will be constructed to connect pedestrian flow between the two existing buildings.

These enhancements offer an excellent opportunity to provide additional space for tournaments, banquets, and other activities such as weddings, corporate events and reunions.

The City Council Facilities Committee has provided review and input for the project over the term of the planning and development of this remodel and repurpose.

Once the firm completes the final GMP (in the coming few weeks) it will be reviewed with the city staff, the facilities committee and the final GMP approval will be with the City Council. The timeline to finish the final GMP is August 31. The contract requires completion of the project in early May 2025 so the facility is ready for the next summer season at the Grapevine Golf Course and before the Texas Women's Open in late May of 2025.

Staff recommends approval

ORDINANCE NO. 2024-056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, INCREASING ESTIMATED RECEIPTS IN THE AMOUNT OF \$487,949 IN THE CONVENTION AND VISITORS BUREAU FUND OBTAINED FROM UNENCUMBERED FUND BALANCE; AUTHORIZING THE APPROPRIATION OF \$487,949 IN THE CONVENTION AND VISITORS BUREAU FUND FOR THE PURPOSE OF CONSTRUCTION MANAGER AT RISK SERVICES FOR THE REMODEL OF THE CONCOURSE AND GOLF PRO SHOP; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to complete the design and remodel of the Concourse and Pro Shop at the Golf Course; and

WHEREAS, funding is available in the Grapevine Convention and Visitors Bureau Fund; and

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

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

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

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

Section 2. That the City Council hereby authorizes an increase in estimated receipts in the amount of \$487,949 in the Convention and Visitors Bureau Fund.

Section 2. That the City Council hereby authorizes the appropriation of \$487,949 in the Convention and Visitors Bureau Fund for Construction Manager at Risk General Contracting services at the Concourse and Pro Shop facilities.

Section 3. That a copy of the revised FY 2023-2024 budget document shall be kept on file in the office of the City Secretary.

Section 4. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

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

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

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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Matthew C.G. Boyle  
City Attorney



Tabulation of Bids  
City of Grapevine

<b>Bid Number:</b>	RFP CMAR 35-24	<b>Bid Opening Date</b>	7/8/2024	<b>1st Ad:</b>	6/14/2024	<b>Bidders Notified:</b>	1213
<b>Name:</b>	CVB Concourse and Pro Shop	<b>Bid Opening Time</b>	2:00pm	<b>2nd Ad:</b>	6/21/2024	<b>Bids Issued/Viewed</b>	33
<b>Requesting Dept:</b>	CVB					<b>Bids Received</b>	4

ITEM #21

			VENDOR		VENDOR		VENDOR		VENDOR	
Name of Bidder.....			Andres Construction		Fransen-Pittman		MDI Inc.		Tri-North	
Item	Qty	Unit	Price		Price		Price		Price	
Pre-Construction Fee	1	Total	\$ 8,500.00	\$ 3,000.00	\$ 7,500.00	\$ 15,150.00				
Construction Phase Service Fee			4%	3%	6.50%	9%				
	1	Total	\$ 120,000.00	\$ 90,000.00	\$ 195,000.00	\$ 270,000.00				
1 Not to Exceed General Construction Cost	1	Total	\$ 740,308.00	\$ 394,949.00	\$ 317,546.00	\$ 317,650.00				
<b>NOTES</b>					Add \$29,944.00 for Bonds					
<b>Total Bid</b>			<b>\$ 868,808.00</b>	<b>\$ 487,949.00</b>	<b>\$ 549,990.00</b>	<b>\$ 602,800.00</b>				

**"TABULATION STATEMENT"**

ALL BIDS SUBMITTED ARE REFLECTED ON THIS BID TAB SHEET. HOWEVER, THE LISTING OF A BID ON THIS SHEET SHOULD NOT BE CONSTRUED AS A COMMENT ON THE RESPONSIVENESS OF SUCH BID OR AS ANY INDICATION THAT THE CITY ACCEPTS SUCH BID AS RESPONSIVE. THE CITY WILL MAKE A DETERMINATION AS TO THE RESPONSIVENESS OF BIDS SUBMITTED BASED UPON COMPLIANCE WITH ALL APPLICABLE LAWS, CITY OF GRAPEVINE PURCHASING GUIDELINES, AND PROJECT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS. THE CITY WILL NOTIFY THE SUCCESSFUL BIDDER UPON AWARD OF THE CONTRACT AND, ACCORDING TO LAW, ALL BIDS RECEIVED WILL BE AVAILABLE FOR INSPECTION AT THAT TIME.

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 18th day of June, 2024 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
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 Mayor Pro Tem Darlene Freed being absent and with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Monica Hotelling	Vice Chair
Beth Tiggelaar	Member
David Hallberg	Member
Traci Hutton	Member
Jason Parker	Member
Mark Assaad	Alternate Member
Ben Johnson	Alternate Member

constituting a quorum, with Member Dennis Luers being absent; with Alternate Member Mark Assaad 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 Tate called the meeting to order at 7:00 p.m.

**WORKSHOP**

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

City Attorney Matthew C.G. Boyle presented this item and answered questions from Council. He explained the proposed language that would effectively grandfather existing uses if changes to the Future Land Use Map create inconsistency with existing uses.

City Manager Bruno Rumbelow and Planning Technician Lindsay Carey answered questions from Council.

Council discussed this item.

Motion was made to include the proposed grandfathering clause as part of the adoption of any future land use map amendments.

Motion: Rogers  
Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

### REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:30 p.m.

#### Item 2. Invocation and Pledge of Allegiance

Commissioner Beth Tiggelaar gave the invocation and led the Pledge of Allegiance.

#### JOINT PUBLIC HEARINGS

#### Item 3. Conditional Use Permit **CU24-12** and Planned Development Overlay **PD24-04** (Floor & Décor)

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic reported the applicant has requested to table the public hearing to the August 20, 2024 joint meeting.

Motion was made to table the public hearing to the August 20, 2024 joint meeting.

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

Motion was made to table the public hearing to the August 20, 2024 joint meeting.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

Item 4. Conditional Use Permit **CU24-20** (Texas Gun Experience)

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 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.

Director Marohnic answered questions from Council.

Applicant Representative Jared Stanyer described the proposed changes which mostly includes adding extra training space.

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: Hotelling

Ayes: Oliver, Hotelling, Tiggelaar, Hallberg, Hutton, Parker and Assaad

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Slechta

Second: Coy

Ayes: Tate, Rogers, Coy, O’Dell, Slechta, and Leal

Nays: None

Approved: 6-0

Item 5. Zoning Change **Z24-06** (Peach Street Rezone)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the City proposes a zoning 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.

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

Motion was made to close the public hearing.

Motion: Hutton

Second: Parker

Ayes: Oliver, Hotelling, Tiggelaar, Hallberg, Hutton, Parker and Assaad

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy

Second: O'Dell

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

Nays: None

Approved: 6-0

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

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

#### Item 6. Citizen Comments

Sal DeAngelo, 1944 North Port Court, Grapevine thanked staff for assistance in stopping commercial vehicles from traveling through his neighborhood and requested signs be installed.

#### OLD BUSINESS

Item 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 discussed and tabled at the April 2, 2024 regular meeting.

City Attorney Boyle updated Council on the changes to the ordinance since the meeting in April, including the clarification of arterials and main intersections.

Motion was made to approve **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.

Motion: Rogers

Second: Slechta

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

Nays: None

Approved: 6-0

## ORDINANCE NO. 2024-029

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

Item 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.

Planning Services Director Marohnic updated Council on this item and reported the Planning and Zoning Commission approved the conditional use permit at the May 21 meeting. The Board of Zoning Adjustment approved a special exception request at the June 3 meeting.

Motion was made to approve Conditional Use Permit **CU24-16** (Office/Warehouse) and the second reading of **Ordinance No. 2024-048**.

Motion: Coy  
 Second: Slechta  
 Ayes: Tate, Rogers, Coy, O’Dell, Slechta, and Leal  
 Nays: None  
 Approved: 6-0

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

Mayor Tate announced Council would consider the recommendations of the Planning and Zoning Commission next.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 26. Conditional Use Permit **CU24-20** (Texas Gun Experience)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit **CU24-20** (Texas Gun Experience) and **Ordinance No. 2024-054**.

Motion: Slechta  
Second: Rogers  
Ayes: Tate, Rogers, Coy, O’Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

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

Item 27. Zoning Change **Z24-06** (Peach Street Rezone)

Chairman Oliver reported the Commission approved the Peach Street zoning change with a vote of 7-0.

Motion was made to approve Zoning Change **Z24-06** (Peach Street Rezone) and **Ordinance No. 2024-055**.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

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

Item 28. Final Plat of Lot 1, Block 1, 942 MCR Addition

Chairman Oliver reported the Commission approved final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and the Final Plat of Lot 1, Block 1, 942 MCR Addition.

Motion: Slechta  
 Second: Coy  
 Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
 Nays: None  
 Approved: 6-0

City Council continued consideration of the items in the published order.

Item 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.

City Manager Rumbelow explained that due to the high water levels at the Lake, staff has been studying alternative locations for the fireworks show, and presented the options that staff is considering. The first option is south of the Convention Center, the second option is at the corner of Texan Trail and State Highway 26 near Great Wolf Lodge.

City Attorney Boyle answered questions from Council.

Council discussed the proposed options.

Motion was made to approve the firework permit for the City's July 4 Fireworks Show allowing the City Manager to use whichever of the locations as described this evening.

Motion: Coy  
 Second: Slechta  
 Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
 Nays: None  
 Approved: 6-0

NEW BUSINESS

Item 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.

Chief Financial Officer Jeff Strawn presented this item stating the bonds will be used for improvements to the Water and Wastewater Treatment Plants, storm drainage improvements, and repairs to the Service Center. The sale took place at a coupon rate of approximately 5% with an effective interest rate of 3.75% for 20-year bonds.

Motion was made to approve **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.

Motion: Rogers  
 Second: O'Dell  
 Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
 Nays: None  
 Approved: 6-0

ORDINANCE NO. 2024-051

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$34,545,000 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

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No one requested to remove any items from the consent agenda.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 11. Consider a firework permit for Fellowship Church Independence Celebration fireworks display to be held on Saturday, June 29, 2024.

Fire Chief Darrell Brown recommended approval of the requested permit for a 13-minute fireworks display at Fellowship Church on June 29.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

Item 12. Consider the renewal of an annual workforce management cloud hosting with Kronos, Inc.

Fire Chief Brown recommended approval of the renewal of an agreement for cloud hosting for the Fire Department's payroll software for an amount not to exceed \$20,669.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

Item 13. Consider the award of an annual contract for depository banking services with JP Morgan Chase Bank.

Chief Financial Officer Strawn recommended approval of the annual contract for depository banking services with JP Morgan Chase Bank.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

Item 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 Chris Smith recommended approval of the purchase of a utility cart for an amount not to exceed \$16,387 using grant funds awarded from the North Central Texas Council of Government and appropriated in Ordinance No. 2024-052.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
 Second: Slechta  
 Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
 Nays: None  
 Approved: 6-0

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

Item 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 Marohnic recommended approval of the ordinance to rescind Historic Landmark Subdistrict HL22-06. This property at 201 Ball Street located within Heritage Park/Botanical Gardens was landmarked in 2022 with the plan that the historic Bushong Cabin would be moved to this location. However, the City has now decided to move the cabin to 201 South Main Street near the Torian Cabin. Therefore, the HL22-06 Historic Landmark Subdistrict created in Ordinance No. 2022-089 is no longer needed.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
 Second: Slechta  
 Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
 Nays: None  
 Approved: 6-0

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

Item 16. Consider the purchase renewal of Flock camera access from Flock Safety.

Police Chief Mike Hamlin recommended approval of the renewal of the Flock Safety license plate reader services for a total amount not to exceed \$18,336.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

Item 17. Consider the purchase of Motorola mobile radios from Motorola Solutions, Inc.

Police Chief Hamlin recommended approval of the purchase of seven mobile radios for police vehicles for an amount not to exceed \$32,436.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

Item 18. Consider declaring certain property as surplus property and authorizing their sale through public auction.

Public Works Director Bryan Beck recommended approval to declare miscellaneous surplus items as surplus and authorizing their sale through private auction.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

Item 19. Consider an annual contract for carpet and tile flooring services from RCS Flooring Servicers, LLC.

Public Works Director Beck recommended approval of the annual contract to establish fixed annual pricing for carpet and tile repair and replacement on an as-needed basis for an annual estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
 Second: Slechta  
 Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
 Nays: None  
 Approved: 6-0

Item 20. Consider contracts for ground-based mosquito control services with Municipal Mosquito and Vector Disease Control International.

Public Works Director Beck recommended approval of the contracts to established fixed pricing for mosquito control ground spraying services on an as-needed basis for an annual estimated amount of \$36,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
 Second: Slechta  
 Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
 Nays: None  
 Approved: 6-0

Item 21. Consider the purchase of three automotive lifts and installation from All Tex Capital Equipment.

Public Works Director Beck recommended approval of three automotive list stations for an amount not to exceed \$26,664.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
 Second: Slechta  
 Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
 Nays: None  
 Approved: 6-0

Item 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 Beck recommended approval for contracts to include labor, equipment and maintenance services at the Water and Wastewater Treatment Plants on an as-needed basis for an annual estimated amount of \$200,000.

Motion was made to approve the consent agenda as presented.

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

Nays: None  
Approved: 6-0

Item 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 Beck recommended approval of the purchase of materials and services for replacement of the electrical control cabinets at the Hilton Lift Station for an estimated amount of \$275,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

Item 24. Consider the purchase of pump repair services and motor replacement for Transfer Well 7 at the Water Treatment Plant.

Public Works Director Beck recommended approval of the purchase of pump repair services and motor replacement for an estimated amount of \$45,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

Item 25. Consider the minutes of the May 21 and June 4, 2024 Regular City Council meetings.

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, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 7:53 p.m.

Motion: Coy

Second: Slechta  
Ayes: Tate, Rogers, Coy, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 16th day of July, 2024.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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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 2nd day of July 2024 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

Darlene Freed	Mayor Pro Tem
Sharron Rogers	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

constituting a quorum, with Mayor William D. Tate and Council Member Chris Coy being absent, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Matthew C. G. Boyle	City Attorney
Tara Brooks	City Secretary
Suzanne Le	Asst. to the City Secretary

Call to Order

Mayor Pro Tem Darlene Freed called the meeting to order at 7:02 p.m. in the City Council Chambers.

Item 1. Executive Session

Mayor Pro Tem Freed 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 7:04 p.m. The closed session ended at 7:28 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Pro Tem Freed 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

Jonathan Cook, Associate Pastor at Grapevine First Baptist Church gave the invocation.

Item 3. Posting of the Colors and Pledges of Allegiance

Troop 7 posted the Colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

Daniel Bennett, 408 Pemberton Street, White Settlement addressed changes that have been made to the Tarrant Appraisal Review Board (TARB).

PRESENTATIONS

5. Planning Services Director to update Council on legislative updates regarding Zoning Ordinance amendments.

Planning Services Director Erica Marohnic updated Council on legislative changes regarding Zoning Ordinance, and answered questions from Council.

Council discussed this item.

Council did not take any action on this item.

6. Planning Services Director to present and discuss possible amendment to the City of Grapevine's Code of Ordinances regarding regulating mobile food units (MFUs).

Planning Services Director Marohnic highlighted possible amendments to the City's Code of Ordinances to improve regulations of mobile food units and answered questions from Council.

City Manager Rumbelow answered questions from Council.

Council discussed this item.

Council did not take any action on this item.

7. Mayor Tate to present a proclamation recognizing July 13, 2024, as Amon G. Carter Day.

Mayor Pro Tem Freed presented the proclamation recognizing a play based on the life of Amon G. Carter that will be held July 13 and 14 at the Palace Theatre in Grapevine.

Council did not take any action on this item.

### 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. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

#### Item 8. Consider the purchase of replacement wireless access points and network switches for multiple City buildings from ePlus Technology Inc.

Chief Information Officer Tessa Allberg recommended approval for the purchase of replacement wireless access points at the Public Safety Building, Oak Grove Baseball/Softball, CVB building, and The REC. It also includes replacing end of life network switches at The REC, Library, and Golf Course for an estimated amount of \$875,086.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
 Second: Slechta  
 Ayes: Freed, Rogers, O'Dell, Slechta, and Leal  
 Nays: None  
 Approved: 5-0

#### Item 9. Consider **Resolution No. 2024-010** authorizing an application of a fiscal year 2025 Office of the Governor Public Safety Office Criminal Justice Division Grant on behalf of the Northeast Fire Department Association (NEFDA) for the First Responder Mental Health Program.

Fire Chief Darrell Brown recommended authorizing an application of a fiscal year 2025 Office of the Governor Public Safety Office Criminal Justice Division Grant on behalf of the Northeast Fire Department Association (NEFDA) for the First Responder Mental Health Program.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
 Second: Slechta  
 Ayes: Freed, Rogers, O'Dell, Slechta, and Leal  
 Nays: None  
 Approved: 5-0

RESOLUTION NO. 2024-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION OF AN FY2025 OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE CRIMINAL JUSTICE DIVISION GRANT (4790502) ON BEHALF OF THE NORTHEAST FIRE DEPARTMENT ASSOCIATION (NEFDA) AND PROVIDING AN EFFECTIVE DATE

Item 10. Consider the purchase of Panasonic Toughbook computers from DFW Communications, Inc.

Fire Chief Brown recommended the purchase Panasonic Toughbook computers from DFW Communications, Inc. in an amount not to exceed \$37,292.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Slechta  
Ayes: Freed, Rogers, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 5-0

Item 11. Consider the purchase of stair climbers for The REC from Team Marathon Fitness.

Parks and Recreation Director Chris Smith recommended the purchase of stair climbers for The REC from Team Marathon Fitness in an amount not to exceed \$22,412.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Slechta  
Ayes: Freed, Rogers, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 5-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:16 p.m.

Motion: Rogers  
Second: Slechta  
Ayes: Freed, Rogers, O'Dell, Slechta, and Leal  
Nays: None  
Approved: 5-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 16th day of July 2024.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Suzanne Le  
Assistant to the City Secretary



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

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

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

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The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 18<sup>TH</sup> day of June 2024 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice-Chair
Beth Tiggelaar	Member
David Hallberg	Member
Jason Parker	Member
Traci Hutton	Member
Mark Assaad	Alternate
Ben Johnson	Alternate

With Dennis Luers absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
John Robertson	Deputy Director Public Works
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

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

**BRIEFING SESSION**

1. Conduct a briefing session to discuss all items scheduled on tonight’s agenda. No action will be taken. Each item will be considered during the Regular Session, which immediately follows the Joint Public Hearings.

Briefing Session adjourned at **7:19 p.m.**

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

2. Invocation and Pledge of Allegiance: Council Member 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.**

*The Commission and Council received a report from staff and held the public hearing.*

Motion was made to **approve** the request to table Conditional Use request **CU24-01** and planned development overlay **PD24-04** (3200 Grapevine Mills Parkway):

Motion: Parker

Second: Assaad

Ayes: Tiggelaar, Oliver, Hutton, Hotelling, Hallberg

Nays: None

Approved: 7 - 0

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.

*The Commission and Council received a report from staff and held the public hearing. Applicant, Joseph Stanyer, presented and answered questions.*

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.

*The Commission and Council received a report from staff and held the public hearing.*

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

**REGULAR SESSION:** *(Immediately following the Joint Public Hearings)* Planning and Zoning Conference Room

Chairman Oliver called the regular session to order at **7:41 p.m.**

## 6. CITIZEN COMMENTS

*No one spoke during citizen comments.*

## OLD BUSINESS

None.

## NEW BUSINESS

7. Conditional Use Permit **CU24-20** (Texas Gun Experience) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use request **CU24-20** (1901 South Main Street):

Motion: Parker

Second: Assaad

Ayes: Hallberg, Tiggelaar, Oliver, Hutton, Hotelling

Nays: None

Approved: 7 – 0

8. Zone Change **Z24-06** (Peach Street Rezone) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** zone change **Z24-06** (212, 206, 128, 122, 112, 237, 235, 233, 231, 229, 227, 225, 223, 221, 219, 217, 215, 213, 211, 209, and 207 West Peach Street; 503, 511 North Main Street; and 217, 211, 205, 125 and 119 Hall Street):

Motion: Hallberg  
Second: Assaad  
Ayes: Hutton, Hotelling, Oliver, Tiggelaar, Parker  
Nays: None  
Approved: 7 – 0

9. **Final Plat** of Lot 1, Block 1, 942 MCR Addition – Consider the application submitted by Don Stone to final plat the existing building.

*The Commission discussed this item.*

Motion was made to **approve** final plat of Lot 1, Block 1, 942 MCR Addition (942 Minters Chapel Road):

Motion: Hutton  
Second: Hotelling  
Ayes: Parker, Hallberg, Oliver, Assaad, Tiggelaar  
Nays: None  
Approved: 7 – 0

10. Consider the minutes of the May 21, 2024 Regular Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the May 21, 2024 Planning and Zoning Commission meeting.

Motion: Hutton  
Second: Tiggelaar  
Ayes: Hallberg, Parker, Oliver, Assaad  
Nays: None  
Abstained: Hotelling  
Approved: 6 – 0 – 1

**Adjournment**

Motion was made to adjourn the meeting at **7:43 p.m.**

Motion: Assaad

Second: Parker

Ayes: Oliver, Hutton, Hotelling, Hallberg, Tiggelaar

Nays: None

Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16<sup>TH</sup> DAY OF JULY 2024.

APPROVED:

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CHAIRMAN

ATTEST:

\_\_\_\_\_  
PLANNING TECHNICIAN