



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

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

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

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

EXECUTIVE SESSION:

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

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

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

2. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

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. **This item was tabled from the June 18, 2024 Joint Meeting. The applicant has requested to withdraw this item.**

4. Conditional Use Permit **CU24-21** (Freeman GMC Grapevine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Claymoore Engineering requesting a conditional use permit to amend the previously approved site plan CU10-24 (Ordinance No. 2010-059). This request is specifically to expand Lot 12A, an existing car dealership, to allow additional vehicle inventory storage. The subject property is located at 501 West State Highway 114 and is currently zoned “CC”, Community Commercial District.
5. Conditional Use Permit **CU24-27** (Cinemark Tinseltown) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Claymoore Engineering requesting a conditional use permit to amend the previously approved site plan CU18-29 (Ordinance No. 2018-090). This request is specifically to remove less than 2 acres from the proposed Lot 1A. The subject property is located at 911 West State Highway 114 and is currently zoned “CC”, Community Commercial District.
6. Conditional Use Permit **CU24-31** (Padel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Luke McElwin requesting a conditional use permit to amend the previously approved site plan CU21-26 (Ordinance No. 2021-062) for a planned commercial center to allow for the possession, storage, retail sale, and on- and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers and an entry gate sign in conjunction with a restaurant. This request is specifically to construct eight padel courts. The subject property is located at 4550 Merlot Avenue and is currently zoned “CC”, Community Commercial District.
7. **AM23-02A** Electric Vehicle Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider 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.

8. **AM24-01** Residential Standby Generators – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances, as follows: to create a definition in Section 12, *Definitions* and amend Subsection A.3, *Noise Regulation* of Section 55, *Performance Standards* by adding an exception for residential standby generators.

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

9. 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.

CITY COUNCIL ONLY PUBLIC HEARING

10. Mass Gathering Permit **MG24-01** (Fun Box) – City Council to hold a public hearing and consider the application submitted by George Tadros requesting a mass gathering permit to allow an outdoor bounce park in the Grapevine Mills Mall parking lot, adjacent to East Grapevine Mills Circle from September 20 – December 13, 2024.

PRESENTATION

11. City Treasurer to present Quarterly Investment Report.

OLD BUSINESS

12. Conditional Use Permit **CU24-23** (Los Amigos) – City Council to consider the second reading of **Ordinance No. 2024-059** 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. **The public hearing and first reading of this item were held at the July 16, 2024 meeting.**

NEW BUSINESS

13. Consider **Resolution No. 2024-013** approving the use of the proposed ad valorem tax rate of 0.241165 per \$100 to calculate property tax revenue for the Fiscal Year 2025 Budget, 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 the purchase of two trumpeting angels for display on Main Street during Christmas Capital of Texas. Convention and Visitors Bureau Director recommends approval.
15. Consider the purchase of two entrance to the city signs from Worlds of Wow. Convention and Visitors Bureau Director recommends approval.
16. Consider the purchase of replacement network switches from ePlus Technologies Inc. Chief Information Officer recommends approval.
17. Consider the purchase of fiber media converters in the data center from FluxLight Inc. Chief Information Officer recommends approval.
18. Consider the purchase of Multi-factor Authentication System, Identity Access Management (IAM) System, software maintenance, and support for the Public Safety Building from ePlus Inc. Chief Information Officer and Police Chief recommend approval.
19. Consider the renewal of the Koha Integrated Library System (ILS) annual support and hosting for the library integrated operating system from Bywater Solutions. Library Director recommends approval.
20. Consider the renewal of annual contracts for grounds management and landscaping services with Superscapes and Brightview as primary vendors and American Landscape Systems as secondary vendors. Parks and Recreation Director recommends approval.

21. Consider the renewal of an annual contract for wood fiber playground surfacing from GWG Wood Group. Parks and Recreation Director recommends approval.
22. Consider the purchase of a 2024 Chevrolet Tahoe for the Police Department. from Silsbee Ford Inc. Police Chief and Public Works Director recommend approval.
23. Consider Amendment No. 1 to the contract for the purchase of materials for the electrical control cabinets and SCADA panel at the Hilton Lift Station from Graybar. Public Works Director recommends approval.
24. Consider the purchase of backlit street name signs from Consolidated Traffic Controls, Inc. Public Works Director recommends approval.
25. Consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas. Public Works Director recommends approval.
26. Consider the purchase of two traffic control cabinets from Mobotrex. Public Works Director recommends approval.
27. Consider the purchase for guardrail and installation for West Kimball Avenue and Lakeridge Drive from Texas Traffic and Barricade, LLC. Public Works Director recommends approval.
28. Consider the purchase of two vertical inventory systems for the Fleet Division and General Warehouse from Kardex Remstar, LLC. Public Works Director recommends approval.
29. Consider the first amendment to the Water Treatment and Wastewater Treatment Administration Facilities engineering services contract with Freese and Nichols, Inc., and **Ordinance 2024-068** appropriating the funds. Public Works Director recommends approval.
30. Consider the purchase for resurfacing of flooring for The REC from Ponder Company, Inc. Public Works Director recommends approval.
31. Consider the purchase and installation of road surface treatment for Park Boulevard from Andale Construction. Public Works Director recommends approval.
32. Consider the renewal of an annual sole source contract for multimedia services for live streaming, archiving, and live closed-captioning of public meetings from Granicus. City Secretary recommends approval.

33. Consider the minutes of the August 6, 2024 Regular City Council meeting and the August 13, 2024 Special 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

34. **Final Plat** Lot 1, Block 1, Los Amigos Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action relative to an application submitted by Arturo Guitterez, requesting to plat unplatted property into one lot. The subject property is located at 202 East Northwest Highway and is currently zoned “HC”, Highway Commercial District.
35. Conditional Use Permit **CU24-21** (Freeman GMC Grapevine) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-069**, if applicable, and take any necessary action.
36. Conditional Use Permit **CU24-27** (Cinemark Tinseltown) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-070**, if applicable, and take any necessary action.
37. Conditional Use Permit **CU24-31** (Padel) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-071**, if applicable, and take any necessary action.
38. **AM23-02A** Electric Vehicle Charging Stations – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-072**, if applicable, and take any necessary action.
39. **AM24-01** Residential Standby Generators – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-073**, if applicable, and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on August 16, 2024 by 5:00 p.m.

Suzanne Le

Suzanne Le
Assistant to The 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.



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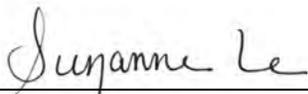
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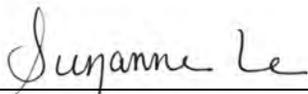
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TO: HONORABLE MAYOR, CITY COUNCIL MEMEBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: AUGUST 20, 2024

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

RECOMMENDATION:

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

BACKGROUND:

Conditional Use permit CU24-12 is a request to allow a 71,050-square-foot retail store for building materials and supplies at 3200 Grapevine Mills Parkway, a former fitness/workout center. Planned Development Overlay PD24-04 is a request to reduce the off-street parking requirement in the "CC", Community Commercial District for the proposed building materials and supply store. On June 18, 2024, the public hearing and consideration were tabled to the August 20, 2024, Joint Council and Planning and Zoning Commission meeting to allow the applicant to further refine their request. Due to a lease termination, the applicant has requested that the applications be withdrawn from consideration by the Council and Commission. Refer to the applicant's attached email.

/at

From: Cochran, Philip [REDACTED]
Sent: Tuesday, July 2, 2024 8:27 AM
To: Albert Triplett
Cc: Erica Marohnic; Lindsay Carey; Natasha Gale; Dahlstrom, Bill; Morris, Victoria
Subject: CUP 24-12 - Floor & Decor WITHDRAWAL

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

Dear Mr. Triplett,

Floor & Decor wishes to withdraw our CUP and PD request from the August meeting. This is due to lease termination.

Thank you.

Philip Cochran
Land Development Manager
Floor & Decor
2500 Windy Ridge Parkway SE
Atlanta, GA 30339
16-19B
770-617-4262

[REDACTED]
flooranddecor.com

This email and any files transmitted with it are the property of Floor & Decor, are confidential, and are intended solely for the use of the individual or entity to which this email is addressed. If you are not one of the named recipient(s) or otherwise have reason to believe that you have received this message in error, please notify the sender at [PHONE] and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this email is strictly prohibited.

Please consider the environment before printing this email.

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

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

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

Future Land Use Designation CO

Gross area of parcel (to nearest tenth of
acre)

Describe the Proposed Use: Retail
Sales

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

Subject Property Address: 3200
GRAPEVINE MILLS PARKWAY,
GRAPEVINE TEXAS

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

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

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

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

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

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

Graepvine Mills LLC

Address 2911 Turtle Creek Blvd Ste 700

City Dallas State Texas Zip Code 75219

Email [REDACTED]

CU24-12



CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

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

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

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

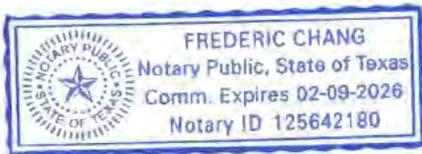
STATE OF: Texas
COUNTY OF: Dallas

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

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

Frederic Chang

NOTARY PUBLIC in and for the State of Texas



CU24-12



CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant X Preparer Other (specify) _____

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

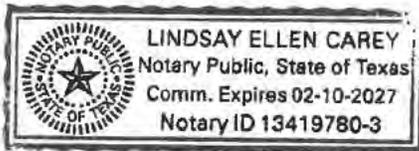
CityAtlanta State GA Zip Code30339 Phone 7706174262 Email [REDACTED]

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

STATE OF: Texas
COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 4th day of
March, 2024



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

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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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



CU24-12

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

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 3200 Grapevine Mills Parkway Grapevine Texas

Legal description of subject property: Grapevine Vineyard Addition Block A Lot 2R-A

Justin Turner
Public Works Department

MARCH 4, 2024
Date

CU24-12



Narrative Statement

3200 Grapevine Mills Parkway, Grapevine Texas (the “Property”)

I. PURPOSE OF REQUEST:

The purpose of this request is to submit and request a Conditional Use Permit (CUP) and Site Plan approval for 3200 Grapevine Mills Parkway, Grapevine, Texas.

II. CURRENT LAND USE:

The Property current zoning code is CC- Commercial – Community. This property is part of a Planned Commercial Center (PCC). The property is designated CO-Commercial on Map 2: Future Land Use Map of the Comprehensive Master Plan.

III. PROPOSED LAND USE:

This application proposes a CUP & Site Plan for the Property for a Floor and Décor building materials sales store with an expansion at the former LA Fitness gym. This request includes shifting the south property line further south into the existing 20-foot utility easement. Applicant is proposing a long-term lease with the property owner. Applicant is not proposing any outdoor storage or EV charging stations.

IV. SURROUNDING LAND USE:

North and east of the Property is zoned S-P-1 (Detailed) Site Plan, which includes various retail and restaurant use, while south and west of the property is zoned Community Service, which includes church and school uses.

V. PROJECT INFORMATON:

The site is currently zoned CC for commercial use. Principal uses in the CC district include retail and personal service commercial. Floor & Decor is in compliance with the CC zoning permitted uses and the overall intent of the district. The site is abutted to the North, and West by Commercial and the site is abutted to the East and South by Hwy 121 public ROW. Adjacent uses include Cracker Barrell, Fuzzy’s Tacos, Mattress Firms, and Grapevine Mills Mall.

Negative development impacts will be negligible. The proposed improvements include renovations and expansion to an existing building just slightly outside of the existing footprint. Positive development impacts include improvement to existing traffic circulation pattern, less traffic generation than what was contemplated at the time of original site approval, revitalization of an existing underutilized property and economic benefit with the creation of job opportunities and sales tax for the local community. By reusing existing improvements, the retailer will maintain and enhance the current design quality and provide benefit to the city by providing high quality flooring products, at affordable prices. In addition, the store opening will improve the economy, provide jobs, and generate additional tax revenue. Total number of employees on

maximum shift when known (for parking purposes). There will be a max number of 40 employees on any given shift.

This project will be constructed in one phase. We plan to start with interior/exterior demo and then transition to site and vertical building construction. Our project schedule contemplates a 6 month build timeframe. We anticipated the opening date as May 2025.

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Subject Property Information

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

Grapevine Vineyard Addition Block A Lot 2R

Street frontage & distance to nearest cross street

Grapevine Mills Parkway and Stars and Stripes

Proposed Zoning

CO

Gross area of parcel (to nearest tenth of acre)

Describe the Proposed Use

Retail

Existing Zoning

PCC - Planned Commercial Center

Future Land Use Designation

CO

Subject Property Address

3200 Grapevine Mills Parkway

Property Owner Information, Authorization and Acknowledgements

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

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

Any changes to a site plan set approved with a planned development overlay request can only be approved by City Council through the public hearing process.

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

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

Owner Name Tony Ramji

Company Victory shops

Address 2911 Turtle Creek Blvd

City Dallas

State TX

Zip Code 75219

Phone 972/707/9555 Email [REDACTED]

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Philip Cochran Company Flood Door

Address 2500 Windy Ridge Parkway

City Atlanta State GA Zip Code 30339

Phone 770-617-9252 Email _____

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

STATE OF: Georgia
COUNTY OF: Cobb

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

SUBSCRIBED AND SWORN TO before me, this the 12th day of June, 2024

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



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

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

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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

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

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

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

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

Property Owner's Signature _____ Date 6/12/2024

STATE OF: Georgia
COUNTY OF: Cobb

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

SUBSCRIBED AND SWORN TO before me, this the 12th day of June, 2024

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



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

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

MEETING DATE: AUGUST 20, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-21; FREEMAN GMC



APPLICANT: Drew Donosky – Claymoore Engineering

PROPERTY LOCATION AND SIZE:

The subject property is located at 501 West State Highway 114 and is proposed to be platted as Block 6, Lot 12A, Metroplace 2nd Installment. The subject property contains 11.50 acres and has approximately 513 feet of frontage along State Highway 114.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU10-24 (Ord. 2010-59) for an automobile dealership with new and used car sales and allow a 40-foot pole sign. This request is specifically to expand an existing car dealership to allow additional vehicle inventory storage.

The applicant intends to enlarge the existing automobile dealership parking lot by acquiring two acres from the current Cinemark movie theater lot to the east and shifting the internal property line to the west. Total number of required parking is 251 spaces. This expansion will add approximately 144 parking spaces, bringing the total to 698 for additional vehicle storage, along with 11,595 square feet of landscaping. No other changes are proposed. The table below depicts the existing and proposed total lot area, total impervious area, and total open space for both lots.

	Existing Lot Area	Proposed Lot Area	Existing Impervious Area	Proposed Impervious Area	Existing Open Space	Proposed Open Space
Freeman Lot	427,807 SF (9.82 AC)	501,101 SF (11.50 AC)	400,881 SF (80%)	389,286 SF (77.7%)	100,220 SF (20%)	111,815 SF (22.3%)
Cinemark Lot	713,440 SF (16.37 AC)	640,146 SF (14.70 AC)	512,117 SF (71.7%)	511,843 SF (79.96%)	128,029 SF (17.9%)	128,303 SF (20.4%)

PRESENT ZONING AND USE:

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

HISTORY OF TRACT AND SURROUNDING AREA:

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

- On April 20, 1993, City Council approved Z93-04 (Ord. 1993-19) to rezone 70.5 acres from “PID”, Planned Industrial Development to “CC”, Community Commercial District for a proposed mixed-use development with restaurants, retail, office, hotel, and warehouse uses.
- On August 19, 1997, City Council approved CU97-08 (Ord. 1997-84) to allow an automobile dealership with new and used car sales, a 32-foot pole sign and a waiver for Section 47.E.2. in accordance with Section 47.F.
- On December 2, 1997, City Council approved CU97-59 (Ord. 1997-137) to amend the previously approved site plan to reconfigure and relocate buildings and to add off-street parking and display parking and to waive Section 47.E.2. in accordance with Section 47.F.
- On March 2, 1999, City Council approved CU99-07 (Ord. 1999-39) to allow the addition of vehicle display features, a 2,326 square foot service and parts building, a reduction of 150 square feet for the new car showroom, a 2,275 square foot used car showroom, a 799 square foot automatic carwash, and a reduction of required off street parking from 222 spaces to 214 spaces.
- On October 19, 2010, City Council approved CU10-24 (Ord.2010-59) to replace the 32-foot pole sign with a 40-foot pole sign.
- On January 5, 2010, the Site Plan Review Committee (SPRC) approved CU10-35 to allow revisions to the exterior elevations.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "HC", Highway Commercial District – State Highway 114, P.F. Chang's Restaurant and Pappa Deaux Restaurant.
- SOUTH: "BP", Business Park District – Goodwill and multitenant office/warehouse building
- EAST: "CC", Community Commercial District – Crush it Sports Restaurant and Main Event Grapevine
- WEST: "CC", Community Commercial District – Cinemark movie theatre

AIRPORT IMPACT:

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

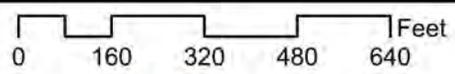
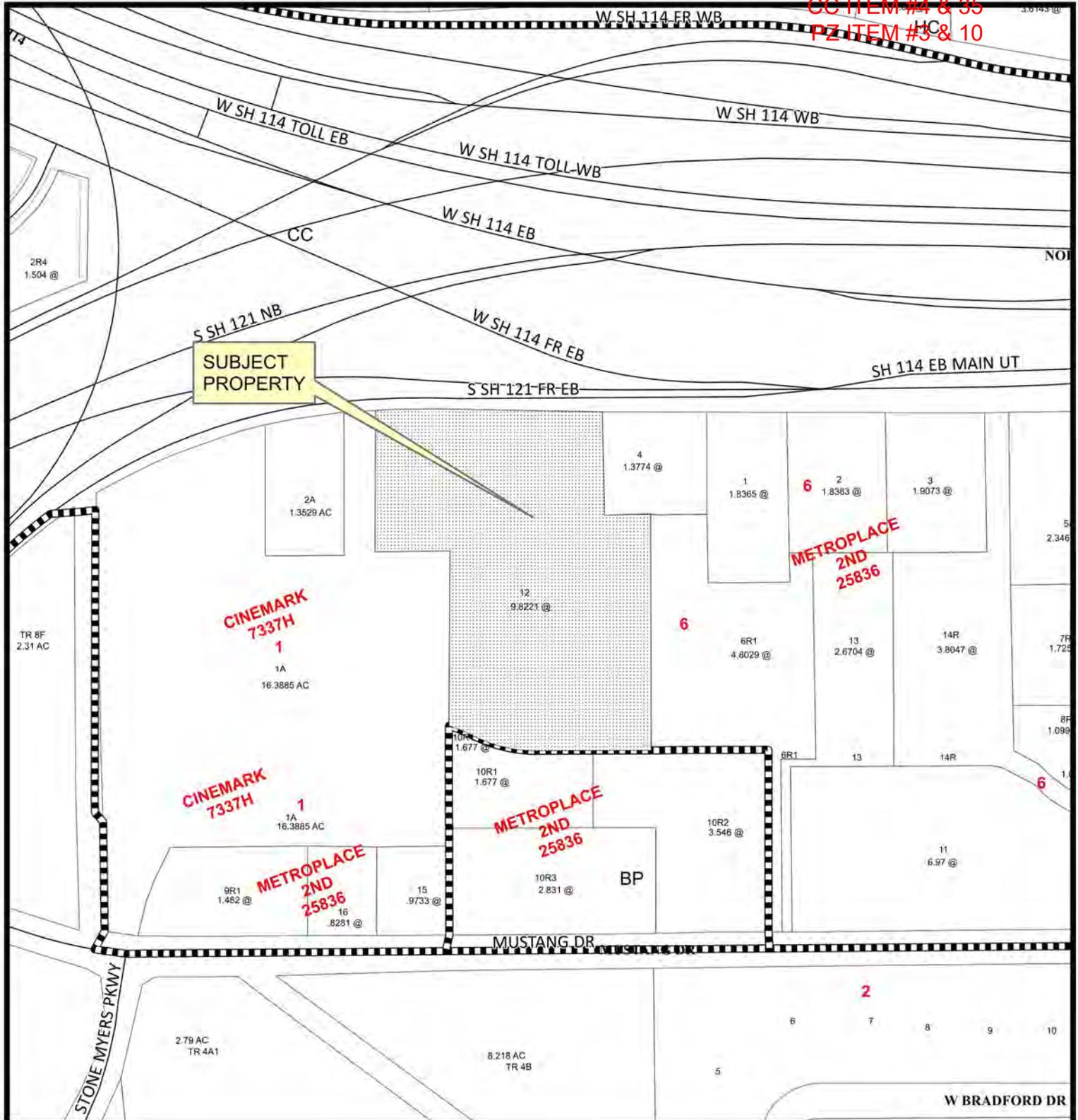
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan does not designate West State Highway 114.

/ng



**CU24-21; Freeman GMC Grapevine
501 West State Highway 114**

Date Prepared: 8/6/2024

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

Project Representation (check one):

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

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

Property Owner's Signature [Signature] Date 4-30-24

STATE OF: Texas
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 30th day of April, 2024
[Signature]

NOTARY PUBLIC in and for the State of Texas



JUN 08 2024

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Drew Donosky Company Claymoore Engineering

Address 1903 Central Dr. # 406

City Bedford State TX Zip Code 76021

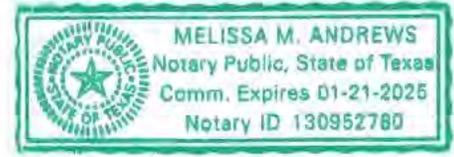
Phone 817-281-0572 Email [REDACTED]

Applicant's Signature [Signature] Date 4/29/24

STATE OF: Texas

COUNTY OF: Tarrant

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



SUBSCRIBED AND SWORN TO before me, this the 29 day of
April, 2024

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

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

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

Entity Name or File Number: Omega Automotive Real Estate LHO

Provide a most recent public information report that includes:

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

JUN 03 2024

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

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

Subject: CUP Narrative

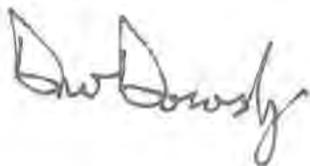
To whom it may concern:

Please let this Letter as Narrative for the proposed Development located at 501 W SH 114. The project site is currently zoned CC and will remain as CC.

The purpose of this conditional use permit request is to add approximately 2 acres of land from the Cinemark movie theater property and add it to the Freeman Grapevine dealership property. No new buildings are proposed. The land contains existing parking that will be used by the dealership for vehicle inventory storage. Minor parking lot modifications are proposed to comply with landscape setback requirements and to provide direct access back to the original dealership property.

The proposed use is permitted in this area or zone.

Thank you.



Drew Donosky, PE

JUN 03 2024

CU24-21

BEING an 11.50 acre tract of land out of the J.B. Fay Survey, Abstract No. 530, situated in the City of Grapevine, Tarrant County, Texas, being a portion of Lot 1, Block 1 Cinemark Addition, a subdivision of record in Cabinet A, Slide 2665-2666 of the Plat Records of Tarrant County, Texas, also being all of Lot 12, Block 6, Metroplace 2nd Installment, a subdivision of record in Cabinet A, Slide 4398 of said Plat Records, said Lot 1 being a portion of a called 16.6033 acre tract of land conveyed to Cinema Properties, Inc. by deed of record in Volume 14667, Page 473 of the Official Public Records of Tarrant County, Texas, said Lot 12 being all of a called 9.8221 acre tract of land conveyed to Omega Automotive Real Estate, Ltd. by deed of record in Volume 14724, Page 252 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with yellow plastic cap stamped "HALFF" found in the curving South right-of-way line of State Highway 114 (right-of-way varies), being the Northeast corner of a called Part 1 - 0.968 acre tract of land conveyed to the State of Texas by deed of record in Volume 5368, Page 619 of the Deed Records of Tarrant County, Texas, also being the Northeast corner of said Lot 1, also being the Northwest corner of said Lot 12 and hereof;

THENCE, along the curving South right-of-way line of State Highway 114, being the common North line of said Lot 12, the following two (2) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 1402.40 feet, a chord bearing of N88°48'04"E, a chord length of 41.25 feet, a delta angle of 01°41'07", an arc length of 41.25 feet to the end of said curve, from which a bent 5/8 inch iron rod with illegible yellow plastic cap found bears N61°17'52"E, a distance of 1.34 feet;
2. N89°44'21"E, a distance of 513.58 feet to the Northwest corner of Lot 4, Block 6 of Metroplace 2nd Installment, a subdivision of record in Cabinet A, Slide 1814 of said Plat Records, being the most Northerly Northeast corner of said Lot 12 and hereof, from which a 5/8 inch iron rod with yellow plastic cap stamped "GSES RPLS 4804" found bears S56°05'28"W, a distance of 0.47 feet;

THENCE, leaving the South right-of-way line of State Highway 114, along the West and South lines of said Lot 4, being the common East line of said Lot 12, the following two (2) courses and distances:

1. S00°49'56"E, a distance of 240.01 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 4;
2. N89°43'30"E, a distance of 112.26 feet to a 5/8 inch iron rod with yellow plastic cap stamped "GSES RPLS 4804" found at the Northwest corner of Lot 6R-1, Block 6 of Metroplace 2nd Installment, a subdivision of record in Cabinet A, Slide 4717 of said Plat Records;

THENCE, S00°48'10"E, leaving the South line of said Lot 4, along the West line of said Lot 6R-1, being the common East line of said Lot 12, a distance of 576.97 feet to an X-cut in concrete set at the Northeast corner of Lot 10R-2, Block 6, Glacier Realty Addition, a subdivision of record in Document Number D209198196 of said Plat Records, from which an X-cut in concrete found at the Southwest corner of said Lot 6R-1 bears S00°48'10"E, a distance of 15.00 feet;

THENCE, leaving the West line of said Lot 6R-1, along the South line of said Lot 12, being the common North lines of Lots 1-R-1 and 10R-2 of said Block 6 of Glacier Realty Addition, the following three (3) courses and distances:

1. S89°11'50"W, a distance of 275.14 feet to the point of curvature of a tangent curve to the right, from which an "X" cut in concrete found bears S67°09'30"E, a distance of 0.55 feet;
2. Along said tangent curve to the right, having a radius of 350.00 feet, a chord bearing of N77°13'31"W, a chord length of 164.33 feet, a delta angle of 27°09'18", an arc length of 165.88 feet to an X-cut in concrete set at the point of curvature of a reverse curve to the left;
3. Along said reverse curve to the left, having a radius of 350.00 feet, a chord bearing of N68°38'35"W, a chord length of 60.95 feet, a delta angle of 09°59'27", an arc length of 61.03 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of said Lot 1, at the end of said curve, being the Northwest corner of said Lot 10R-1, also being the Southwest corner of said Lot 12;

THENCE, N00°15'50"W, along the West line of said Lot 12, being the common East line of said Lot 1, a distance of 12.59 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, leaving the West line of said Lot 12, in part, over and across said Lot 1 and in part, along the West line of said Lot 12 and the common East line of said Lot 1, the following two (2) courses and distances:

1. N77°59'56"E, a distance of 187.27 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner hereof;
2. N00°15'50"W, passing at a distance of 380.62 feet, a 1/2 inch iron rod with yellow plastic cap stamped "HALFF" found at the most Westerly Southwest corner of said Lot 12 and continuing a total distance of 706.96 feet to the **POINT OF BEGINNING** and containing an area of 11.50 Acres, or (501,101 Square Feet) of land, more or less.

ORDINANCE NO. 2024-069

an ordinance of the city council of the city of grapevine, texas issuing conditional use permit cu24-21 to amend the previously approved site plan cu10-24 (ord. 2010-59) for an automobile dealership with new and used car sales and allow a 40-foot pole sign specifically to expand the existing car dealership to allow additional vehicle inventory storage for block 6, lot 12a, metroplace 2nd installment (501 west state highway 114) in a district zoned "cc", community commercial district all in accordance with a site plan approved pursuant to section 47 of ordinance no. 82-73 and all other conditions, restrictions and safeguards imposed herein; correcting the official zoning map; preserving all other portions of the zoning ordinance; providing a clause relating to severability; determining that the public interests, morals and general welfare demand the issuance of this conditional use permit; providing a penalty not to exceed the sum of two thousand dollars (\$2,000.00); declaring an emergency and providing an effective date

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of

the City Code, by granting Conditional Use Permit CU24-21 to amend the previously approved site plan CU10-24 (Ord. 2010-59) for an automobile dealership with new and used car sales and allow a 40-foot pole sign, specifically to expand an existing car dealership to allow additional vehicle inventory storage in a district zoned "CC", Community Commercial District within the following described property: Block 6, Lot 12A, Metroplace 2nd Installment (501 West State Highway 114) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

GENERAL GRADING AND PLANTING NOTES

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

SEE SHEET LP-1 FOR EXISTING TREE INVENTORY

ROOT BARRIERS

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

MULCHES

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

NOTES:
 COMPLETE A SOILS TEST AND PROVIDE ALL RECOMMENDED AMENDMENTS PRIOR TO ANY NEW LANDSCAPE INSTALLATIONS.
 REFRESH ORGANIC MULCH IN ALL PLANTING BEDS THROUGHOUT SITE.
 REPAIR ALL CONSTRUCTION DAMAGE NOT NOTED WITH PLANTINGS ON PLAN WITH SOD TO LIMITS OF DISTURBANCE.

CONDITIONAL USE PERMIT CU24-21 IS A REQUEST FOR AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU10-35 (ORD. 2010-5), SPECIFICALLY TO EXPAND AN EXISTING CAR DEALERSHIP TO ALLOW ADDITIONAL OUTDOOR VEHICLE STORAGE.

PLANTING SCHEDULE

CANOPY TREES					
COUNT	SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE*	NOTES
14	QS	Quercus shumardii	Texas Red Oak	3" cal.	B&B
13	QV	Quercus virginiana	Live Oak	3" cal.	B&B
16	TD	Taxodium distichum	Bald Cypress	3" cal.	B&B

* Caliper inches measured at 4 1/2 feet above the ground.

SHRUBS					
COUNT	SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
64	AEG	Abelia x g. 'Edward Goucher'	Glossy Abelia	5 gal, 2' ht.	Spaced 60" O.C.
116	MC	Myrica cerifera var. pumila	Dwarf Wax Myrtle	3 gal, 2' ht.	Spaced 48" O.C.

SOD/SEED					
-		Cynodon dactylon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	Min. 1 year old, uniform color & texture

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

OWNER
 OMEGA AUTOMOTIVE REAL ESTATE, LTD.
 1800 E. AIRPORT FREEWAY
 IRVING, TX 75062
 PH: 972.815.2750 CONTACT NAME: JERRY FREEMAN JR.

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

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

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

CASE NAME: FREEMAN GRAPEVINE
 CASE NUMBER: CU 24-21
 LOCATION: 501 W STATE HIGHWAY 114, 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET: 2 of 7

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

LANDSCAPE PLAN

FOR
 OMEGA AUTOMOTIVE REAL ESTATE, LTD.
 LOT 12, BLOCK 6 METROPLACE 2ND INSTALLMENT
 J.B. FAY SURVEY, ABSTRACT NO. 530
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 11.75 ACRES, 511,753 SQ. FT.
 ZONED: CC, COMMUNITY COMMERCIAL
 DATE OF PREPARATION: 7/15/2024



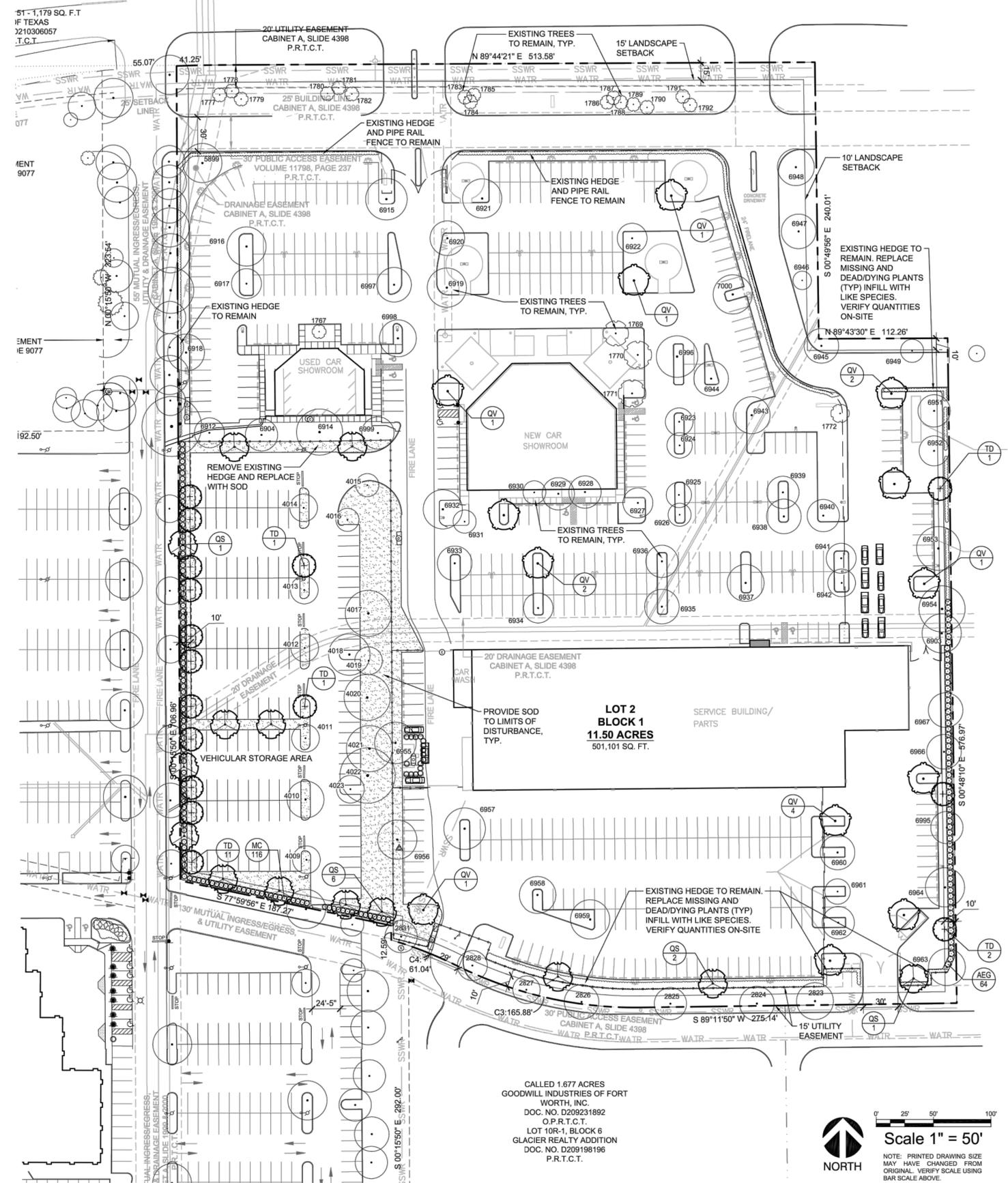
FREEMAN GRAPEVINE
 501 W STATE HIGHWAY 114
 GRAPEVINE, TX 76051

NO.	DATE	REVISION
01	7/15/2024	REV A
02	6/20/2024	REV B
03	5/16/2024	REV C
04	5/16/2024	REV D

CONDITIONAL USE PERMIT LANDSCAPE PLAN

DESIGN: SMS
 DRAWN: SMS
 CHECKED: SMS
 DATE: 7/15/2024

LP-0
 2 of 7



PLOTTED BY SHARON STACHECKI 7/15/2024 8:28 AM
 DWG NAME P:\SHARED\PROJECTS\2024\FREEMAN - GRAPEVINE\TX\FREEMAN GRAPEVINE AUTO - GRAPEVINE\NETX - LP.DWG
 LAST SAVED 7/15/2024 5:36 AM
 IMAGES 3 IMAGES/377

CALLED 1.677 ACRES
 GOODWILL INDUSTRIES OF FORT WORTH, INC.
 DOC. NO. D209231892
 O.P.R.T.C.T.
 LOT 10R-1, BLOCK 6
 GLACIER REALTY ADDITION
 DOC. NO. D209198196
 P.R.T.C.T.

Scale 1" = 50'
 NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

EXTERIOR MATERIAL CALCULATIONS - BUILDING 02

TOTAL SURFACE AREA OF ALL ELEVATIONS EXCLUSIVE OF DOORS AND WINDOWS = 3,560 SF

TOTAL ACM	1,091 SF	(-30%)
TOTAL EIFS	2,450 SF	(-70%)

SOUTH ELEVATION

EIFS 1,536 SF

NORTH ELEVATION

ACM 333 SF
EIFS 128 SF

NW ELEV(SW O.H.)

ACM 284 SF
EIFS 40 SF

EAST ELEV(WEST O.H.)

ACM 95 SF
EIFS 356 SF

EXTERIOR MATERIAL CALCULATIONS - BUILDING 03

TOTAL AREA (EXCLUSIVE OF WINDOW) 15,695 SF

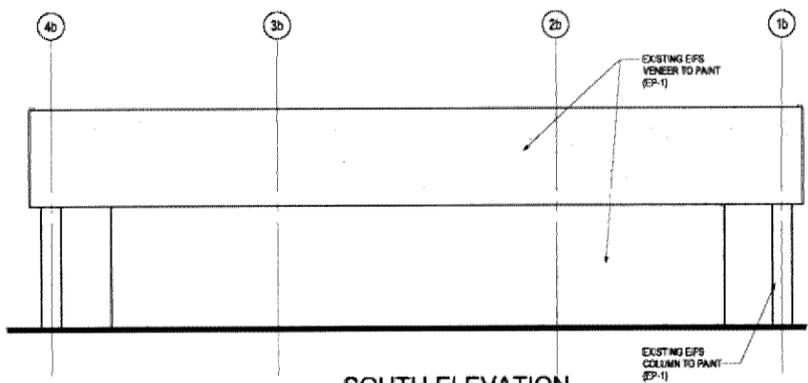
TOTAL ACM PANEL	2,416 SF	(-15%)
TOTAL CAST PANEL, EXIST.	13,279 SF	(-85%)

WEST ELEV

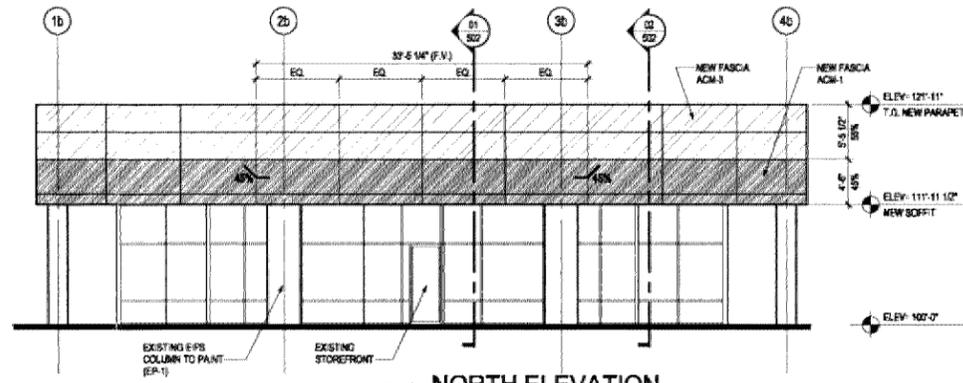
ACM 44 SF
CAST PANEL 2,535 SF

EAST ELEV

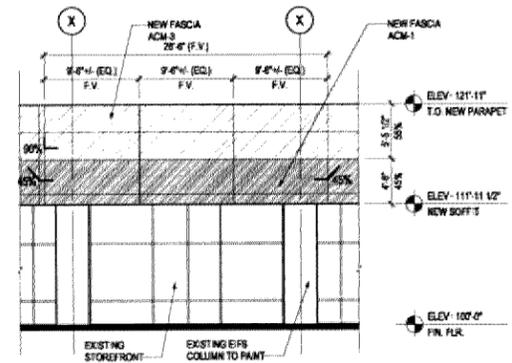
ACM 117 SF
CAST PANEL 2,358 SF



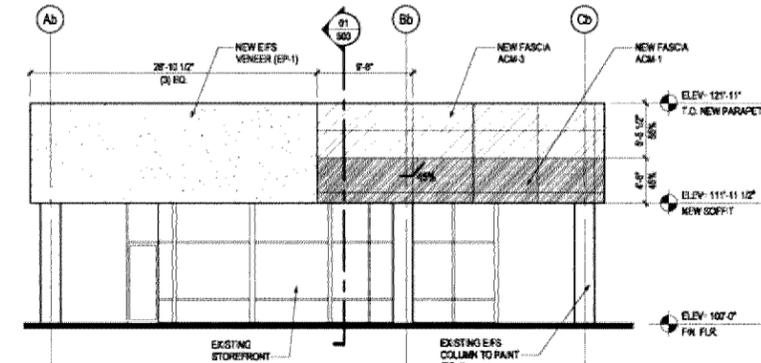
02 SOUTH ELEVATION
1/8"=1'-0"
BUILDING 02 - USED CAR



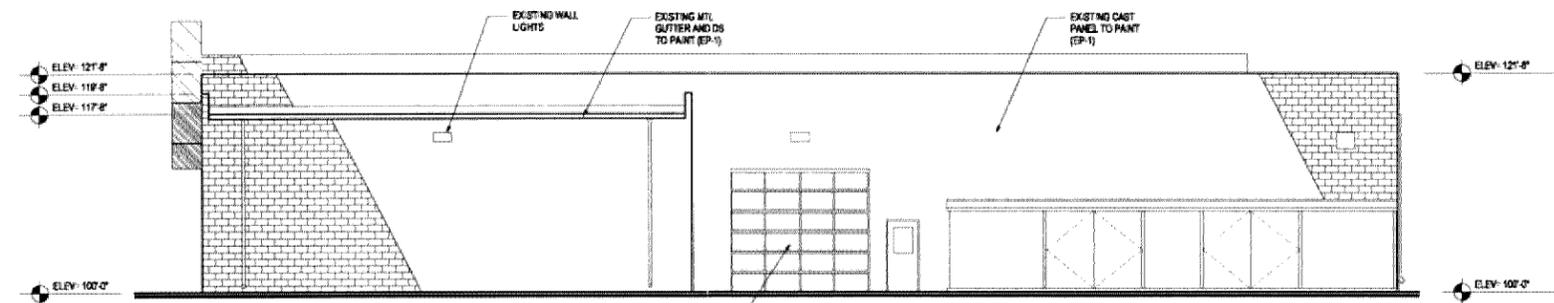
01 NORTH ELEVATION
1/8"=1'-0"
BUILDING 02 - USED CAR



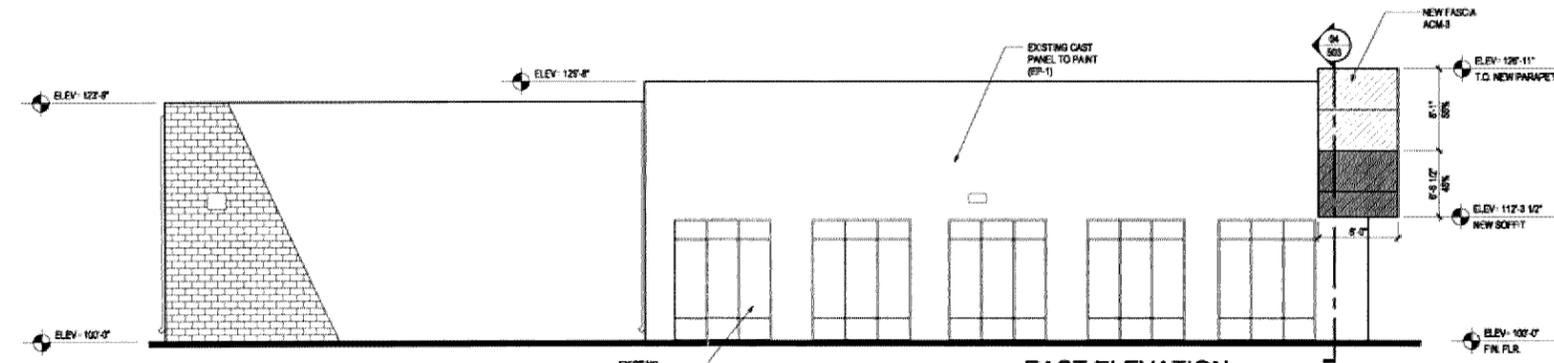
04 NORTHWEST ELEVATION (SW O.H.)
1/8"=1'-0"
BUILDING 02 - USED CAR



03 EAST ELEVATION (WEST O.H.)
1/8"=1'-0"
BUILDING 02 - USED CAR



05 WEST ELEVATION
1/8"=1'-0"
BUILDING 03 - SERVICE



06 EAST ELEVATION
1/8"=1'-0"
BUILDING 03 - SERVICE

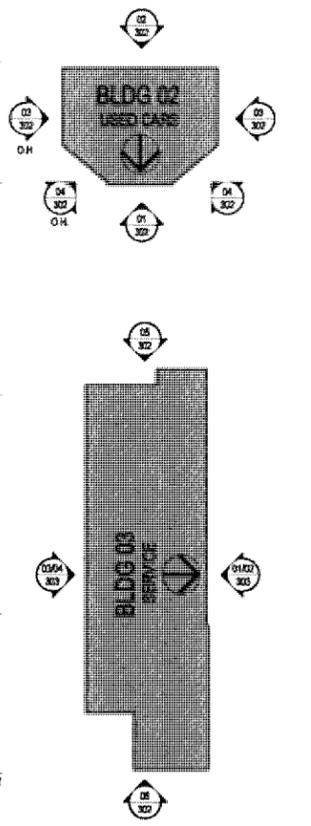
EXTERIOR FINISH / MATERIAL DESIGNATIONS

ACM-1 ALPOLC, 3-TBL, 675-48M, TEL, BLACK ALUM. COMPOSITE MATERIAL, MAX SIZE 62" X 123"

ACM-2 ALPOLC, 14-A-48M, BRUSHED 141R, BE ALUMINUM ALUM. COMPOSITE MATERIAL, MAX SIZE 48" X 123"

ACM-3 ALPOLC, RWV WHITE, 48M, WHITE ALUM. COMPOSITE MATERIAL, MAX SIZE 48" X 123"

EP-1 BENJAMIN MOORE, OC-65, 'SNOW WHITE'



CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE

APPV'D 3-0 DENIED

CASE # CU10-35

RVS'D ORDINANCE # 10-59

DATE 1/5/11

PLANNER AT

3 of 4

NCA Partners
ARCHITECTURE

12180 N. ABRAMS RD.
SUITE 200
DALLAS, TX 75243
214.961.8901
214.381.5906 FAX
ncapartners.com

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FREEMAN BUICK GMC
501 STATE HWY 114 WEST
GRAPEVINE, TX

DATE	DESCRIPTION
12-27-2010	CONCEPTUAL USE PERMIT



NCA JOB # 10041

BLDG 02 & 03
EXTERIOR
ELEVATIONS

302

CASE NAME: FREEMAN BUICK/GMC
CASE NUMBER: CU10-35
LOCATION: 501 WEST STATE HIGHWAY 114 LOT 12, BLOCK 6, METROPLACE 2ND INSTALLMENT

MAYOR _____ SECRETARY _____
DATE: _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____

SHEET 6 OF 7
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES

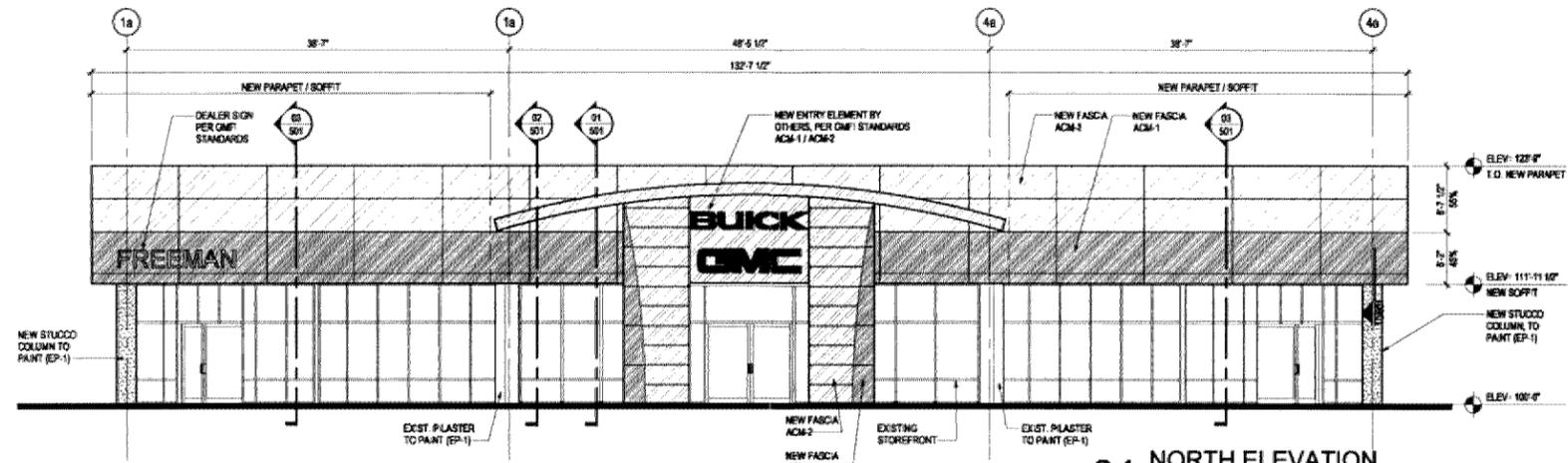
EXTERIOR MATERIAL CALCULATIONS - BUILDING 01
 TOTAL SURFACE AREA OF ALL ELEVATIONS EXCLUSIVE OF DOORS AND WINDOWS = 7,865 SF
 TOTAL ACM 2,004 SF (~27%)
 TOTAL EIFS 5,440 SF (~73%)

NORTH ELEVATION
 ACM 1,721 SF
 EIFS 98 SF

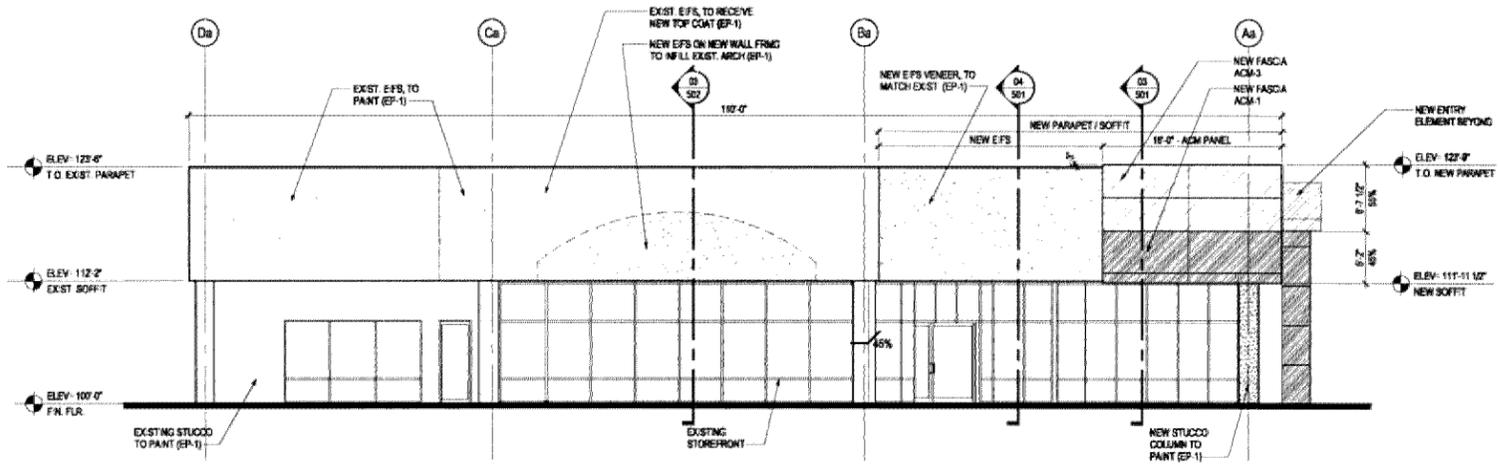
CITY OF GRAPEVINE
 SITE PLAN REVIEW COMMITTEE
 APPV'D 3-0 DENIED _____
 CASE # CU10-35
 RVS'D ORDINANCE # 10-59
 DATE 1/5/11
 PLANNER AT 2084

EAST ELEV(WEST O.H.)
 ACM 283 SF
 EIFS 1,329 SF

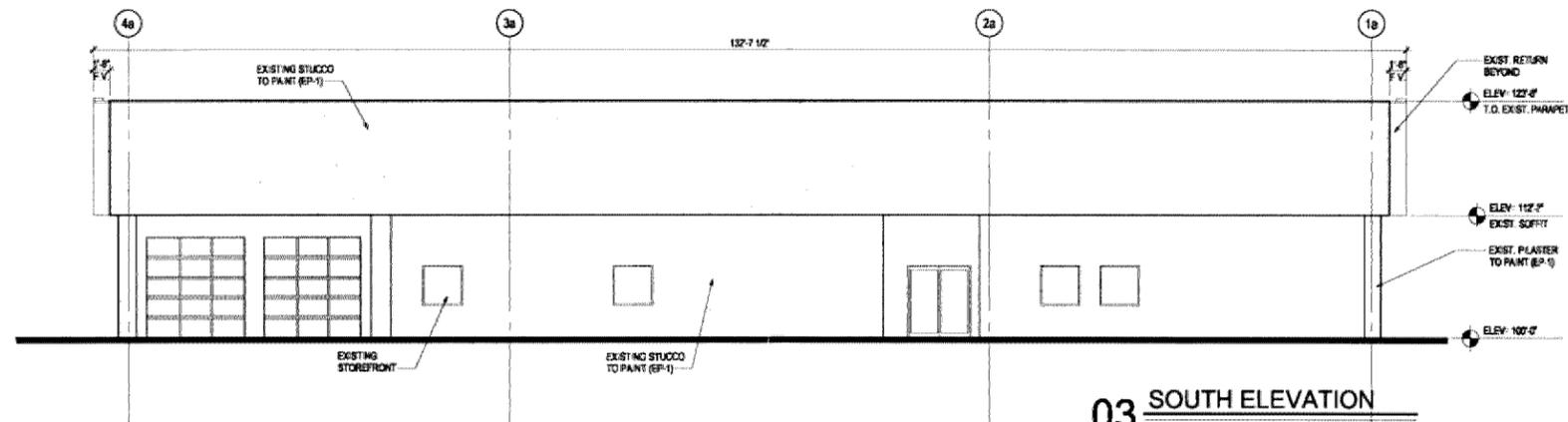
SOUTH ELEVATION
 EIFS 2,686 SF



01 NORTH ELEVATION
 1/8"=1'-0"
 BUILDING 01 - NEW CAR

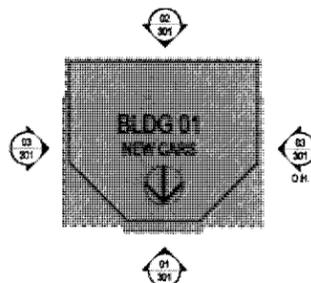


02 EAST ELEVATION / WEST O.H.
 1/8"=1'-0"
 BUILDING 01 - NEW CAR



03 SOUTH ELEVATION
 1/8"=1'-0"
 BUILDING 01 - NEW CAR

EXTERIOR FINISH / MATERIAL DESIGNATIONS
 ACM-1 ALPOLC, 3-4TBL-G75-4MM, TBL, BLACK ALUM. COMPOSITE MATERIAL, MAX SIZE 62" X 122"
 ACM-2 ALPOLC, H&A-4MM, BRUSHED HAIRLINE ALUMINUM ALUM. COMPOSITE MATERIAL, MAX SIZE 48" X 122"
 ACM-3 ALPOLC, RWV WHITE - 4MM, WHITE ALUM. COMPOSITE MATERIAL, MAX SIZE 48" X 122"
 EP-1 BENJAMIN MOORE, OC-66, 'SNOW WHITE'



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 ARCHITECTURE

12180 N. ABRAMS RD
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FREEMAN BUICK GMC
 501 STATE HWY 114 WEST
 GRAPEVINE, TX

DATE	DESCRIPTION
12.27.2010	CONDITIONAL USE PERMIT

12.27.10

 NCA JOB #: 10041

BLDG 01
 EXTERIOR
 ELEVATIONS

301

CASE NAME: FREEMAN BUICK/GMC
 CASE NUMBER: CU10-35
 LOCATION: 501 WEST STATE HIGHWAY 114 LOT 12, BLOCK 5, METROPLACE 2ND INSTALLMENT
 MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____
 SHEET 4 OF 7
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 DEPARTMENT OF DEVELOPMENT SERVICES.

EXTERIOR MATERIAL CALCULATIONS - BUILDING 02

TOTAL SURFACE AREA OF ALL ELEVATIONS EXCLUSIVE OF DOORS AND WINDOWS = 3,560 SF

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EIFS 1,536 SF

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TOTAL AREA (EXCLUSIVE OF WINDOW) 15,695 SF

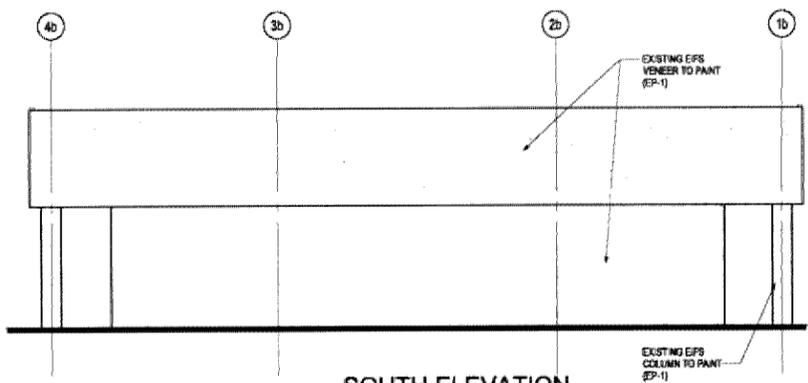
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WEST ELEV

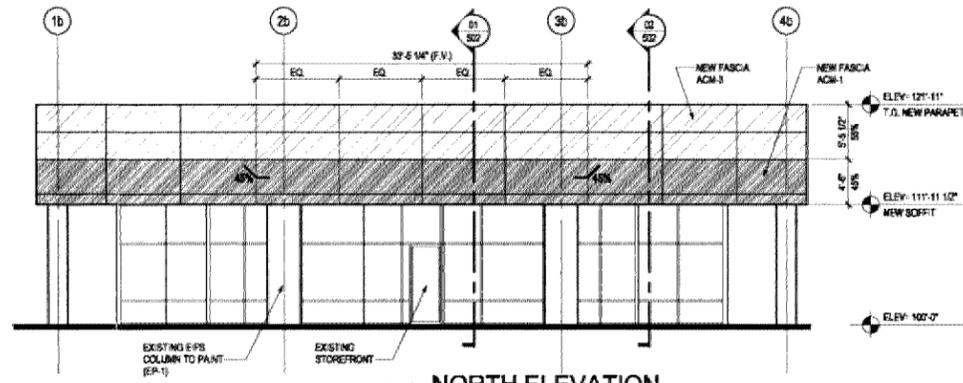
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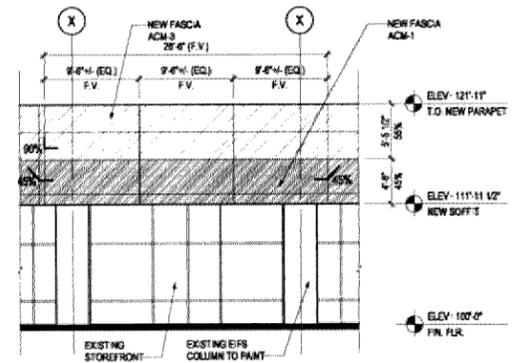
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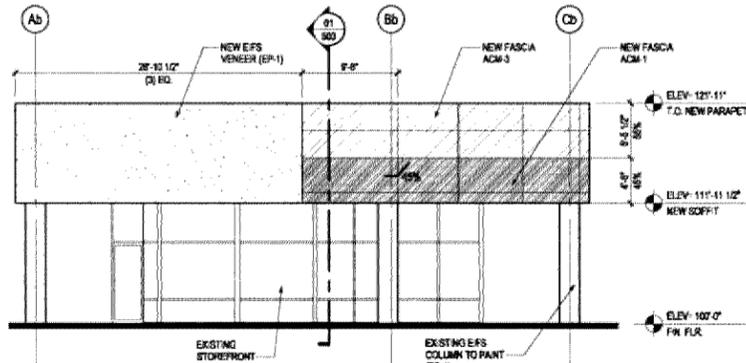
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BUILDING 02 - USED CAR



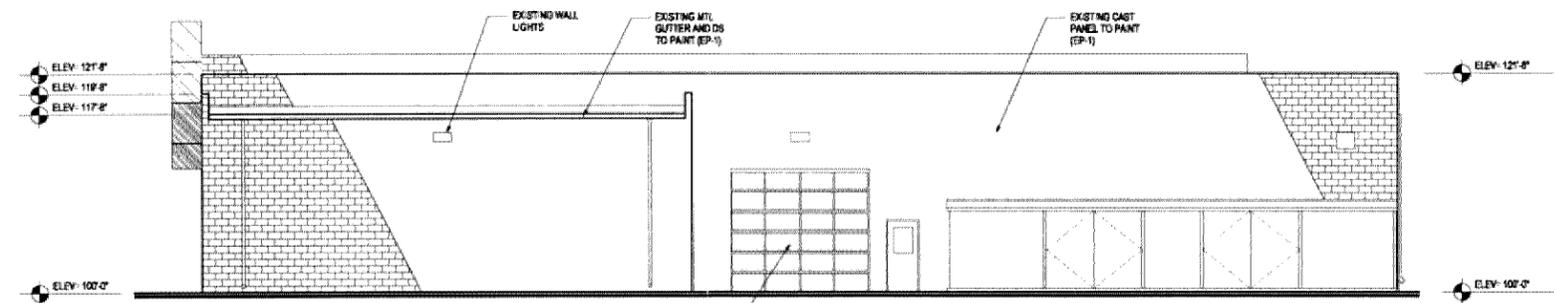
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1/8"=1'-0"
BUILDING 02 - USED CAR



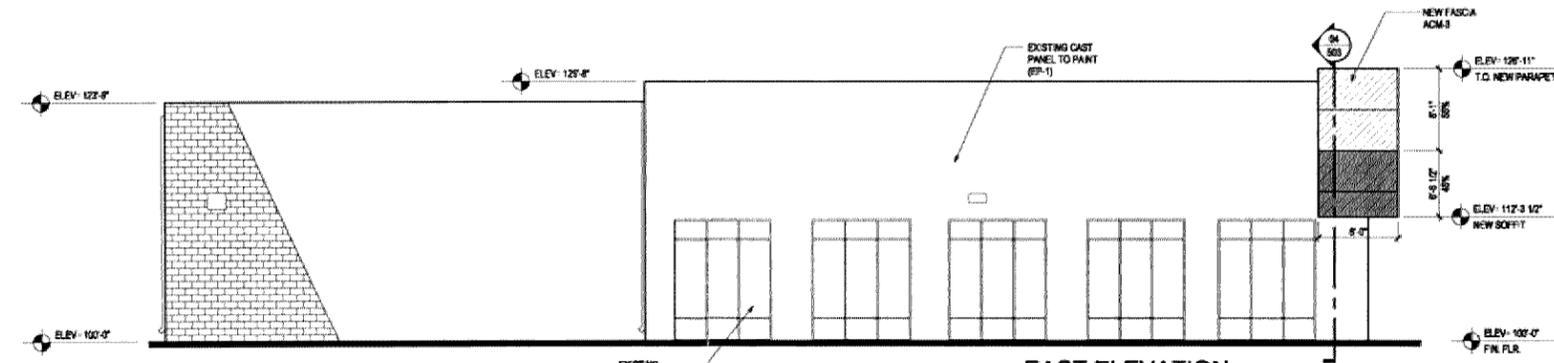
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1/8"=1'-0"
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03 EAST ELEVATION (WEST O.H.)
1/8"=1'-0"
BUILDING 02 - USED CAR



05 WEST ELEVATION
1/8"=1'-0"
BUILDING 03 - SERVICE



06 EAST ELEVATION
1/8"=1'-0"
BUILDING 03 - SERVICE

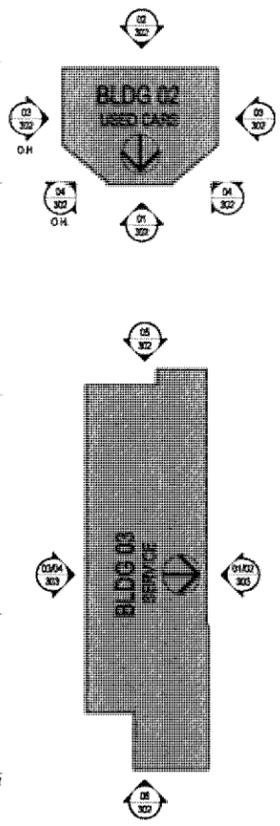
EXTERIOR FINISH / MATERIAL DESIGNATIONS

ACM-1 ALPOLC, 3-TBL, 675-48M, TBL, BLACK ALUM. COMPOSITE MATERIAL, MAX SIZE 62" X 123"

ACM-2 ALPOLC, 14-A-48M, BRUSHED 14-18, BE ALUMINUM ALUM. COMPOSITE MATERIAL, MAX SIZE 48" X 123"

ACM-3 ALPOLC, RWV WHITE, 48M, WHITE ALUM. COMPOSITE MATERIAL, MAX SIZE 48" X 123"

EP-1 BENJAMIN MOORE, OC-65, 'SNOW WHITE'



CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE

APPV'D 3-0 DENIED

CASE # CU10-35

RVS'D ORDINANCE # 10-59

DATE 1/5/11

PLANNER AT

CASE NAME: FREEMAN BUICK/GMC
CASE NUMBER: CU10-35
LOCATION: 501 WEST STATE HIGHWAY 114 LOT 12, BLOCK 6, METROPLACE 2ND INSTALLMENT

MAYOR _____ SECRETARY _____
DATE: _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____

SHEET 6 OF 7
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES

NCA Partners
ARCHITECTURE

12180N ABRAMS RD
SUITE 200
DALLAS, TX 75243
214.981.8901
214.381.5906 FAX
ncapartners.com

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FREEMAN BUICK GMC
501 STATE HWY 114 WEST
GRAPEVINE, TX

DATE	DESCRIPTION
12-27-2010	CONCEPTUAL USE PERMIT

12/27/10

REGISTERED ARCHITECT
STATE OF TEXAS

NCA JOB # 10041

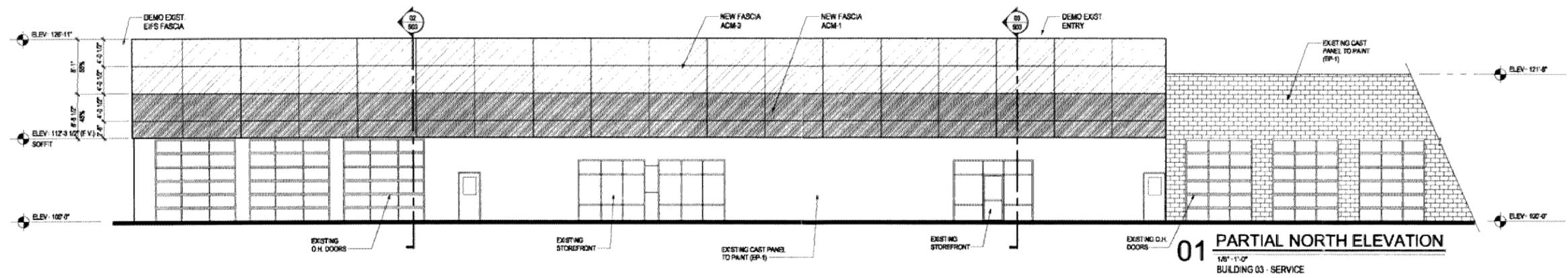
BLDG 02 & 03
EXTERIOR
ELEVATIONS

302

DATE	DESCRIPTION
12.27.2010	CONDITIONAL USE PERMIT

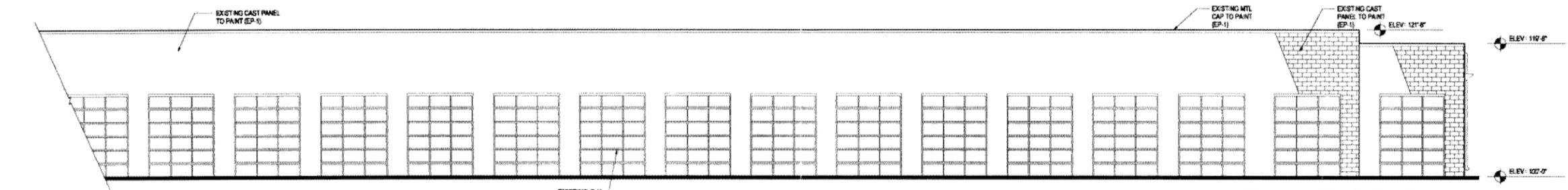


NORTH ELEVATION
ACM - 2,255 SF
CAST PANEL - 3,918 SF

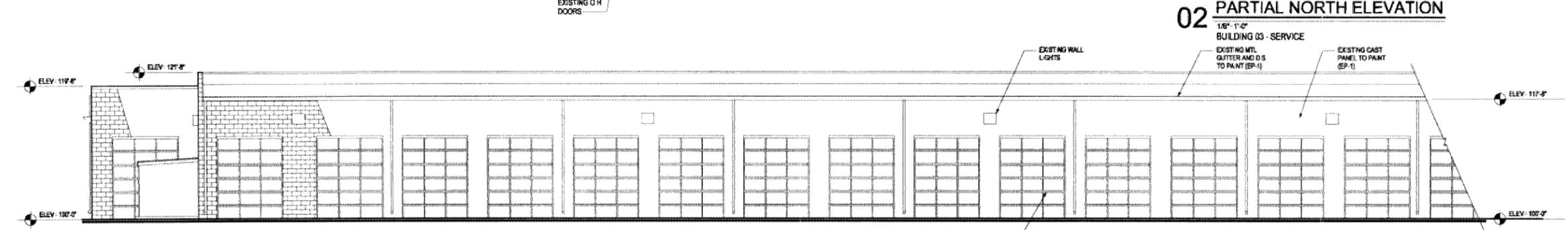


01 PARTIAL NORTH ELEVATION
1/8"=1'-0"
BUILDING 03 - SERVICE

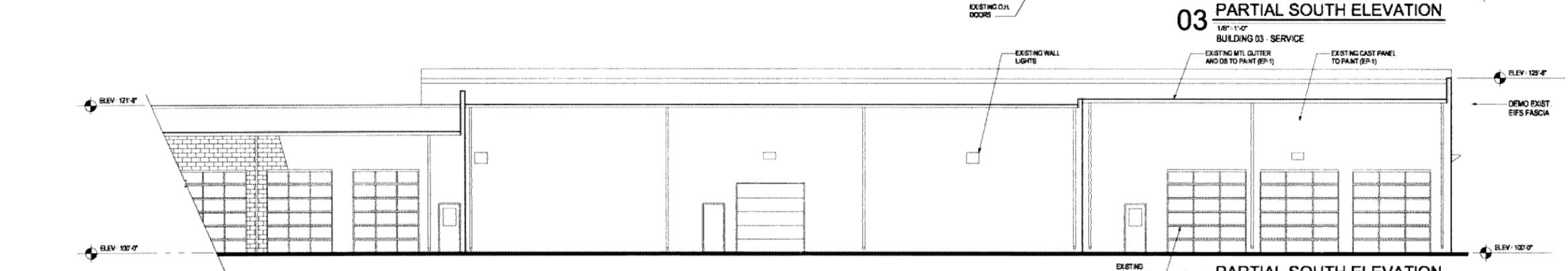
SOUTH ELEVATION
CAST PANEL - 4,487 SF



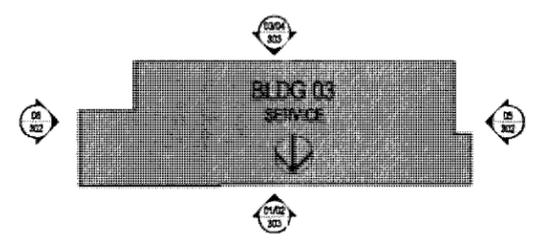
02 PARTIAL NORTH ELEVATION
1/8"=1'-0"
BUILDING 03 - SERVICE



03 PARTIAL SOUTH ELEVATION
1/8"=1'-0"
BUILDING 03 - SERVICE



04 PARTIAL SOUTH ELEVATION
1/8"=1'-0"
BUILDING 03 - SERVICE



EXTERIOR FINISH / MATERIAL DESIGNATIONS

ACM-1	ALPOLC, 3-478L, G15-4MM, TBL, BLACK ALUM. COMPOSITE MATERIAL, MAX SIZE 62" X 122"
ACM-2	ALPOLC, HLA-4MM, BRUSHED HARLINE ALUMINUM ALUM. COMPOSITE MATERIAL, MAX SIZE 48" X 122"
ACM-3	ALPOLC, RWV WHITE - 4MM, WHITE ALUM. COMPOSITE MATERIAL, MAX SIZE 48" X 122"
EP-1	BENJAMIN MOORE, OC-65, "SNOW WHITE"

CASE NAME: FREEMAN BUICK/GMC
CASE NUMBER: CU10-35
LOCATION: 501 WEST STATE HIGHWAY 114 LOT 12, BLOCK 5, METROPLACE 2ND INSTALLMENT

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

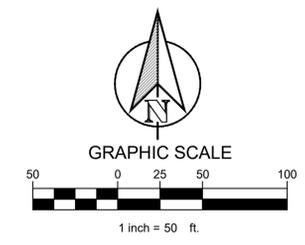
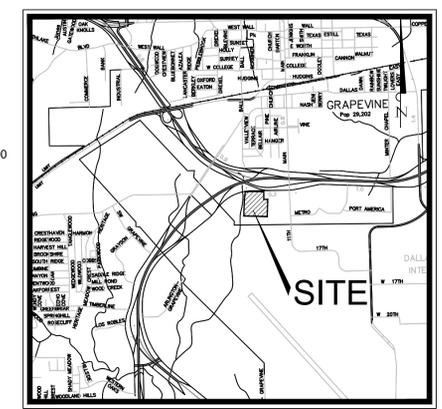
CHAIRMAN _____
DATE: _____

SHEET 6 OF 7
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES

CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE

APPV'D 3-0 DENIED
CASE # CU10-35
RVS'D ORDINANCE # 10-59
DATE 1/5/11
PLANNER AT 4 of 4

NO.	DATE	REVISION	BY



LEGEND

	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FIRE LANE
	EASEMENT LINE
	EXISTING TOPO
	PROPOSED TOPO
	MATCH EXISTING
	TOP OF GRATE
	HIGH POINT
	DRAINAGE BOUNDARY

HYDROLOGIC CALCULATIONS - PRE DEVELOPMENT

DRAINAGE AREA (AC.)	TC (MIN)	C	T_{10} (IN/HR)	Q_{10} (CFS)	COLLECTION POINT	
EX-1*	1.68	10.0	0.80	11.60	15.59	DRAINS TO EXISTING AREA INLET
TOTAL DRAINAGE	1.68				15.59	

HYDROLOGIC CALCULATIONS - POST DEVELOPMENT

DRAINAGE AREA (AC.)	TC (MIN)	C	T_{10} (IN/HR)	Q_{10} (CFS)	COLLECTION POINT	
1	1.12	10	0.80	11.60	10.39	DRAINS TO EXISTING AREA INLET
2	0.78	10	0.80	11.60	7.05	DRAINS TO PROPOSED GRATE INLET
TOTAL DRAINAGE	1.88				17.45	

* INFORMATIONAL CALCS FROM HOLLYWOOD USA PLANS BY HALFF ASSOCIATES, DATED 11/1/1994, SHEET C1.04

CASE NAME: FREEMAN GRAPEVINE
 CASE NUMBER: CU 24-21
 LOCATION: 501 W STATE HIGHWAY 114, 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

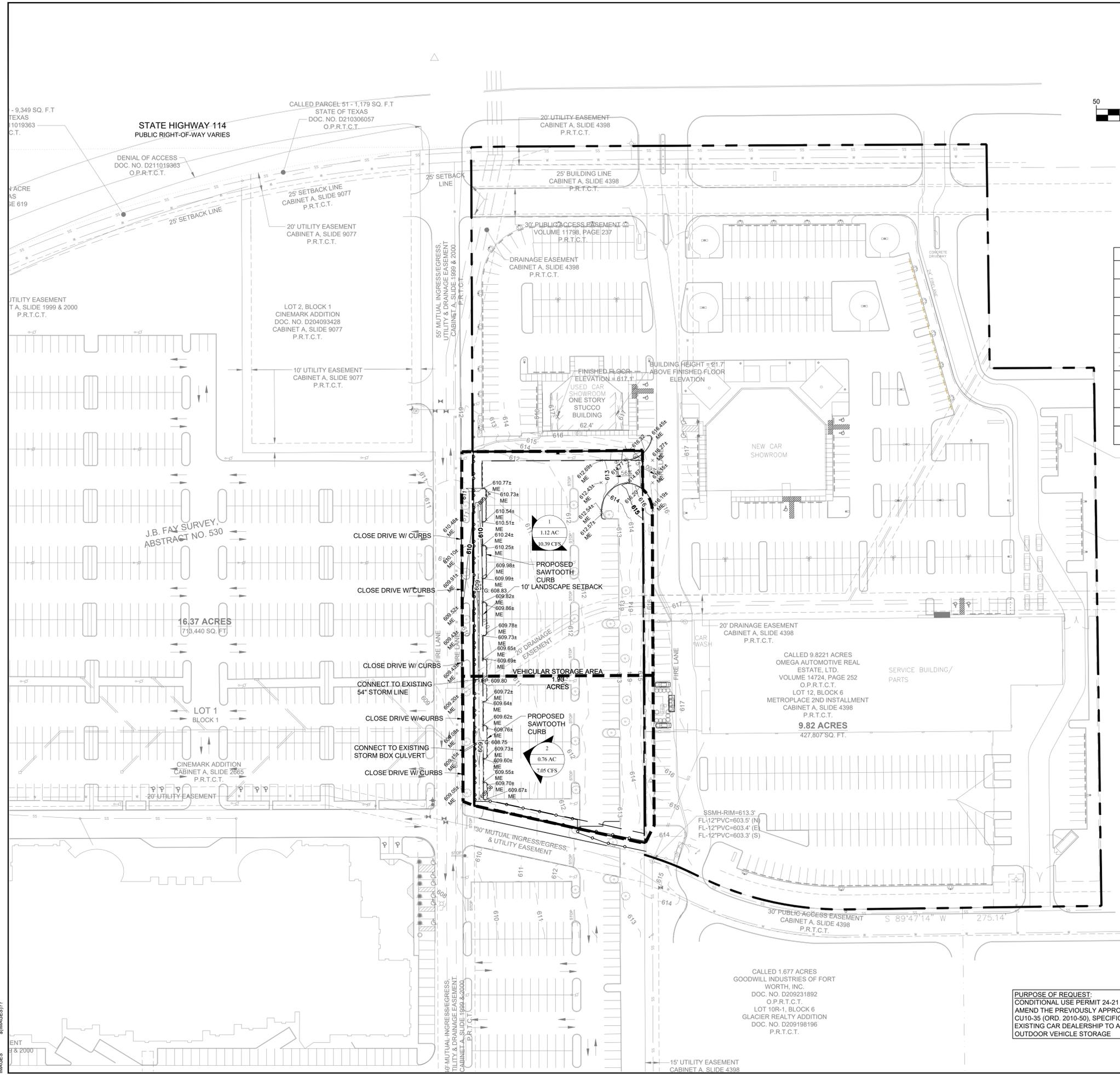
SHEET: 7 of 7

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

GRADING AND DRAINAGE PLAN

FOR
 OMEGA AUTOMOTIVE REAL ESTATE, LTD.
 LOT 12, BLOCK 6 METROPLACE 2ND INSTALLMENT
 J.B. FAY SURVEY, ABSTRACT NO. 530
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 9.82 ACRES, 427,807 SQ. FT.
 ZONED: CC, COMMUNITY COMMERCIAL
 DATE OF PREPARATION: 7/15/2024

PURPOSE OF REQUEST:
 CONDITIONAL USE PERMIT 24-21 IS A REQUEST FOR AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU10-35 (ORD. 2010-50), SPECIFICALLY TO EXPAND AN EXISTING CAR DEALERSHIP TO ALLOW ADDITIONAL OUTDOOR VEHICLE STORAGE.



PLOTTED BY: DREW DONOSKY 7/15/2024 1:19 PM
 DWG NAME: Z:\PROJECTS\PROJECTS\2024-048\FREEMAN GRAPEVINE EXPANSION\CADD\SHEETS\FREEMAN_CU10SP-2 GRADING-DRAINAGE PLAN.DWG
 LAST SAVED: 7/15/2024 3:31 PM
 IMAGES: 17

9,349 SQ. F.T. TEXAS 1019363 C.T.
 STATE HIGHWAY 114 PUBLIC RIGHT-OF-WAY VARIES
 DENIAL OF ACCESS DOC. NO. D211019363 O.P.R.T.C.T.
 CALLED PARCEL 51 - 1,179 SQ. F.T. STATE OF TEXAS DOC. NO. D210306057 O.P.R.T.C.T.
 25' SETBACK LINE CABINET A, SLIDE 9077 P.R.T.C.T.
 20' UTILITY EASEMENT CABINET A, SLIDE 9077 P.R.T.C.T.
 55' MUTUAL INGRESS/EGRESS, UTILITY & DRAINAGE EASEMENT CABINET A, SLIDE 1999 & 2000 P.R.T.C.T.
 LOT 2, BLOCK 1 CINEMARK ADDITION DOC. NO. D204093428 CABINET A, SLIDE 9077 P.R.T.C.T.
 10' UTILITY EASEMENT CABINET A, SLIDE 9077 P.R.T.C.T.

20' UTILITY EASEMENT CABINET A, SLIDE 4398 P.R.T.C.T.
 25' BUILDING LINE CABINET A, SLIDE 4398 P.R.T.C.T.
 30' PUBLIC ACCESS EASEMENT VOLUME 11796, PAGE 237 P.R.T.C.T.
 DRAINAGE EASEMENT CABINET A, SLIDE 4398 P.R.T.C.T.
 FINISHED FLOOR ELEVATION = 617.4'
 BUILDING HEIGHT = 21.7' ABOVE FINISHED FLOOR ELEVATION
 USED CAR SHOWROOM ONE STORY STUCCO BUILDING 62.4'
 NEW CAR SHOWROOM
 SERVICE BUILDING/PARTS
 20' DRAINAGE EASEMENT CABINET A, SLIDE 4398 P.R.T.C.T.
 CALLED 9.8221 ACRES OMEGA AUTOMOTIVE REAL ESTATE, LTD. VOLUME 14724, PAGE 252 O.P.R.T.C.T. LOT 12, BLOCK 6 METROPLACE 2ND INSTALLMENT CABINET A, SLIDE 4398 P.R.T.C.T. 9.82 ACRES 427,807 SQ. FT.
 SSMH-RIM=613.3'
 FL-12" PVC=603.5' (N)
 FL-12" PVC=603.4' (E)
 FL-12" PVC=603.3' (S)
 15' UTILITY EASEMENT CABINET A, SLIDE 4398 P.R.T.C.T.

1.12 AC 0.39 CFS
 1.98 AC VEHICULAR STORAGE AREA
 0.76 AC 7.05 CFS
 16.37 ACRES 713,440 SQ. FT.
 J.B. FAY SURVEY, ABSTRACT NO. 530
 CLOSE DRIVE W/ CURBS
 CONNECT TO EXISTING 54" STORM LINE
 CONNECT TO EXISTING STORM BOX CULVERT
 10' LANDSCAPE SETBACK
 20' DRAINAGE EASEMENT
 150' MUTUAL INGRESS/EGRESS & UTILITY EASEMENT CABINET A, SLIDE 1999 & 2000 P.R.T.C.T.

10' MUTUAL INGRESS/EGRESS, UTILITY & DRAINAGE EASEMENT CABINET A, SLIDE 1999 & 2000 P.R.T.C.T.
 10' UTILITY EASEMENT CABINET A, SLIDE 9077 P.R.T.C.T.
 20' UTILITY EASEMENT CABINET A, SLIDE 4398 P.R.T.C.T.
 30' PUBLIC ACCESS EASEMENT CABINET A, SLIDE 4398 P.R.T.C.T.
 15' UTILITY EASEMENT CABINET A, SLIDE 4398 P.R.T.C.T.

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

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

MEETING DATE: AUGUST 20, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-27; CINEMARK



APPLICANT: Drew Donosky – Claymoore Engineering

PROPERTY LOCATION AND SIZE:

The subject property is located at 911 West State Highway 114 and is proposed to be platted as Block 1, Lot 1A, Cinemark Addition. The subject property contains 14.70 acres and has approximately 536 feet of frontage along State Highway 114.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU18-29 (Ord. 2018-90) to allow 45 skill or coin-operated machines and the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a movie theatre. This request is specifically to remove two acres from the existing Cinemark lot.

The applicant intends to transfer two acres, shifting the common property line to the east, from the current Cinemark movie theater lot to the adjacent Freeman GMC automobile dealership for additional vehicle storage purposes. As a result, Cinemark will have a reduction of 184 parking spaces, bringing the total number of parking spaces on site to 994. Total number of required parking is 427 spaces. No other changes are proposed. The table below depicts the existing and proposed total lot area, total impervious area, and total open space for both lots.

	Existing Lot Area	Proposed Lot Area	Existing Impervious Area	Proposed Impervious Area	Existing Open Space	Proposed Open Space
Freeman Lot	427,807 SF (9.82 AC)	501,101 SF (11.50 AC)	400,881 SF (80%)	389,286 SF (77.7%)	100,220 SF (20%)	111,815 SF (22.3%)
Cinemark Lot	713,440 SF (16.37 AC)	640,146 SF (14.70 AC)	512,117 SF (71.7%)	511,843 SF (79.96%)	128,029 SF (17.9%)	128,303 SF (20.4%)

PRESENT ZONING AND USE:

The property is zoned “CC”, Community Commercial District and is an existing movie theater.

HISTORY OF TRACT AND SURROUNDING AREA:

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

- On April 20, 1993, City Council approved Z93-04 (Ord. 1993-19) to rezone 70.5 acres from “PID”, Planned Industrial Development to “CC”, Community Commercial District for a proposed mixed-use development with restaurants, retail, office, hotel, and warehouse uses.
- On August 16, 1994, City Council approved CP94-07 to allow a seventeen-screen movie theatre with four food service areas.
- On September 20, 1994, City Council approved SU94-02 (Ord. 1994-84) to allow forty-five skill or coin-operated machines with a redemption center in conjunction with a seventeen-screen movie theater, four food service areas, and a waiver to Section 47.E.2 in accordance with Section 47.F.
- On December 18, 2018, City Council approved CU18-29 (Ord. 2018-90) to amend the previously approved site plan for the possession, storage, retail sales, and on and off consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a movie theater.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “CC”, Community Commercial District – State Highway 114 and MPS21 Real Estate Office

SOUTH: “CC”, Community Commercial District – KS2 Technologies, Inc. and McMillan James Equipment Company

EAST: "CC", Community Commercial District and "BP", Business Park District – Freeman GMC car dealership, Goodwill and multitenant office/ warehouse building

WEST: DFW Airport Property

AIRPORT IMPACT:

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

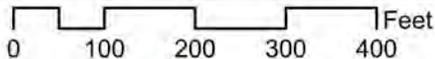
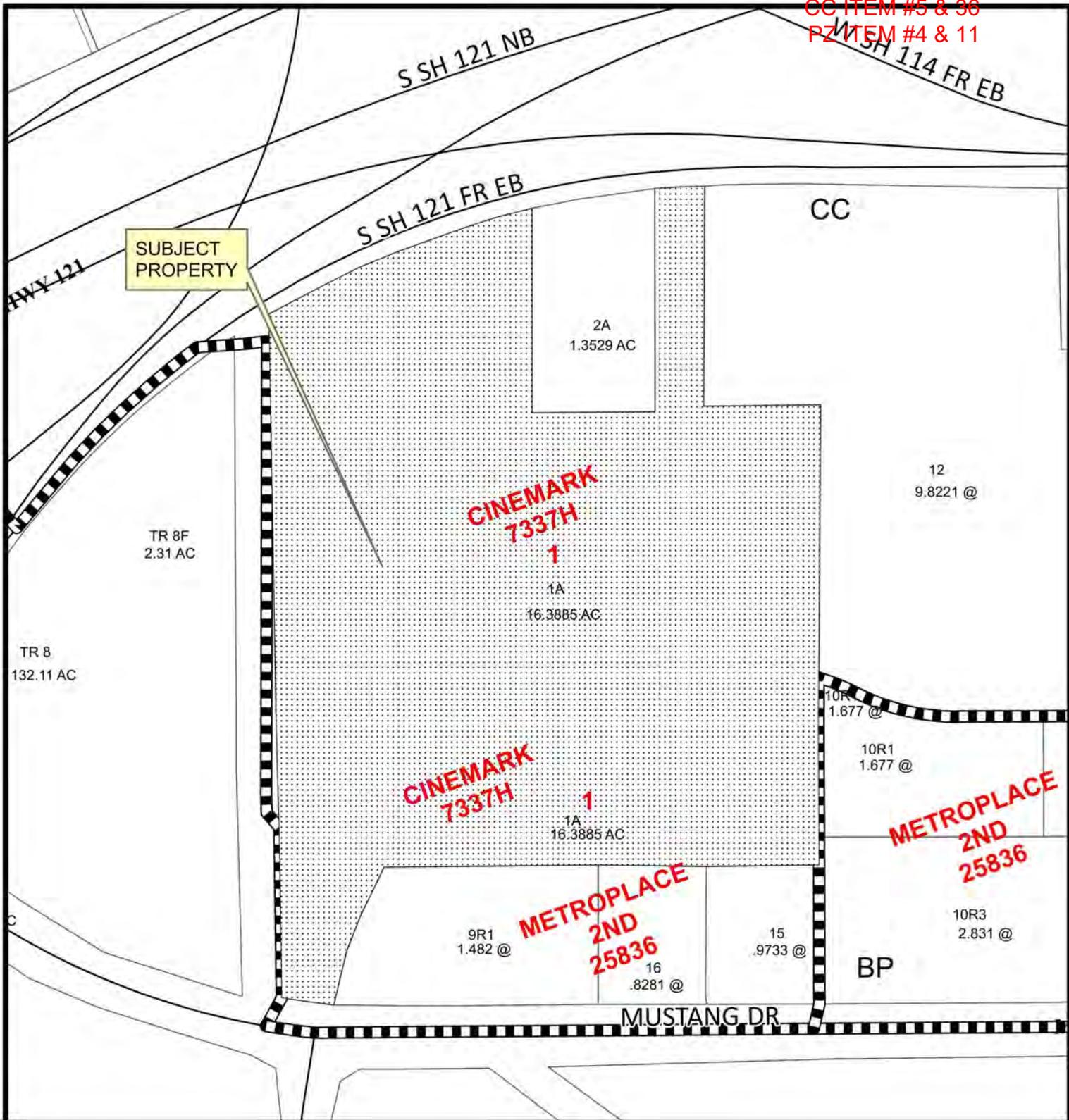
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan does not designate West State Highway 114.

/ng



**CU24-27; Cinemark Tinseltown
911 West State Highway 114**

Date Prepared: 8/6/2024

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

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

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

Lot 1 Block 1 Cinemark Addition

Gross area of parcel (to nearest tenth of
acre)

16.38

Street frontage & distance to nearest cross street

Describe the Proposed Use

Proposed Zoning cc

Existing Zoning

cc

Future Land Use Designation

Subject Property Address

911 W State Hwy 114, Grapevine, TX

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

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

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

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

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

Owner Name Tom Kiew Owner Phone Number 972-665-1619

Company CNMK Texas Properties LTD

Address 3900 Dallas Pkwy Ste 500

City Plano State TX Zip Code 75093

Email [REDACTED]

JUN 03 2024

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

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

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

Property Owner's Signature [Signature] Date 6/10/24

STATE OF: Texas Tom Kier - Sr. V.P. Real Estate
COUNTY OF: Collin CPMK Texas Properties, LLC

BEFORE ME, a Notary Public, on this day personally appeared Tom Kier (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 10th day of June, 2024
Rhonda Edmondson

NOTARY PUBLIC in and for the State of Texas



JUN 03 2024

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Drew Donosky Company Claymoore Engineering

Address 1903 Central Dr. # 406

City Bedford State TX Zip Code 76021

Phone 817-281-0572 Email [REDACTED]

Applicant's Signature *Drew Donosky* Date 4/29/24

STATE OF: Texas

COUNTY OF: Tarrant

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

SUBSCRIBED AND SWORN TO before me, this the 29 day of
April, 2024



Melissa M. Andrews
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

JUN 03 2024

CU24-27

(You may order a copy of a Public Information Report from www.sos.texas.gov or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711 or go to <http://www.sos.texas.gov>.)

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. *Amending Plat*
- 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 911 W. SH 114

Legal description of subject property Lot 1A, Block 1 Chizmarik Addition

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

CU24-27

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

Subject: CUP Narrative

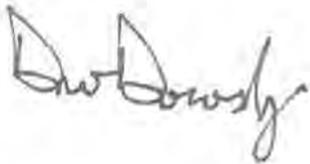
To whom it may concern:

Please let this Letter as Narrative for the proposed Development located at 501 W SH 114. The project site is currently zoned CC and will remain as CC.

The purpose of this conditional use permit request is to remove approximately 2 acres of land from the Cinemark movie theater property to add it to the Freeman Grapevine dealership property. No new buildings are proposed. The land contains existing parking that will be used by the dealership for vehicle inventory storage. Minor parking lot modifications are proposed to comply with landscape setback requirements and to provide direct access back to the original dealership property.

The proposed use is permitted in this area or zone.

Thank you.



Drew Donosky, PE

JUN 03 2024

CU24-27

BEING a 14.70 acre tract of land out of the J.B. Fay Survey, Abstract No. 530, situated in the City of Grapevine, Tarrant County, Texas, being a portion of Lot 1, Block 1 Cinemark Addition, a subdivision of record in Cabinet A, Slide 2665-2666 of the Plat Records of Tarrant County, Texas, said Lot 1 being a portion of a called 16.6033 acre tract of land conveyed to Cinema Properties, Inc. by deed of record in Volume 14667, Page 473 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at an aluminum TxDOT monument found at the intersection of the East right-of-way line of County Road 3808 (50' right-of-way) and the curving South right-of-way line of State Highway 114 (variable width right-of-way), being the Southwest corner of a called Parcel 50 - 9,349 square foot tract of land conveyed to The State of Texas by deed of record in Document Number D211019363 of said Official Public Records, for the Northwest corner hereof;

THENCE, along the curving South right-of-way line of State Highway 114, being the South line of said Parcel 50, along a non-tangent curve to the right, having a radius of 1372.54 feet, a chord bearing of N88°48'15"E, a chord length of 40.93 feet, an arc length of 40.93 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of Lot 2, Block 1 of Cinemark Addition, a subdivision of record in Document Number D204093428 of said Plat Records, being the common North line of said Lot 1, also being the Southeast corner of said Parcel 50, also being the Southwest corner of a called Parcel 51 - 1,179 square foot tract of land conveyed to The State of Texas by deed of record in Document Number D210306057 of said Official Public Records;

THENCE, leaving the South right-of-way line of State Highway 114, along the West, South and East lines of said Lot 2, being the common North line of said Lot 1, the following three (3) courses and distances:

1. S00°15'50"E, along the West line of said Lot 2, being the common East line of said Lot 1, a distance of 283.58 feet to a 5/8 inch iron rod with illegible yellow plastic cap found at the Southwest corner of said Lot 2;
2. N89°44'10"E, a distance of 192.50 feet to a 1/2 inch iron rod with yellow plastic cap stamped "HALFF" found at the Southeast corner of said Lot 2;
3. N00°15'50"W, a distance of 323.54 feet to a 5/8 inch iron rod found in the curving South right-of-way line of State Highway 114, being the Northeast corner of said Parcel 51- also being in the South line of a called Part 1 - 0.968 acre tract of land conveyed to the State of Texas by deed of record in Volume 5368, Page 619 of the Deed Records of Tarrant County, Texas;

THENCE, along the curving South right-of-way line of State Highway 114, being the South line of said 0.968 acre tract, along a non-tangent curve to the right, having a radius of 1402.40 feet, a chord bearing of N86°50'00"E, a chord length of 55.07 feet, a

delta angle of $02^{\circ}15'00''$, an arc length of 55.07 feet to a 1/2 inch iron rod with yellow plastic cap stamped "HALFF" found at the Northwest corner of Lot 12, Block 6, Metroplace 2nd Installment, a subdivision of record in Cabinet A, Slide 4398 of said Plat Records, being the Northeast corner of said 0.968 acre tract, for the Northeast corner hereof;

THENCE, leaving the curving South right-of-way line of State Highway 114, in part, along the West line of said Lot 12 and the common East line of said Lot 1 and in part, over and across said Lot 1, the following two (2) courses and distances:

1. $S00^{\circ}15'50''E$, passing at a distance of 326.33 feet, a 1/2 inch iron rod with yellow plastic cap stamped "HALFF" found at an ell in said common line and continuing over and across said Lot 1, a total distance of 706.96 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. $S77^{\circ}59'56''E$, a distance of 187.27 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West of said Lot 12, being the common East line of said Lot 1;

THENCE, $S00^{\circ}15'50''E$, along the West line of said Lot 12 and the common East line of said Lot 1, a distance of 12.59 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of Lot 10R-1, Block 6 of Glacier Realty Addition, a subdivision of record in Document Number D209198196 of said Official Public Records;

THENCE, $S00^{\circ}15'50''E$, along the West line of Lots 10R-1 and 10R-3 of said Glacier Realty Addition, being the common East line of said Lot 1, a distance of 292.00 feet to a 1/2 inch iron rod with pink plastic cap stamped "JPH" found at the Northeast corner of Lot 15, Block 6 of Metroplace 2nd Installment, a subdivision of record in Cabinet A, Slide 6808 of said Plat Records, being the Southwest corner of said Lot 1 and hereof;

THENCE, along the South line of said Lot 1, being in part, the common North lines of Lots 15 and 16 of said Block 6 of Metroplace 2nd Installment of record in Cabinet A, Slide 6808 and in part, the common North line of Lot 9R-1, Block 6 of Metroplace 2nd Installment, a subdivision of record in Cabinet A, Slide 6987 of said Plat Records, the following two (2) courses and distances:

1. $S89^{\circ}44'10''W$, a distance of 687.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "HALFF" found;
2. $S25^{\circ}23'46''W$, a distance of 63.80 feet to a 5/8 inch iron rod with illegible yellow plastic cap found in the East right-of-way line of County Road 3808, being West corner of said Lot 9R-1, also being the most Southerly Southwest corner of said Lot 1 and hereof;

THENCE, along the East right-of-way line of County Road 3808, being the common West line of said Lot 1, the following two (2) courses and distances:

1. $N41^{\circ}49'13''W$, a distance of 198.19 feet to a 1/2 inch iron rod found;

2. N00°06'15"E a distance of 740.32 feet to the **POINT OF BEGINNING**, and containing an area of 14.70 acres (640,146 square feet) of land, more or less.

ORDINANCE NO. 2024-070

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-27 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU18-29 (ORD. 2018-90) TO ALLOW 45 SKILL OR COINED OPERATED MACHINES AND THE POSSESSION, STORAGE, RETAIL SALE AND ON AND OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A MOVIE THEATRE, SPECIFICALLY TO REMOVE TWO ACRES FROM THE EXISTING CINEMARK LOT FOR BLOCK 1, LOT 1A, CINEMARK ADDITION (911 WEST STATE HIGHWAY 114) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU24-27 to amend the previously approved site plan CU18-29 (Ord. 2018-90) to allow 45 skill or coined operated machines and the possession, storage, retail sale and on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a movie theatre, specifically to remove two acres from the existing Cinemark lot in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 1A, Cinemark Addition (911 West State Highway 114) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

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

APPROVED:

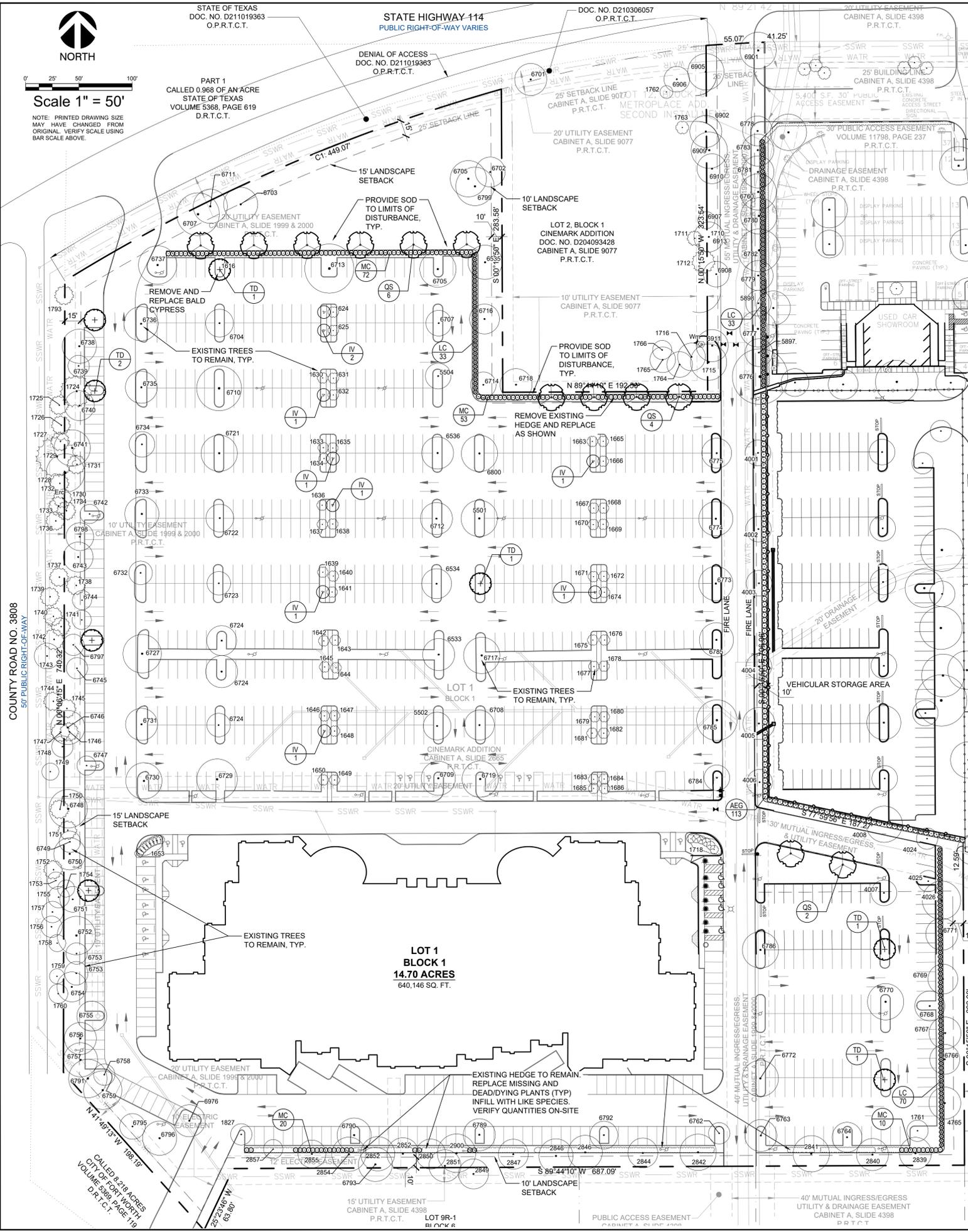
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



Scale 1" = 50'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

COUNTY ROAD NO. 3808
 50' PUBLIC RIGHT-OF-WAY
 PLOTTED BY: SHARON STACHECKI 7/13/2024 9:38 AM
 DWG NAME: P:\SHAREDPROJECTS\2024\FREEMAN - GRAPEVINE TOWNHOME - GRAPEVINE TX - LP.DWG
 LAST SAVED: 7/13/2024 5:38 AM
 IMAGES: \$IMAGES\$

GENERAL GRADING AND PLANTING NOTES

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

ROOT BARRIERS

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

MULCHES

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

NOTES:

COMPLETE A SOILS TEST AND PROVIDE ALL RECOMMENDED AMENDMENTS PRIOR TO ANY NEW LANDSCAPE INSTALLATIONS.

REFRESH ORGANIC MULCH IN ALL PLANTING BEDS THROUGHOUT SITE.

REPAIR ALL CONSTRUCTION DAMAGE NOT NOTED WITH PLANTINGS ON PLAN WITH SOD TO LIMITS OF DISTURBANCE.

CONDITIONAL USE PERMIT CU24-21 IS A REQUIREMENT FOR AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU10-35 (ORD. 2010-5), SPECIFICALLY TO EXPAND AN EXISTING CAR DEALERSHIP TO ALLOW ADDITIONAL OUTDOOR VEHICLE STORAGE.

PLANTING SCHEDULE

CANOPY TREES					
COUNT	SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE*	NOTES
12	QS	Quercus shumardii	Texas Red Oak	3" cal.	B&B
8	TD	Taxodium distichum	Bald Cypress	3" cal.	B&B
* Caliper inches measured at 4 1/2 feet above the ground.					
ORNAMENTAL TREES					
9	IV	Ilex vomitoria	Yaupon Holly	1.5" cal.	Full
SHRUBS					
COUNT	SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
113	AEG	Abelia x g. 'Edward Goucher'	Glossy Abelia	5 gal, 2' ht.	Spaced 60" O.C.
161	LC	Leucophyllum frutescent 'Compacta'	Texas Sage	3 gal, 2' ht.	SPACED 48" O.C.
155	MC	Myrica cerifera var. pumila	Dwarf Wax Myrtle	3 gal, 2' ht.	Spaced 48" O.C.
SOD/SEED					
-		Cynodon dactylon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	Min. 1 year old, uniform color & texture

NOTES:

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

SEE SHEET LP-1 FOR EXISTING TREE INVENTORY

Landscape Plan Data Summary Table

Item	Required	Proposed
Landscape Area		
Landscape Perimeter Area (SF)	43,953	43,953
Interior Landscape Area-Parking Lot Landscaping (SF)	38,342	38,500
Additional Interior Landscape Area	45,734	45,850
Other Landscape Area within the lot (SF)	0	0
Total Landscape Area (SF)	128,029	128,303
Impervious Area		
Building Footprint Area (SF)	-	82,491
Area of Sidewalks, Pavement & other Impervious Flatwork (SF)	-	429,352
Other Impervious Area	-	-
Total Open Space (SF and %)	128,029 (20% min.)	128,303 (20.04%)
Total Impervious Area (SF and %)	512,117 (80% max.)	511,843 (79.96%)
Perimeter Landscape: 1 tree per 50 LF		
North (803.91 LF excluding driveways)	803.91 / 50 = 16 trees	11 new + 5 existing trees
East (1265.01 LF)	1265.01 / 50 = 25 trees	25 existing trees
South (620.89 LF excluding driveways)	620.89 / 50 = 12 trees	12 existing trees
West (1,174.05 LF excluding driveways)	1174.05 / 50 = 23 trees	23 existing trees
Parking Lot Landscape		
Internal parking lot landscape area	38,419	34,035
Trees: 1 per 400 SF of req'd landscape area	38,419 / 400 = 96 trees	66 Shade Trees (8 new + 58 ex.) 68 Ornamental Trees (9 new + 59 existing) * A combo of shade trees and ornamental trees (to match existing) used to infill where missing and not in conflict w/ utility easements
Min. 1 tree per island	38,419 / 400 = 96 trees	As required
Trees in non-vehicular open space		
% open space less than 30: 1 tree/2500 SF	45,734/2500 = 18 trees	34 existing trees meet req't

OWNER
 CNMK TEXAS PROPERTIES, LLC
 3900 DALLAS PARKWAY SUITE 550
 PLANO, TX 75093
 PH: 972.665.1619 CONTACT NAME: MICHAEL CAVALIER

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

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

LANDSCAPE
 EVERGREEN DESIGN GROUP
 15455 DALLAS PKWY
 SUITE #600
 ADDISON, TX 75001
 PH: 800.680.6630 CONTACT NAME: RODNEY MCNABB

CASE NAME: CINEMARK TINSELTOWN GRAPEVINE
 CASE NUMBER: CU 24-27
 LOCATION : 911 W STATE HIGHWAY 114, 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

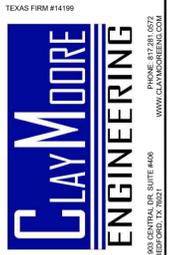
DATE _____

SHEET: 2 of 5

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

LANDSCAPE PLAN

FOR
 CINEMARK TINSELTOWN
 LOT 1, BLOCK 1 CINEMARK ADDITION
 J.B. FAY SURVEY, ABSTRACT NO. 530
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 14.45 ACRES, 629,495 SQ. FT.
 ZONED: CC, COMMUNITY COMMERCIAL
 DATE OF PREPARATION: 7/15/2024



CINEMARK TINSELTOWN
 911 W STATE HIGHWAY 114
 GRAPEVINE, TX 76051

NO.	DATE	REVISION	BY
04	7/15/2024	REV 4	
03	6/27/2024	REV 3	
02	6/27/2024	REV 2	
01	5/16/2024	REV 1	

CONDITIONAL USE PERMIT LANDSCAPE PLAN
 SHEET
LP-0
 2 of 5
 File No. 2024-048



EXISTING TREE INVENTORY

TREE#	SPECIES	DBH/SIZE	CONDITION	NOTES	PROPERTY
1616	BALD CYPRESS TAXODIUM DISTICHUM	DEAD	DEAD	DEAD	CINEMARK
1624	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1625	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1630	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1631	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1632	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1633	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1634	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1635	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1636	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1637	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1638	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1639	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1640	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1641	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1642	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1643	YAUPON HOLLY ILEX VOMITORIA	8'	POOR	DECLINE	CINEMARK
1644	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1645	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1646	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1647	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1648	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1649	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1650	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1663	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1664	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1665	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1666	YAUPON HOLLY ILEX VOMITORIA	8'	FAIR	LEANING	CINEMARK
1667	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1668	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1669	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1670	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1671	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1672	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1674	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1675	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1676	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1677	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1678	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1679	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1680	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1681	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1682	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1683	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1684	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1685	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1686	YAUPON HOLLY ILEX VOMITORIA	8'	GOOD		CINEMARK
1711	PINE PINUS SP	7	GOOD		OFF-SITE
1712	PINE PINUS SP	11	GOOD		OFF-SITE
1715	BALD CYPRESS TAXODIUM DISTICHUM	17	GOOD		CINEMARK
1716	LIVE OAK QUERCUS VIRGINIANA	13	GOOD		OFF-SITE
1724	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	DEAD	DEAD	DEAD	CINEMARK
1725	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1726	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1727	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1728	HACKBERRY CELTIS LAEVEGATA	18	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1729	HACKBERRY CELTIS LAEVEGATA	19	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1730	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	CINEMARK
1731	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	CINEMARK
1732	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1733	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1734	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	CINEMARK
1736	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1737	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	CINEMARK
1738	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	CINEMARK
1739	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1740	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1741	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1742	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	dead	DEAD	DEAD	OFF-SITE
1743	CHITTAMWOOD BUMEIA LANUGINOSA	12	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1744	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1745	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	CINEMARK
1746	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	CINEMARK
1747	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	CINEMARK
1748	LIVE OAK QUERCUS VIRGINIANA	10	FAIR	CROWDED GROWTH	CINEMARK
1749	CHINESE PISTACHE PISTACIO SINENSIS	8	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1750	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1751	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	CINEMARK
1752	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1753	MESQUITE PROSOPIS GLANDULOSA	8	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1754	MESQUITE PROSOPIS GLANDULOSA	8	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	CINEMARK
1755	MESQUITE PROSOPIS GLANDULOSA	10	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1756	MESQUITE PROSOPIS GLANDULOSA	10	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1757	MESQUITE PROSOPIS GLANDULOSA	10	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1758	CEDAR ELM ULMUS CRASSIFOLIA	8	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1759	MESQUITE PROSOPIS GLANDULOSA	7	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1760	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	POOR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	OFF-SITE
1761	BALD CYPRESS TAXODIUM DISTICHUM	10	FAIR	CROWDED GROWTH	CINEMARK
1762	CRAPEMYRTLE LAGERSTROEMIA INDICA	2	FAIR	LOW VIGOR	OFF-SITE
1763	CRAPEMYRTLE LAGERSTROEMIA INDICA	7	GOOD		OFF-SITE
1764	LIVE OAK QUERCUS VIRGINIANA	12	GOOD		OFF-SITE
1765	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	GOOD		OFF-SITE
1766	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	GOOD		OFF-SITE
1793	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	9	FAIR	POWERLINES, EASEMENT, IN UNMAINTAINED AREA	CINEMARK
1827	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
2839	CEDAR ELM ULMUS CRASSIFOLIA	15	GOOD		CINEMARK
2840	RED OAK QUERCUS SHUMARDI	15	GOOD		CINEMARK
2841	RED OAK QUERCUS SHUMARDI	17	GOOD		CINEMARK
2842	RED OAK QUERCUS SHUMARDI	17	GOOD		CINEMARK
2844	CEDAR ELM ULMUS CRASSIFOLIA	14	GOOD		CINEMARK

TREE#	SPECIES	DBH/SIZE	CONDITION	NOTES	PROPERTY
2846	RED OAK QUERCUS SHUMARDI	16	FAIR	DEAD WOOD	CINEMARK
2846	RED OAK QUERCUS SHUMARDI	16	GOOD		CINEMARK
2847	CEDAR ELM ULMUS CRASSIFOLIA	14	FAIR	LEANING	CINEMARK
2849	BALD CYPRESS TAXODIUM DISTICHUM	14	GOOD		OFF-SITE
2850	BALD CYPRESS TAXODIUM DISTICHUM	14	GOOD		CINEMARK
2851	RED OAK QUERCUS SHUMARDI	15	FAIR	DAMAGED, CROWDED	CINEMARK
2852	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
2852	BALD CYPRESS TAXODIUM DISTICHUM	16	GOOD		CINEMARK
2854	RED OAK QUERCUS SHUMARDI	16	GOOD		CINEMARK
2855	RED OAK QUERCUS SHUMARDI	13	GOOD		CINEMARK
2857	CEDAR ELM ULMUS CRASSIFOLIA	9	FAIR	CROWDED GROWTH	CINEMARK
2900	RED OAK QUERCUS SHUMARDI	18	FAIR	CROWDED GROWTH	CINEMARK
4001	BALD CYPRESS TAXODIUM DISTICHUM	18	GOOD		CINEMARK
4002	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
4003	BALD CYPRESS TAXODIUM DISTICHUM	18	GOOD		CINEMARK
4004	BALD CYPRESS TAXODIUM DISTICHUM	20	GOOD		CINEMARK
4004	BALD CYPRESS TAXODIUM DISTICHUM	22	GOOD		CINEMARK
4006	BALD CYPRESS TAXODIUM DISTICHUM	20	GOOD		CINEMARK
4006	BALD CYPRESS TAXODIUM DISTICHUM	20	GOOD		CINEMARK
4007	BALD CYPRESS TAXODIUM DISTICHUM	17	GOOD		CINEMARK
4008	BALD CYPRESS TAXODIUM DISTICHUM	17	GOOD		FREEMAN
4024	BALD CYPRESS TAXODIUM DISTICHUM	17	GOOD		FREEMAN
4025	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
4026	CEDAR ELM ULMUS CRASSIFOLIA	15	GOOD		CINEMARK
4109	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
4765	CEDAR ELM ULMUS CRASSIFOLIA	15	FAIR	DAMAGED	CINEMARK
5501	BALD CYPRESS TAXODIUM DISTICHUM	17	GOOD		CINEMARK
5502	BALD CYPRESS TAXODIUM DISTICHUM	13	GOOD		CINEMARK
5504	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
5897	BALD CYPRESS TAXODIUM DISTICHUM	13	GOOD		CINEMARK
5898	BALD CYPRESS TAXODIUM DISTICHUM	13	GOOD		CINEMARK
6533	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
6534	BALD CYPRESS TAXODIUM DISTICHUM	14	GOOD		CINEMARK
6535	BALD CYPRESS TAXODIUM DISTICHUM	16	GOOD		CINEMARK
6536	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
6701	LIVE OAK QUERCUS VIRGINIANA	15	GOOD		OFF-SITE
6702	RED OAK QUERCUS SHUMARDI	14	GOOD		CINEMARK
6703	CEDAR ELM ULMUS CRASSIFOLIA	16	FAIR	DAMAGED	CINEMARK
6704	BALD CYPRESS TAXODIUM DISTICHUM	13	GOOD		CINEMARK
6705	CEDAR ELM ULMUS CRASSIFOLIA	17	FAIR	CODOMINANT STRUCTURE	CINEMARK
6705	BALD CYPRESS TAXODIUM DISTICHUM	20	GOOD		CINEMARK
6707	BALD CYPRESS TAXODIUM DISTICHUM	12	GOOD		CINEMARK
6707	RED OAK QUERCUS SHUMARDI	15	GOOD		CINEMARK
6708	BALD CYPRESS TAXODIUM DISTICHUM	14	GOOD		CINEMARK
6709	BALD CYPRESS TAXODIUM DISTICHUM	16	GOOD		CINEMARK
6710	BALD CYPRESS TAXODIUM DISTICHUM	21	GOOD		CINEMARK
6711	CEDAR ELM ULMUS CRASSIFOLIA	17	GOOD		CINEMARK
6712	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
6713	BALD CYPRESS TAXODIUM DISTICHUM	23	GOOD		CINEMARK
6714	BALD CYPRESS TAXODIUM DISTICHUM	12	GOOD		CINEMARK
6716	BALD CYPRESS TAXODIUM DISTICHUM	14	GOOD		CINEMARK
6717	BALD CYPRESS TAXODIUM DISTICHUM	17	GOOD		CINEMARK
6718	LIVE OAK QUERCUS VIRGINIANA	15	GOOD		OFF-SITE
6719	BALD CYPRESS TAXODIUM DISTICHUM	17	GOOD		CINEMARK
6721	BALD CYPRESS TAXODIUM DISTICHUM	17	GOOD		CINEMARK
6722	BALD CYPRESS TAXODIUM DISTICHUM	13	GOOD		CINEMARK
6723	BALD CYPRESS TAXODIUM DISTICHUM	11	GOOD		CINEMARK
6724	BALD CYPRESS TAXODIUM DISTICHUM	11	GOOD		CINEMARK
6724	BALD CYPRESS TAXODIUM DISTICHUM	14	GOOD		CINEMARK
6724	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
6727	BALD CYPRESS TAXODIUM DISTICHUM	18	GOOD		CINEMARK
6729	BALD CYPRESS TAXODIUM DISTICHUM	19	GOOD		CINEMARK
6730	BALD CYPRESS TAXODIUM DISTICHUM	17	GOOD		CINEMARK
6731	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
6732	BALD CYPRESS TAXODIUM DISTICHUM	11	GOOD		CINEMARK
6733	BALD CYPRESS TAXODIUM DISTICHUM	16	GOOD		CINEMARK
6734	BALD CYPRESS TAXODIUM DISTICHUM	12	GOOD		CINEMARK
6735	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
6736	BALD CYPRESS TAXODIUM DISTICHUM	16	GOOD		CINEMARK
6737	BALD CYPRESS TAXODIUM DISTICHUM	18	GOOD		CINEMARK
6738	RED OAK QUERCUS SHUMARDI	16	FAIR	CROWDED, POWER LINES	CINEMARK
6739	CEDAR ELM ULMUS CRASSIFOLIA	10	FAIR	CROWDED, POWER LINES	CINEMARK
6740	CEDAR ELM ULMUS CRASSIFOLIA	14	FAIR	CROWDED, POWER LINES	CINEMARK
6741	RED OAK QUERCUS SHUMARDI	17	FAIR	CROWDED, POWER LINES, DAMAGED	CINEMARK
6742	BALD CYPRESS TAXODIUM DISTICHUM	9	GOOD		CINEMARK
6743	RED OAK QUERCUS SHUMARDI	14	FAIR	POWERLINES	CINEMARK
6744	CEDAR ELM ULMUS CRASSIFOLIA	9	FAIR	POWERLINES	CINEMARK
6745	CEDAR ELM ULMUS CRASSIFOLIA	10	FAIR	POWERLINES	CINEMARK
6746	RED OAK QUERCUS SHUMARDI	16	POOR	VINES, POWERLINES, DAMAGED	CINEMARK
6747	BALD CYPRESS TAXODIUM DISTICHUM	9	GOOD		CINEMARK
6748	CEDAR ELM ULMUS CRASSIFOLIA	18	FAIR	POWERLINES	CINEMARK
6749	RED OAK QUERCUS SHUMARDI	10	FAIR	POWERLINES	CINEMARK
6750	RED OAK QUERCUS SHUMARDI	15	FAIR	POWERLINES	CINEMARK
6751	CEDAR ELM ULMUS CRASSIFOLIA	12	POOR	POISONOUS VINES, POWERLINES, DAMAGED	CINEMARK
6752	RED OAK QUERCUS SHUMARDI	18	FAIR	POWERLINES	CINEMARK
6753	RED OAK QUERCUS SHUMARDI	10	FAIR	POWERLINES	CINEMARK
6753	RED OAK QUERCUS SHUMARDI	11	FAIR	POWERLINES	CINEMARK
6754	CEDAR ELM ULMUS CRASSIFOLIA	14	FAIR	POWERLINES	CINEMARK
6755	BALD CYPRESS TAXODIUM DISTICHUM	14	GOOD		CINEMARK
6756	RED OAK QUERCUS SHUMARDI	15	POOR	DISEASED, POWERLINES	CINEMARK
6757	RED OAK QUERCUS SHUMARDI	16	POOR	POWERLINES	CINEMARK
6758	BALD CYPRESS TAXODIUM DISTICHUM	10	GOOD		CINEMARK
6759	RED OAK QUERCUS SHUMARDI	18	POOR	POWERLINES	CINEMARK
6760	BALD CYPRESS TAXODIUM DISTICHUM	17	GOOD		CINEMARK
6762	BALD CYPRESS TAXODIUM DISTICHUM	10	FAIR	CROWDED	CINEMARK
6763	BALD CYPRESS TAXODIUM DISTICHUM	15	GOOD		CINEMARK
6764	BALD CYPRESS TAXODIUM DISTICHUM	14	GOOD		CINEMARK
6766	RED OAK QUERCUS SHUMARDI	14	GOOD		CINEMARK
6767	RED OAK QUERCUS SHUMARDI	15	GOOD		CINEMARK
6768	BALD CYPRESS TAXODIUM DISTICHUM	14	GOOD		CINEMARK

TREE#	SPECIES	DBH/SIZE	CONDITION	NOTES	PROPERTY
6769	RED OAK				

MINI LEGEND	
REFER TO FINISH MATERIALS LIST FOR COMPLETE DESCRIPTION	
FLOOR	PAINT, INTERIOR
F2 Conc. w/Slab	P10 Pink Point
F3 Clear Sealed Conc.	P11 Orange Point
F4 Paver Tile (12"x12")	P12 Purple Point
F5 Carpet	P13 Green Point
F6 White Vinyl Tile (12"x12")	P14 Lt. Gray Point
F8 Quarry Tile (6"x6")	P15 Black Point
BASE	PAINT, EXTERIOR
B1 Rubber Cove	P20 Thoro-Pink Point
B2 White Ceramic	P21 Thoro-Orange Point
B3 4" Bullnose Paver	P22 Thoro-Purple Point
B4 6" Cut Paver	P23 Thoro-Green Point
B5 Black Ceramic	P24 Thoro-Lt. Green Point
B6 Sanitary Cove	P27 Thoro-Lt. Gray Point
B7 Sani-Base	P28 Thoro-Md. Gray Point
	P29 Thoro-Dk. Gray Point
WALL	PLASTIC LAMINATE
W10 Pink Vinyl	PL10A Cherry Gloss
W11 Orange Vinyl	PL10B Cherry Matte
W12 Purple Vinyl	PL11C Orange Crystal
W13 Green Vinyl	PL12A Purple Gloss
W20 8"x8"	PL12B Purple Matte
White Ceramic Tile	PL13A Green Gloss
W21 2" x 9 3/8"	PL13B Green Matte
Black Ceramic Tile	PL14C White/Black Rhinoceros-Crystal
W22 8"x8"	PL15A Black Gloss
Black Ceramic Tile	PL15B Black Matte
W23 5 7/8" x 5 7/8"	PL16C Orange/Pink Rhinoceros-Crystal
Black Ceramic Tile	
W29 Purple Wall Carpet	CEILING
W30 Black Wall Carpet	C1 2x2 White/Green Grid
W31 Drapery on 1" Insul.	C2 2x2 Black/Green Grid
W32 Drapery on 2" Insul.	C3 2x4 Black/Black Grid
W33 Drapery on 3" Insul.	C4 2x4 White/White Grid
W34 Auditorium Drapery	C5 2x4 White Washable
W40 Mirror	C6 4" Metal Slat
W41 FSP Board	C7 7" Sp. Bd. Ptd. Pink
W42 1" Black Insul.	C8 8" Sp. Bd. Ptd. Orange
W43 2" Black Insul.	C9 9" Sp. Bd. Ptd. Purple
W44 3" Black Insul.	C10 10" Sp. Bd. Ptd. Black
W45 Solid Surfacing Material	C11 2x2 White Washable/Green Grid

SU94-02
PLAN OF Cinemark USA
310 State Highway 114 West
APPROVED
GRAPEVINE CITY COUNCIL

[Signature]
MAYOR

[Signature]
CITY SECRETARY

DATE: _____

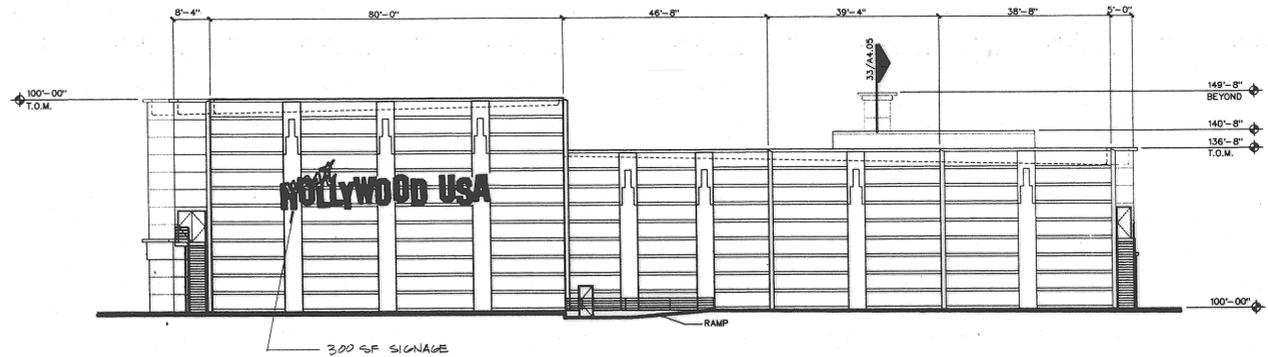
PLANNING & ZONING COMMISSION
[Signature]
CHAIRMAN

DATE: _____

SHEET 5 OF 9

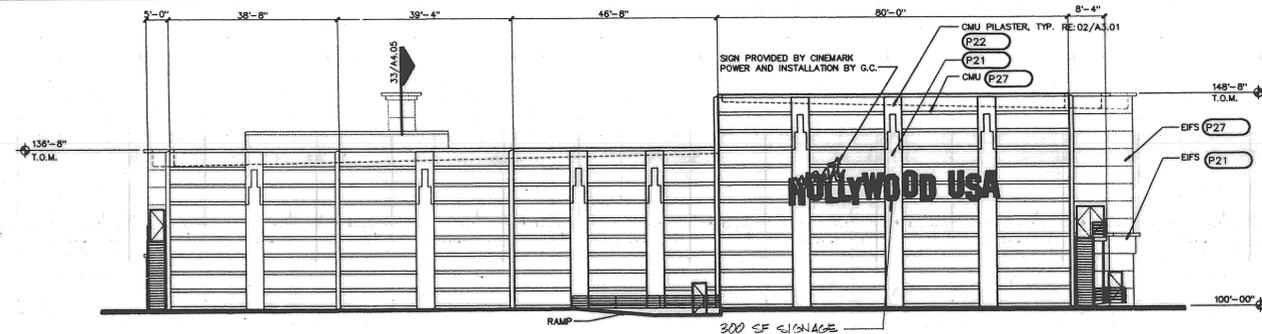
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF COMMUNITY DEVELOPMENT



32 WEST ELEVATION

1/16"



31 EAST ELEVATION

1/16"



NO.	DATE	SUBMISSION
	8-22-94	ISSUE FOR PERMIT/BID

HOLLYWOOD USA
MOVIES 17
GRAPEVINE, TEXAS
CINEMARK U.S.A., INC.

ELEVATIONS
SU94-02 & SP94-35
CP94-07 OF LOT1,
BLOCK1, CINEMARK
ADDITION

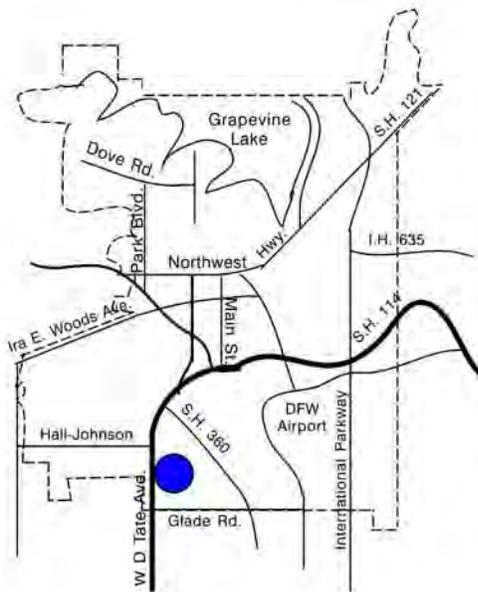
PROJECT ADDRESS
910 STATE HIGHWAY 114 WEST

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

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

MEETING DATE: AUGUST 20, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU24-31; PADEL



APPLICANT: Luke McElwain – Chicken N Pickle, LLC

PROPERTY LOCATION AND SIZE:

The subject property is located at 4550 Merlot Avenue and platted as Block 1, Lot 1, Post Rail Addition. The subject property contains 1.43 acres and has approximately 216 feet of frontage along William D. Tate Avenue.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan CU21-26 (Ord. 2021-62) for a planned commercial center to allow the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages, (beer, wine and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers, and an entry gate sign in conjunction with a restaurant. This request is specifically to construct eight padel courts on Lot 1.

The subject site is undeveloped and is part of a planned commercial center that was established in November, 2021 which includes Lots 1 and 2 of the Post Rail Addition. Lot 2 is established as Chicken N Pickle. The applicant intends to construct eight outdoor padel courts that features an 8-foot tall by 8-foot wide shade structure check-in area located at the southeast corner of Lot 1. Each court will be enclosed by a 13-foot fully tempered glass padel court wall. An 8-foot-tall cedar screening fence is proposed adjacent to the north property line in addition to 14 Austin Pine screening trees. The padel courts are approximately 81 feet from William D. Tate Avenue and will feature two benches per court. Pedestrian access to the site includes two, 5-foot crosswalks along the south property line at each corner connecting Lots 1 and 2. The existing access along William D. Tate Avenue

is in between Lots 1 and 2 and is approximately 30-feet in width and allows for easy access to the existing parking lot. Parking is shared between Lots 1 and 2. Total required parking for the planned commercial center is 318 parking spaces and 329 parking spaces are provided.

PRESENT ZONING AND USE:

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

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site and the property to the south were rezoned in the 1984 City-wide Rezoning from "C-2", Community Business District to "HCO", Hotel/Corporate Office District.

- On December 17, 1991, City Council approved Z1991-12 (Ord.1991-90) to allow a portion of the subject site and the sites adjacent to the north property line to be rezoned from "CN", Neighborhood Commercial District and "HCO", Hotel/Corporate Office District area to "CC", Community Commercial District.
- On August 16, 1994 City Council approved CU94-16/Z94-11 (Ord.1994-65) to allow a portion of the subject site to be rezoned from "HCO", Hotel/Corporate Office District to "GV", Grapevine Vintage District for the development of the Delaney Vineyard Wine Production Building.
- On November, 16, 2021, City Council approved CU21-26/Z21-06 (Ord. 2021-62) to allow the subject site to be rezoned from "HCO", Hotel Corporate Office District to "CC", Community Commercial District for the development of a planned commercial center with possession, storage, retail sale, and of- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers, and an entry gate sign in conjunction with a 19,296 square foot restaurant (Chicken N Pickle).
- On November 3, 2022, the Site Plan Review Committee (SPRC) approved the addition of three removable shade structures to be placed over a synthetic turf area and modifications to ground surface materials.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "CC", Community Commercial District and "GU", Governmental Use District – Interbank, Lonestar Truck Group, and Fire Station # 4.
- SOUTH: "CC", Community Commercial District and "GV", Grapevine Vintage District – Chicken N Pickle and Delaney Vineyards.

EAST: "PO", Professional Office District – Meadowood Assisted Living

WEST: City of Colleyville

AIRPORT IMPACT:

The subject tract is not located within any "Zone" 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 (CO) land use. The applicant's proposal is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The City of Grapevine's Thoroughfare Plan does not designate this portion of William D. Tate Avenue.

/ng

CC ITEM #6 & 37
RZ ITEM #5 & 12

121 MED
ADDN
31185A
1

121 MED
ADDN
31185A
1
4.017 @
PCD 1R
3.95 @

21A	25A
23A	16A
24A	17A
25A	18A
26A	19A
27A	20A
28A	21A

R-5.0

GU

HUGHES RD

SUBJECT
PROPERTY

HORIZON
BANK
19117
1

BOOHER
PLAZA
3063
1

FIRE
STATION
NO 4
13816
1

3R1 .913 @	3R2 .694 @	33
		32
		31
		30
		29
		28
		27
		26
		25
		24
		23
		23
		22
		21
		20
		19
		18
		17
		16
		15

DELANEY
VINEYARDS
9632
2

4A
5.322 @

4A
5.322 @

DELANEY
VINEYARDS
9632
2

2R1
3.50 @

1.02 @

.81 @

.93 @

1

1.433 @

POST RAIL
ADDN
32888K
1

2
6.1458 @

POST RAIL
32888K
1

2
6.1458 @

TR 4B
4.5298AC

1
2.62 @

GV

WILLIAM D TATE AVE SB

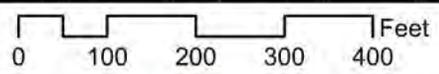
S SH 121 SB

S SH 121 NB

WILLIAM D TATE AVE NB

MERLOT AVE

HEATHERDALE DR



CU24-31; Padel
4550 Merlot Avenue

Date Prepared: 8/7/2024

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

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

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) POST RAIL ADDITION Block 1 Lot 1	Gross area of parcel (to nearest tenth of acre) 1.433
Street frontage & distance to nearest cross street "CC", Community Commercial District	Describe the Proposed Use Padel Courts
Proposed Zoning "CC", Community Commercial District	Existing Zoning "CC", Community Commercial District
Future Land Use Designation Commercial	Subject Property Address 4550 Merlot Ave, Grapevine, TX 76501

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 Matthew Rose Owner Phone Number 817-944-9601
 Company POST RAIL PICKLE LLC
 Address 1110 POST OAK PL
 City Westlake State Texas Zip Code 76262
 Email [REDACTED]

JUL 01 2024

CU24-31

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Luke McElwain (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.

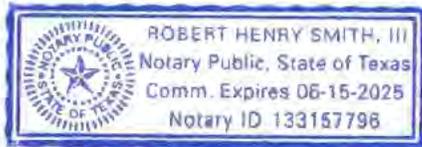
Property Owner's Signature *Matthew K. Rose* Date 6/28/24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Matthew K. Rose (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 28th day of June, 2024
Robert H. Smith

NOTARY PUBLIC in and for the State of Texas



JUL 01 2024

CU24-31

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Luke McElwain Company Chicken N Pickle, LLC

Address 105 E 18th Ave,

City North Kansas City State MO Zip Code 64116

Phone 913-669-1580 Email [REDACTED]

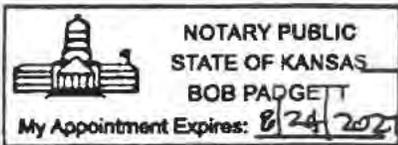
Applicant's Signature [Signature] Date 06/28/2024

STATE OF: Kansas

COUNTY OF: Johnson

BEFORE ME, a Notary Public, on this day personally appeared Luke McElwain
(printed project representative 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 29 day of
JUNE, 2024



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

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:

JUL 01 2024

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

CU24-31

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

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

PLATTING VERIFICATION:

To be filled out by the Public Works & Engineering Department at time of submittal

- 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 _____ 4550 Merlot Avenue _____

Legal description of subject property _____ POST RAIL ADDITION Block 1 Lot 1 _____

Austin Gurnea _____ 7/1/2024 _____
Public Works Department Date

CU24-31

JUL 01 2024

CHICKEN N PICKLE

Chicken N Pickle Grapevine Padel Courts



July 1st, 2024

City of Grapevine
Development Services Department
200 S. Main Street
Grapevine, TX 76051

Re: Conditional Use Application
Post Rail Addition – Padel Courts

To Whom It May Concern:

This letter is to describe the proposed Conditional Uses of the subject site in connection with a site plan. The conditional uses proposed are outdoor entertainment comprised of 8 Padel courts.

Our review of the requirements for zoning district C-C Community Commercial does not indicate special requirements imposed upon the design of the site for these Conditional Uses. No alcohol will be served on the premises.

The proposed use is not adjacent to any residentially-zoned uses. The proposed Conditional Use will not cause substantial harm to the value, use or enjoyment of other property in the neighborhood. The proposed Conditional Use will add to the value, use or enjoyment of other property in the neighborhood through recreational exercise and athletic activities, including healthy lifestyle activity programming, to the surrounding properties.

Will serve as a community destination for social engagement and events.

Will complement the adjacent winery and event space use in the adjacent lot to the south (zoned GV).

Project Location: Lot 1, Block 1, Post Rail Addition, 4550 Merlot Ave, Grapevine, TX 76501.



Padel overview: Padel, also known as padel tennis, is a racket sport that originated in Mexico and is similar to a cross between tennis and squash. Padel is played on an enclosed court that's about one-third the size of a tennis court and is surrounded by glass with a turf floor. The walls are an integral part of the game, and players can hit the ball after it bounces off them to keep it in play.

Sincerely,



Luke McElwain, AIA
Architect | Chicken N Pickle, LLC



Parking Information:

Attached is data from traffic studies conducted at 3 existing Chicken N Pickle locations. They are all similar in size to the Grapevine location with similar local demographics. We believe this data illustrates that the actual need for parking stalls at Chicken N Pickle is lower than required by code, thus allowing Chicken N Pickle's site to support the addition of the Padel courts without the addition of parking stalls dedicated to the Padel courts.

Chicken N Pickle also has an off-site parking agreement with the Center of Unity Church for approximately 80 additional parking stalls. Use is only limited during from 6am-12am on Sunday mornings.

Chicken N Pickle Grapevine Data for reference:

- 50,871sf (Restaurant, Court Building, Host, Covered Court, and Shelters)
- 8 Indoor Courts
- 2 Covered Court
- 2 Outdoor Courts

Data of properties of the conducted traffic studies:

San Antonio:

- 41,341sf (Restaurant, Court Building, Host, Covered Court, and Shelters)
- 6 Indoor Courts
- 1 Covered Court
- 4 Outdoor Courts

Webster:

- 50,039 total sf (Restaurant, Court Building, Covered Courts, and Shelters)
- 6 Indoor Courts
- 2 covered courts

Oklahoma City:

- 40,256sf (Restaurant, Court Building, Host, Covered Court, and Shelters)
- 6 Indoor Courts
- 2 Covered Courts
- 2 Outdoor Courts





Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

UTSA Blvd and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

Full Length (8 AM-11 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181441, Location: 29.578885, -98.588954

Leg Direction	Access Southbound					UTSA BLVD Westbound					UTSA BLVD Eastbound					Int
	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	
2024-05-08 8:00AM	2	1	0	3	0	5	523	0	528	0	548	17	0	565	0	1096
9:00AM	15	4	0	19	0	7	392	0	399	0	272	23	2	297	0	715
10:00AM	21	3	0	24	1	7	349	2	358	0	258	22	1	281	0	663
11:00AM	13	3	0	16	0	9	386	0	395	0	364	31	1	396	0	807
12:00PM	27	5	0	32	0	7	501	1	509	0	409	20	3	432	0	973
1:00PM	38	13	0	51	0	9	497	1	507	0	429	22	3	454	0	1012
2:00PM	19	8	0	27	0	3	501	0	504	0	392	15	2	409	0	940
3:00PM	24	9	0	33	0	6	520	0	526	0	548	33	0	581	0	1140
4:00PM	23	11	0	34	0	19	696	1	716	0	666	61	3	730	0	1480
5:00PM	33	11	0	44	0	32	723	0	755	0	704	88	5	797	0	1596
6:00PM	35	17	0	52	0	29	648	0	677	1	515	30	2	547	1	1276
7:00PM	65	24	0	89	0	18	472	0	490	0	415	24	4	443	0	1022
8:00PM	81	20	0	101	0	24	336	0	360	0	325	41	1	367	0	828
9:00PM	56	20	0	76	0	15	309	1	325	0	245	23	3	271	0	672
10:00PM	32	21	0	53	0	2	293	1	296	0	298	13	1	312	0	661
Total	484	170	0	654	1	192	7146	7	7345	1	6388	463	31	6882	1	14881
% Approach	74.0%	26.0%	0%	-	-	2.6%	97.3%	0.1%	-	-	92.8%	6.7%	0.5%	-	-	-
% Total	3.3%	1.1%	0%	4.4%	-	1.3%	48.0%	0%	49.4%	-	42.9%	3.1%	0.2%	46.2%	-	-
Lights	481	170	0	651	-	190	7007	7	7204	-	6281	461	31	6773	-	14628
% Lights	99.4%	100%	0%	99.5%	-	99.0%	98.1%	100%	98.1%	-	98.3%	99.6%	100%	98.4%	-	98.3%
Articulated Trucks	0	0	0	0	-	0	17	0	17	-	19	0	0	19	-	36
% Articulated Trucks	0%	0%	0%	0%	-	0%	0.2%	0%	0.2%	-	0.3%	0%	0%	0.3%	-	0.2%
Buses and Single-Unit Trucks	3	0	0	3	-	2	122	0	124	-	88	2	0	90	-	217
% Buses and Single-Unit Trucks	0.6%	0%	0%	0.5%	-	1.0%	1.7%	0%	1.7%	-	1.4%	0.4%	0%	1.3%	-	1.5%
Pedestrians	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	100%	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	0%	-	-	-	-	0%	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

UTSA Blvd and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

Full Length (8 AM-11 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181441, Location: 29.578885, -98.588954

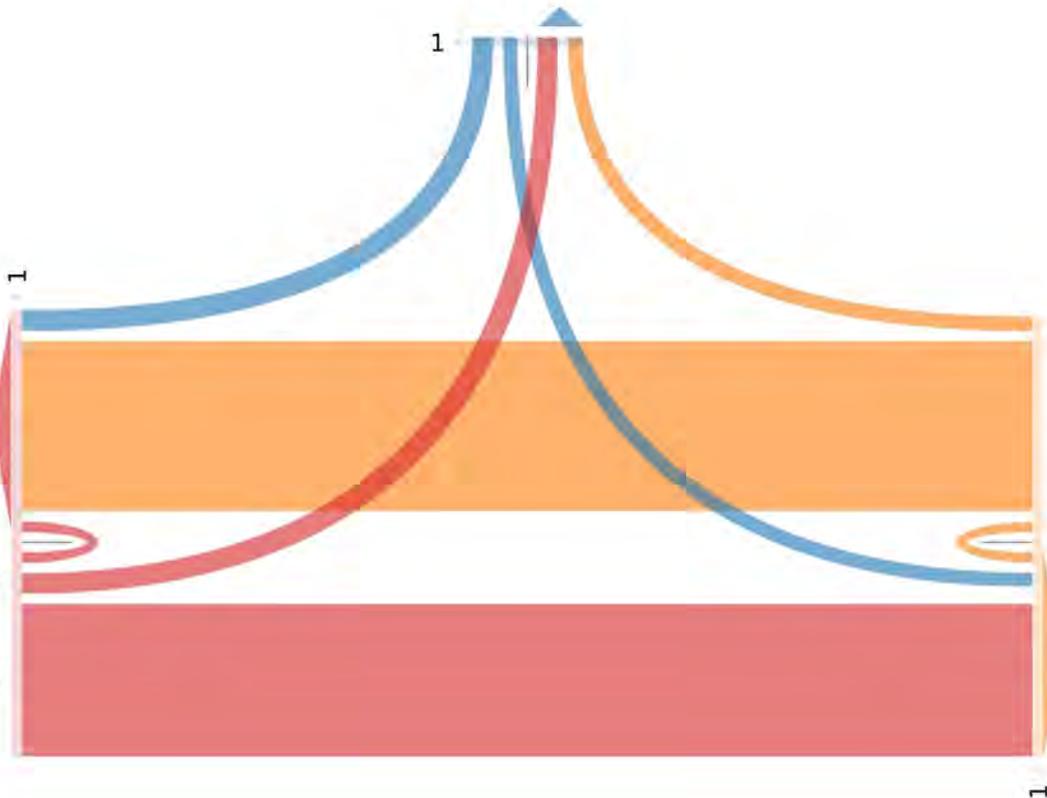
[N] Access

Total: 1309

In: 654 Out: 655

484
170

1





Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

UTSA Blvd and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

AM Peak (8 AM - 9 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181441, Location: 29.578885, -98.588954

Leg Direction	Access Southbound					UTSA BLVD Westbound					UTSA BLVD Eastbound					Int
	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	
2024-05-08 8:00AM	2	1	0	3	0	4	115	0	119	0	149	9	0	158	0	280
8:15AM	0	0	0	0	0	1	145	0	146	0	166	5	0	171	0	317
8:30AM	0	0	0	0	0	0	144	0	144	0	125	2	0	127	0	271
8:45AM	0	0	0	0	0	0	119	0	119	0	108	1	0	109	0	228
Total	2	1	0	3	0	5	523	0	528	0	548	17	0	565	0	1096
% Approach	66.7%	33.3%	0%	-	-	0.9%	99.1%	0%	-	-	97.0%	3.0%	0%	-	-	-
% Total	0.2%	0.1%	0%	0.3%	-	0.5%	47.7%	0%	48.2%	-	50.0%	1.6%	0%	51.6%	-	-
PHF	0.250	0.250	-	0.250	-	0.313	0.902	-	0.904	-	0.825	0.472	-	0.826	-	0.864
Lights	2	1	0	3	-	5	506	0	511	-	539	17	0	556	-	1070
% Lights	100%	100%	0%	100%	-	100%	96.7%	0%	96.8%	-	98.4%	100%	0%	98.4%	-	97.6%
Articulated Trucks	0	0	0	0	-	0	1	0	1	-	0	0	0	0	-	1
% Articulated Trucks	0%	0%	0%	0%	-	0%	0.2%	0%	0.2%	-	0%	0%	0%	0%	-	0.1%
Buses and Single-Unit Trucks	0	0	0	0	-	0	16	0	16	-	9	0	0	9	-	25
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	0%	3.1%	0%	3.0%	-	1.6%	0%	0%	1.6%	-	2.3%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk, L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

UTSA Blvd and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

AM Peak (8 AM - 9 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181441, Location: 29.578885, -98.588954

[N] Access

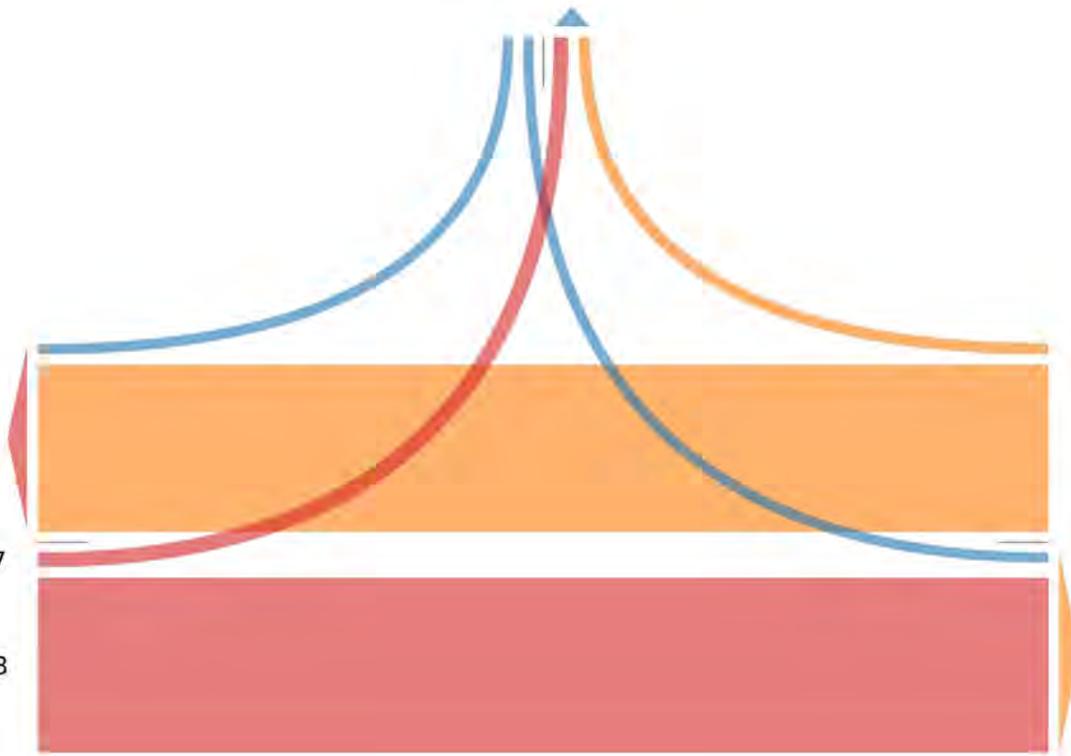
Total: 25

In: 3 Out: 22

21

[W] UTSA BLVD
Total: 1090
In: 565 Out: 525

17
548



5
523
Out: 549 In: 528
Total: 1077
[E] UTSA BLVD



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

UTSA Blvd and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

Midday Peak (12:15 PM - 1:15 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181441, Location: 29.578885, -98.588954

Leg Direction	Access Southbound					UTSA BLVD Westbound					UTSA BLVD Eastbound					Int
	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	
2024-05-08 12:15PM	9	0	0	9	0	0	134	0	134	0	100	1	0	101	0	244
12:30PM	3	0	0	3	0	0	128	0	128	0	102	4	2	108	0	239
12:45PM	4	1	0	5	0	4	130	1	135	0	113	12	1	126	0	266
1:00PM	17	5	0	22	0	3	131	0	134	0	118	16	1	135	0	291
Total	33	6	0	39	0	7	523	1	531	0	433	33	4	470	0	1040
% Approach	84.6%	15.4%	0%	-	-	1.3%	98.5%	0.2%	-	-	92.1%	7.0%	0.9%	-	-	-
% Total	3.2%	0.6%	0%	3.8%	-	0.7%	50.3%	0.1%	51.1%	-	41.6%	3.2%	0.4%	45.2%	-	-
PHF	0.485	0.300	-	0.443	-	0.438	0.976	0.250	0.983	-	0.917	0.516	0.500	0.870	-	0.893
Lights	32	6	0	38	-	7	513	1	521	-	424	32	4	460	-	1019
% Lights	97.0%	100%	0%	97.4%	-	100%	98.1%	100%	98.1%	-	97.9%	97.0%	100%	97.9%	-	98.0%
Articulated Trucks	0	0	0	0	-	0	3	0	3	-	3	0	0	3	-	6
% Articulated Trucks	0%	0%	0%	0%	-	0%	0.6%	0%	0.6%	-	0.7%	0%	0%	0.6%	-	0.6%
Buses and Single-Unit Trucks	1	0	0	1	-	0	7	0	7	-	6	1	0	7	-	15
% Buses and Single-Unit Trucks	3.0%	0%	0%	2.6%	-	0%	1.3%	0%	1.3%	-	1.4%	3.0%	0%	1.5%	-	1.4%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk, L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

UTSA Blvd and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

Midday Peak (12:15 PM - 1:15 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181441, Location: 29.578885, -98.588954

[N] Access

Total: 79

In: 39 Out: 40

33 6

[W] UTSA BLVD

Total: 1030

In: 470 Out: 560

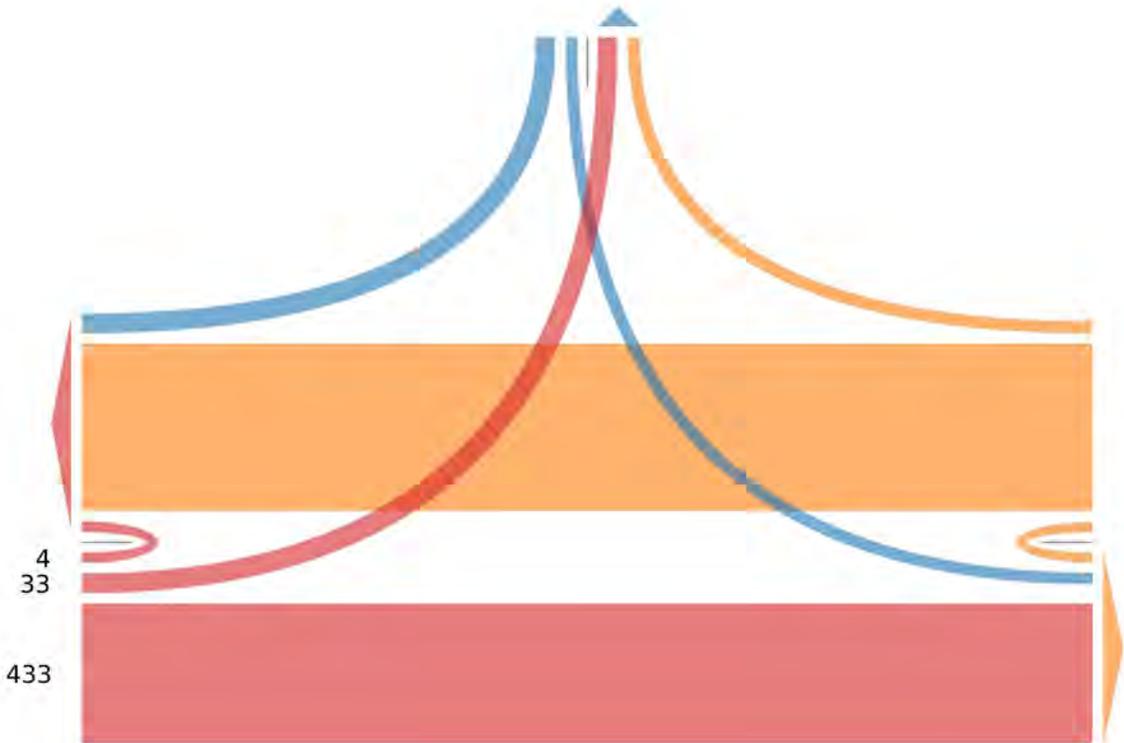
433 33 4

7 523 1

Out: 440 In: 531

Total: 971

[E] UTSA BLVD





Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

UTSA Blvd and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181441, Location: 29.578885, -98.588954

Leg Direction	Access Southbound					UTSA BLVD Westbound					UTSA BLVD Eastbound					Int
	R	L	U	App	Ped*	R	T	U	App	Ped*	T	L	U	App	Ped*	
Time																
2024-05-08 4:45PM	14	4	0	18	0	10	178	0	188	0	162	34	1	197	0	403
5:00PM	14	3	0	17	0	11	198	0	209	0	153	32	2	187	0	413
5:15PM	5	4	0	9	0	4	176	0	180	0	164	11	2	177	0	366
5:30PM	7	2	0	9	0	5	183	0	188	0	202	16	0	218	0	415
Total	40	13	0	53	0	30	735	0	765	0	681	93	5	779	0	1597
% Approach	75.5%	24.5%	0%	-	-	3.9%	96.1%	0%	-	-	87.4%	11.9%	0.6%	-	-	-
% Total	2.5%	0.8%	0%	3.3%	-	1.9%	46.0%	0%	47.9%	-	42.6%	5.8%	0.3%	48.8%	-	-
PHF	0.714	0.813	-	0.736	-	0.682	0.928	-	0.915	-	0.843	0.684	0.625	0.893	-	0.962
Lights	40	13	0	53	-	30	718	0	748	-	672	93	5	770	-	1571
% Lights	100%	100%	0%	100%	-	100%	97.7%	0%	97.8%	-	98.7%	100%	100%	98.8%	-	98.4%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	2	0	0	2	-	2
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0.3%	0%	0%	0.3%	-	0.1%
Buses and Single-Unit Trucks	0	0	0	0	-	0	17	0	17	-	7	0	0	7	-	24
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	0%	2.3%	0%	2.2%	-	1.0%	0%	0%	0.9%	-	1.5%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk, L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

UTSA Blvd and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181441, Location: 29.578885, -98.588954

[N] Access

Total: 176

In: 53 Out: 123

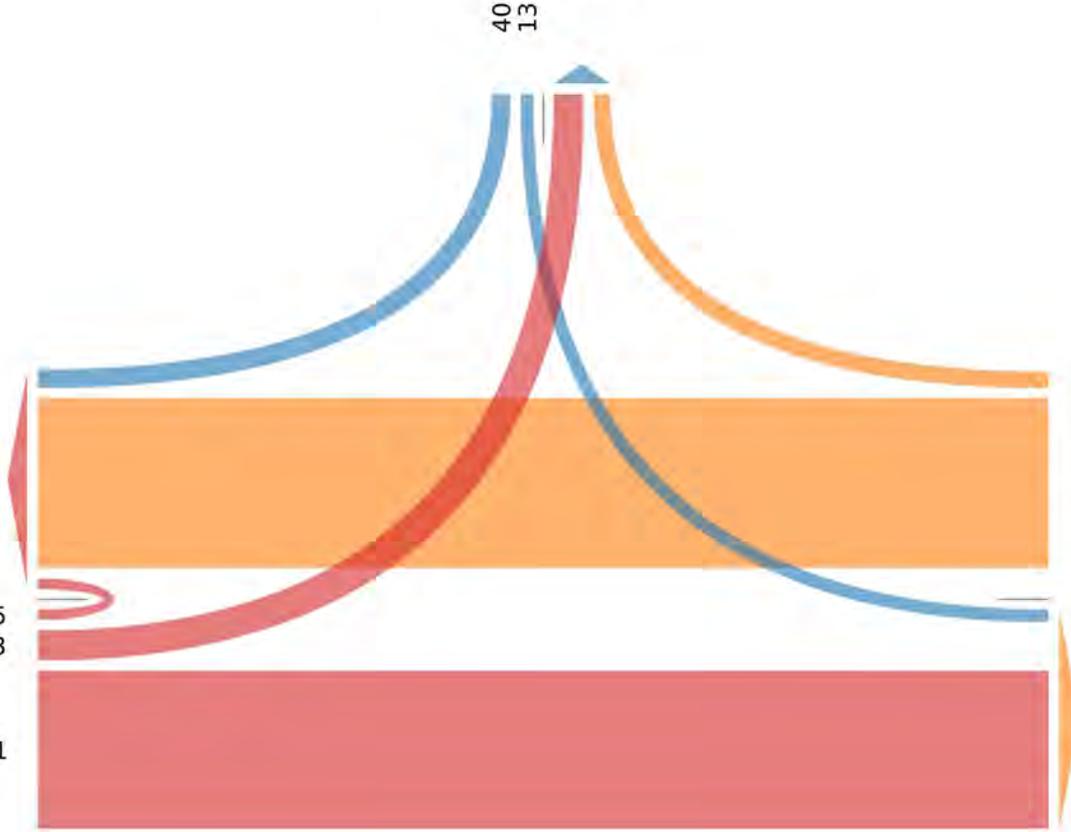
40
13

[W] UTSA BLVD

Total: 1559

In: 779 Out: 780

5
93
681



30
735

Out: 694 In: 765

Total: 1459

[E] UTSA BLVD



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

Full Length (8 AM-11 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181443, Location: 29.515378, -95.119359

Leg Direction	AFW Southbound						Flyway Dr Westbound						Access Northbound						Flyway Dr Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2024-05-08 8:00AM	0	1	0	0	1	0	0	6	4	0	10	0	0	0	4	0	4	0	17	9	2	1	29	0	44
9:00AM	1	0	1	0	2	0	3	17	2	0	22	1	3	1	7	0	11	0	8	13	7	1	29	0	64
10:00AM	1	1	2	0	4	0	5	8	2	0	15	0	4	0	6	0	10	0	17	5	16	2	40	0	69
11:00AM	6	0	5	0	11	0	7	24	6	0	37	0	3	0	13	0	16	0	24	21	11	3	59	0	123
12:00PM	1	3	5	0	9	0	5	9	14	0	28	0	4	0	16	0	20	0	29	5	4	0	38	0	95
1:00PM	5	3	6	0	14	0	12	16	7	0	35	0	5	0	27	0	32	0	31	13	18	0	62	0	143
2:00PM	3	4	5	0	12	0	4	14	2	0	20	0	6	1	41	0	48	0	14	8	13	3	38	0	118
3:00PM	8	2	7	0	17	1	7	91	11	0	109	1	6	1	29	0	36	0	28	9	13	1	51	0	213
4:00PM	5	0	8	0	13	0	3	17	13	0	33	0	10	1	38	0	49	0	25	7	17	0	49	0	144
5:00PM	18	0	1	0	19	0	1	32	13	0	46	0	7	1	21	0	29	0	22	4	11	4	41	0	135
6:00PM	5	0	1	0	6	0	4	4	3	0	11	0	6	1	22	0	29	0	19	4	7	0	30	0	76
7:00PM	3	0	1	0	4	0	7	6	6	0	19	0	7	0	49	0	56	0	16	7	12	4	39	0	118
8:00PM	3	0	0	0	3	0	1	5	12	1	19	0	3	0	18	0	21	0	12	0	3	0	15	0	58
9:00PM	7	1	3	0	11	0	1	3	6	0	10	0	6	0	30	0	36	0	8	5	2	1	16	0	73
10:00PM	1	0	3	1	5	0	1	4	1	0	6	0	2	0	28	0	30	0	0	2	0	0	2	0	43
Total	67	15	48	1	131	1	61	256	102	1	420	2	72	6	349	0	427	0	270	112	136	20	538	0	1516
% Approach	51.1%	11.5%	36.6%	0.8%	-	-	14.5%	61.0%	24.3%	0.2%	-	-	16.9%	1.4%	81.7%	0%	-	-	50.2%	20.8%	25.3%	3.7%	-	-	-
% Total	4.4%	1.0%	3.2%	0.1%	8.6%	-	4.0%	16.9%	6.7%	0.1%	27.7%	-	4.7%	0.4%	23.0%	0%	28.2%	-	17.8%	7.4%	9.0%	1.3%	35.5%	-	-
Lights	66	15	48	1	130	-	61	248	102	1	412	-	71	6	340	0	417	-	264	92	134	20	510	-	1469
% Lights	98.5%	100%	100%	100%	99.2%	-	100%	96.9%	100%	100%	98.1%	-	98.6%	100%	97.4%	0%	97.7%	-	97.8%	82.1%	98.5%	100%	94.8%	-	96.9%
Articulated Trucks	0	0	0	0	0	-	0	2	0	0	2	-	0	0	1	0	1	-	0	5	0	0	5	-	8
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0.8%	0%	0%	0.5%	-	0%	0%	0.3%	0%	0.2%	-	0%	4.5%	0%	0%	0.9%	-	0.5%
Buses and Single-Unit Trucks	1	0	0	0	1	-	0	6	0	0	6	-	1	0	8	0	9	-	6	15	2	0	23	-	39
% Buses and Single-Unit Trucks	1.5%	0%	0%	0%	0.8%	-	0%	2.3%	0%	0%	1.4%	-	1.4%	0%	2.3%	0%	2.1%	-	2.2%	13.4%	1.5%	0%	4.3%	-	2.6%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 1 - TMC

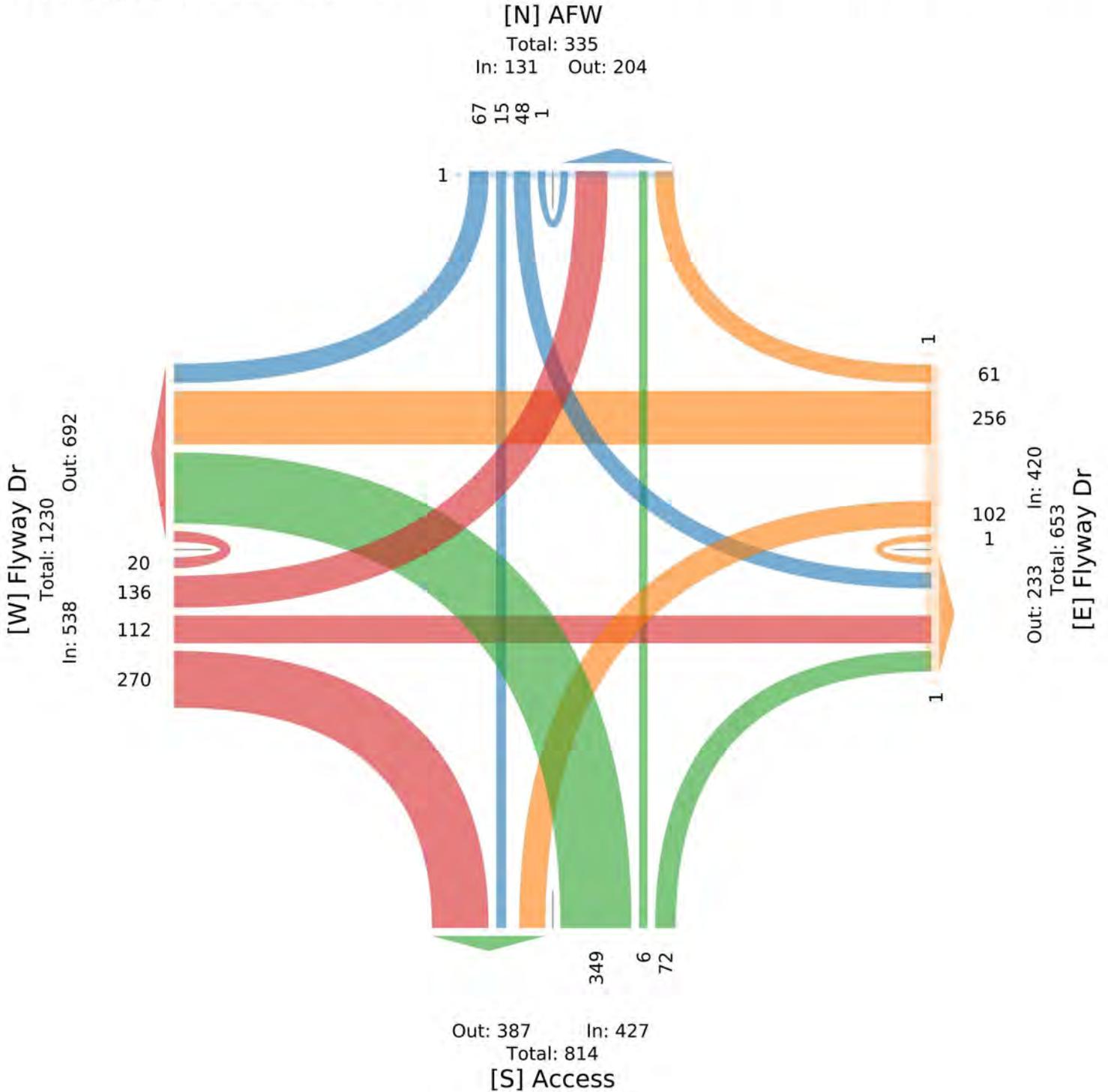
Wed May 8, 2024

Full Length (8 AM-11 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181443, Location: 29.515378, -95.119359





Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

AM Peak (10 AM - 11 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181443, Location: 29.515378, -95.119359

Leg Direction	AFW Southbound					Flyway Dr Westbound					Access Northbound					Flyway Dr Eastbound					Int
	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*	
2024-05-08 10:00AM	0	0	0	0	0	1	3	0	0	4	1	0	5	0	6	4	0	5	0	9	19
10:15AM	1	1	0	0	2	1	4	0	0	5	2	0	1	0	3	5	1	2	0	8	18
10:30AM	0	0	1	0	1	1	1	0	0	2	1	0	0	0	1	5	0	4	0	9	13
10:45AM	0	0	1	0	1	2	0	2	0	4	0	0	0	0	0	3	4	5	2	14	19
Total	1	1	2	0	4	5	8	2	0	15	4	0	6	0	10	17	5	16	2	40	69
% Approach	25.0%	25.0%	50.0%	0%	-	33.3%	53.3%	13.3%	0%	-	40.0%	0%	60.0%	0%	-	42.5%	12.5%	40.0%	5.0%	-	-
% Total	1.4%	1.4%	2.9%	0%	5.8%	7.2%	11.6%	2.9%	0%	21.7%	5.8%	0%	8.7%	0%	14.5%	24.6%	7.2%	23.2%	2.9%	58.0%	-
PHF	0.250	0.250	0.500	-	0.500	0.625	0.500	0.250	-	0.750	0.500	-	0.300	-	0.417	0.850	0.313	0.800	0.250	0.714	0.908
Lights	1	1	2	0	4	5	7	2	0	14	4	0	6	0	10	15	3	16	2	36	64
% Lights	100%	100%	100%	0%	100%	100%	87.5%	100%	0%	93.3%	100%	0%	100%	0%	100%	88.2%	60.0%	100%	100%	90.0%	92.8%
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Articulated Trucks	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Buses and Single-Unit Trucks	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	2	0	0	4	5
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	0%	12.5%	0%	0%	6.7%	0%	0%	0%	0%	0%	11.8%	40.0%	0%	0%	10.0%	7.2%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

AM Peak (10 AM - 11 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181443, Location: 29.515378, -95.119359

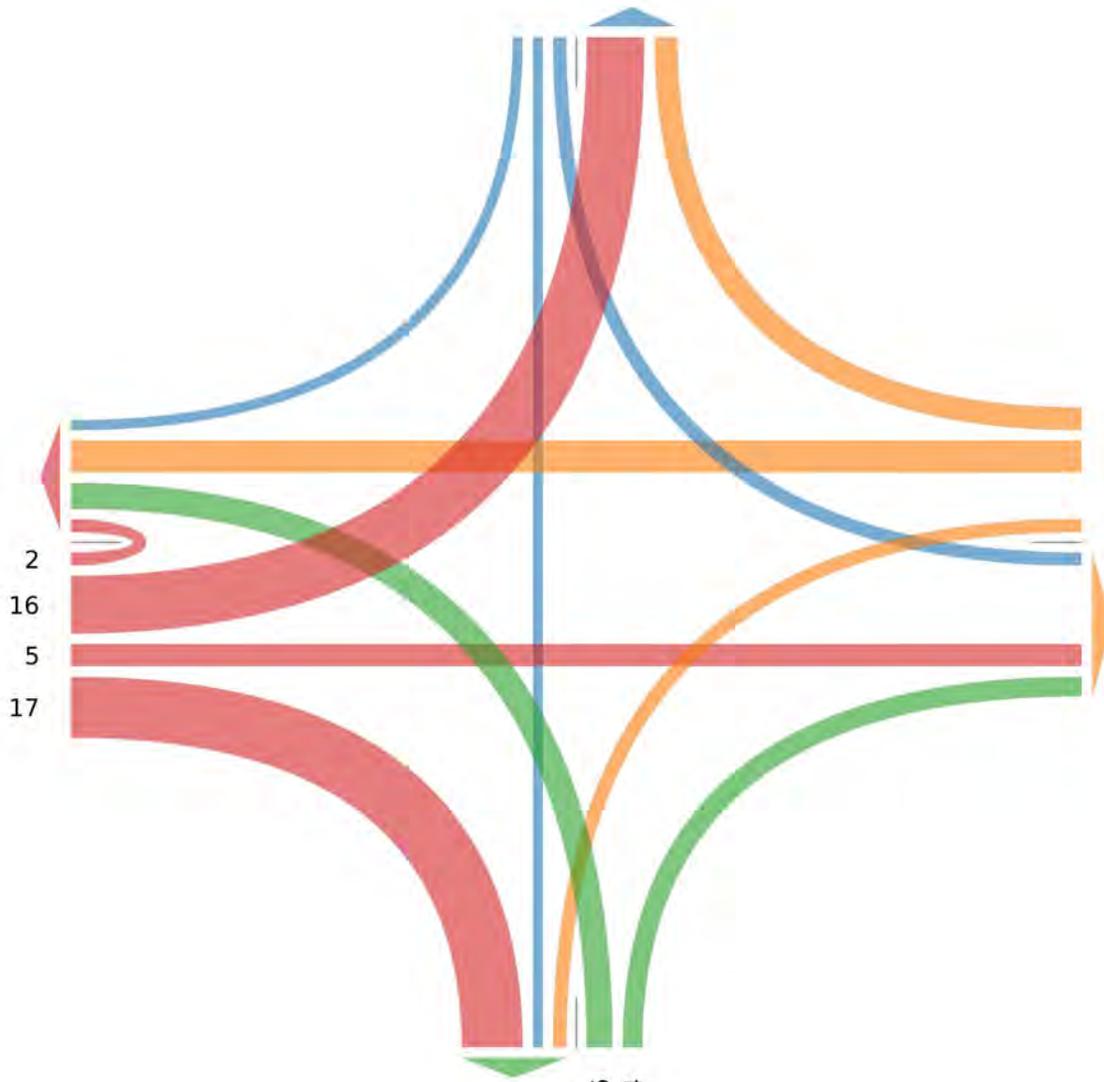
[N] AFW

Total: 25

In: 4 Out: 21

HN

[W] Flyway Dr
Total: 57
In: 40 Out: 17



Out: 11 In: 15
Total: 26
[E] Flyway Dr

Out: 20 In: 10
Total: 30
[S] Access



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

Midday Peak (1 PM - 2 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181443, Location: 29.515378, -95.119359

Leg Direction	AFW Southbound						Flyway Dr Westbound						Access Northbound						Flyway Dr Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2024-05-08 1:00PM	2	1	2	0	5	0	5	5	1	0	11	0	2	0	10	0	12	0	9	2	5	0	16	0	44
1:15PM	2	0	1	0	3	0	4	3	4	0	11	0	0	0	1	0	1	0	8	3	9	0	20	0	35
1:30PM	0	0	0	0	0	0	0	4	2	0	6	0	1	0	12	0	13	0	11	2	3	0	16	0	35
1:45PM	1	2	3	0	6	0	3	4	0	0	7	0	2	0	4	0	6	0	3	6	1	0	10	0	29
Total	5	3	6	0	14	0	12	16	7	0	35	0	5	0	27	0	32	0	31	13	18	0	62	0	143
% Approach	35.7%	21.4%	42.9%	0%	-	-	34.3%	45.7%	20.0%	0%	-	-	15.6%	0%	84.4%	0%	-	-	50.0%	21.0%	29.0%	0%	-	-	-
% Total	3.5%	2.1%	4.2%	0%	9.8%	-	8.4%	11.2%	4.9%	0%	24.5%	-	3.5%	0%	18.9%	0%	22.4%	-	21.7%	9.1%	12.6%	0%	43.4%	-	-
PHF	0.625	0.375	0.500	-	0.583	-	0.600	0.800	0.438	-	0.795	-	0.625	-	0.563	-	0.615	-	0.705	0.542	0.500	-	0.775	-	0.813
Lights	5	3	6	0	14	-	12	14	7	0	33	-	5	0	27	0	32	-	31	10	18	0	59	-	138
% Lights	100%	100%	100%	0%	100%	-	100%	87.5%	100%	0%	94.3%	-	100%	0%	100%	0%	100%	-	100%	76.9%	100%	0%	95.2%	-	96.5%
Articulated Trucks	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	6.3%	0%	0%	2.9%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0.7%
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	0	3	0	0	3	-	4
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	6.3%	0%	0%	2.9%	-	0%	0%	0%	0%	0%	-	0%	23.1%	0%	0%	4.8%	-	2.8%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Flyway Dr and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

Midday Peak (1 PM - 2 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181443, Location: 29.515378, -95.119359

[N] AFW

Total: 44

In: 14 Out: 30

5 3 6

[W] Flyway Dr

Total: 110
In: 62 Out: 48

18

13

31

12

16

7

Out: 24 In: 35

Total: 59

[E] Flyway Dr

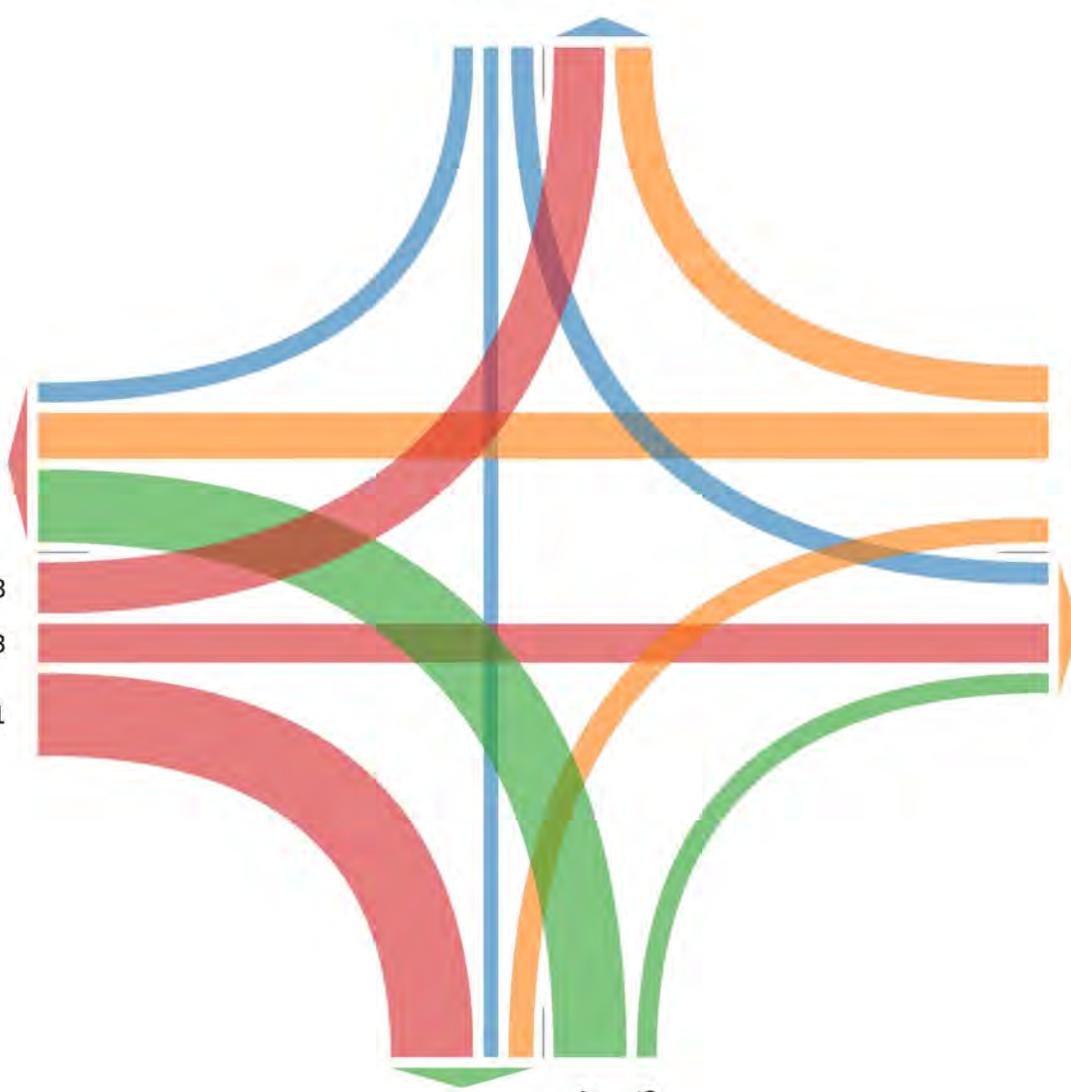
Out: 41 In: 32

Total: 73

[S] Access

27

5





Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

PM Peak (3:30 PM - 4:30 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181443, Location: 29.515378, -95.119359

Leg Direction	AFW Southbound						Flyway Dr Westbound						Access Northbound						Flyway Dr Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2024-05-08 3:30PM	3	1	2	0	6	0	4	42	3	0	49	0	3	1	9	0	13	0	10	2	1	0	13	0	81
3:45PM	2	1	2	0	5	0	1	25	5	0	31	0	2	0	7	0	9	0	9	5	4	0	18	0	63
4:00PM	0	0	0	0	0	0	1	6	7	0	14	0	1	1	11	0	13	0	7	2	5	0	14	0	41
4:15PM	2	0	2	0	4	0	1	4	4	0	9	0	4	0	10	0	14	0	9	3	3	0	15	0	42
Total	7	2	6	0	15	0	7	77	19	0	103	0	10	2	37	0	49	0	35	12	13	0	60	0	227
% Approach	46.7%	13.3%	40.0%	0%	-	-	6.8%	74.8%	18.4%	0%	-	-	20.4%	4.1%	75.5%	0%	-	-	58.3%	20.0%	21.7%	0%	-	-	-
% Total	3.1%	0.9%	2.6%	0%	6.6%	-	3.1%	33.9%	8.4%	0%	45.4%	-	4.4%	0.9%	16.3%	0%	21.6%	-	15.4%	5.3%	5.7%	0%	26.4%	-	-
PHF	0.583	0.500	0.750	-	0.625	-	0.438	0.458	0.679	-	0.526	-	0.625	0.500	0.841	-	0.875	-	0.875	0.600	0.650	-	0.833	-	0.701
Lights	7	2	6	0	15	-	7	76	19	0	102	-	10	2	35	0	47	-	35	11	13	0	59	-	223
% Lights	100%	100%	100%	0%	100%	-	100%	98.7%	100%	0%	99.0%	-	100%	100%	94.6%	0%	95.9%	-	100%	91.7%	100%	0%	98.3%	-	98.2%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	1	0	0	1	-	0	0	2	0	2	-	0	1	0	0	1	-	4
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	1.3%	0%	0%	1.0%	-	0%	0%	5.4%	0%	4.1%	-	0%	8.3%	0%	0%	1.7%	-	1.8%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 1 - TMC

Wed May 8, 2024

PM Peak (3:30 PM - 4:30 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181443, Location: 29.515378, -95.119359

[N] AFW

Total: 37

In: 15 Out: 22

7 2 6

[W] Flyway Dr

Total: 181

In: 60 Out: 121

13
12
35

7
77
19

Out: 28 In: 103

Total: 131

[E] Flyway Dr



Out: 56 In: 49

Total: 105

[S] Access



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 2 - TMC

Wed May 8, 2024

Full Length (8 AM-11 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181444, Location: 29.515367, -95.117599

Leg Direction	AFW Southbound					Flyway Dr Westbound					Access Northbound					Flyway Dr Eastbound					Int			
	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*				
2024-05-08 8:00AM	2	0	0	0	2	0	6	2	0	8	0	4	0	1	0	5	0	5	5	1	0	11	0	26
9:00AM	0	0	0	0	0	0	20	6	0	26	0	3	0	2	0	5	0	2	13	2	0	17	0	48
10:00AM	0	0	0	0	0	0	12	5	0	17	0	2	0	1	0	3	0	0	8	1	1	10	0	30
11:00AM	1	0	0	0	1	0	34	12	0	46	0	4	0	3	0	7	0	2	25	2	0	29	0	83
12:00PM	0	0	0	0	0	0	28	8	0	36	0	4	0	1	0	5	0	2	11	1	0	14	0	55
1:00PM	0	1	0	0	1	0	29	0	0	29	0	2	0	5	0	7	0	3	18	2	0	23	0	60
2:00PM	0	0	0	0	0	0	19	5	0	24	0	1	0	1	0	2	0	3	15	1	0	19	0	45
3:00PM	0	0	0	0	0	0	95	5	0	100	1	1	0	14	1	16	1	4	17	1	0	22	0	138
4:00PM	0	0	0	0	0	0	28	15	0	43	0	3	0	4	0	7	0	3	21	0	1	25	0	75
5:00PM	0	0	0	0	0	0	44	6	0	50	0	1	0	2	0	3	0	2	9	1	0	12	0	65
6:00PM	0	0	0	0	0	0	11	4	0	15	0	2	0	0	0	2	0	0	11	0	0	11	0	28
7:00PM	0	0	0	0	0	0	16	4	0	20	0	2	0	2	0	4	0	0	15	0	0	15	0	39
8:00PM	0	0	0	0	0	0	16	4	0	20	0	0	0	2	0	2	1	0	4	0	0	4	0	26
9:00PM	0	0	0	0	0	0	9	1	0	10	0	0	0	0	0	0	0	0	12	0	0	12	0	22
10:00PM	1	1	0	0	2	0	3	1	0	4	0	0	0	2	0	2	0	0	6	1	0	7	0	15
Total	4	2	0	0	6	0	370	78	0	448	1	29	0	40	1	70	2	26	190	13	2	231	0	755
% Approach	66.7%	33.3%	0%	0%	-	0%	82.6%	17.4%	0%	-	41.4%	0%	57.1%	1.4%	-	-	-	11.3%	82.3%	5.6%	0.9%	-	-	-
% Total	0.5%	0.3%	0%	0%	0.8%	0%	49.0%	10.3%	0%	59.3%	-	3.8%	0%	5.3%	0.1%	9.3%	-	3.4%	25.2%	1.7%	0.3%	30.6%	-	-
Lights	4	1	0	0	5	0	364	76	0	440	-	29	0	39	1	69	-	23	180	4	2	209	-	723
% Lights	100%	50.0%	0%	0%	83.3%	0%	98.4%	97.4%	0%	98.2%	-	100%	0%	97.5%	100%	98.6%	-	88.5%	94.7%	30.8%	100%	90.5%	-	95.8%
Articulated Trucks	0	0	0	0	0	0	2	1	0	3	-	0	0	0	0	0	-	1	3	2	0	6	-	9
% Articulated Trucks	0%	0%	0%	0%	0%	0%	0.5%	1.3%	0%	0.7%	-	0%	0%	0%	0%	0%	-	3.8%	1.6%	15.4%	0%	2.6%	-	1.2%
Buses and Single-Unit Trucks	0	1	0	0	1	0	4	1	0	5	-	0	0	1	0	1	-	2	7	7	0	16	-	23
% Buses and Single-Unit Trucks	0%	50.0%	0%	0%	16.7%	0%	1.1%	1.3%	0%	1.1%	-	0%	0%	2.5%	0%	1.4%	-	7.7%	3.7%	53.8%	0%	6.9%	-	3.0%
Pedestrians	-	-	-	-	0	-	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-100%	-	-	-	-	-	-100%	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	0%	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk, L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 2 - TMC

Wed May 8, 2024

Full Length (8 AM-11 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181444, Location: 29.515367, -95.117599

[N] AFW

Total: 19

In: 6 Out: 13

42

[W] Flyway Dr

Total: 647
In: 231 Out: 416

2
13
190
26

370
78
Out: 219 In: 448
Total: 667

[E] Flyway Dr



Out: 107 In: 70
Total: 177
[S] Access



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 2 - TMC

Wed May 8, 2024

AM Peak (9 AM - 10 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181444, Location: 29.515367, -95.117599

Leg Direction	AFW Southbound						Flyway Dr Westbound						Access Northbound						Flyway Dr Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2024-05-08 9:00AM	0	0	0	0	0	0	0	5	1	0	6	0	0	0	0	0	0	0	1	6	1	0	8	0	14
9:15AM	0	0	0	0	0	0	0	6	2	0	8	0	0	0	1	0	1	0	1	2	0	0	3	0	12
9:30AM	0	0	0	0	0	0	0	4	1	0	5	0	2	0	0	0	2	0	0	2	1	0	3	0	10
9:45AM	0	0	0	0	0	0	0	5	2	0	7	0	1	0	1	0	2	0	0	3	0	0	3	0	12
Total	0	0	0	0	0	0	0	20	6	0	26	0	3	0	2	0	5	0	2	13	2	0	17	0	48
% Approach	0%	0%	0%	0%	-	-	0%	76.9%	23.1%	0%	-	-	60.0%	0%	40.0%	0%	-	-	11.8%	76.5%	11.8%	0%	-	-	-
% Total	0%	0%	0%	0%	0%	-	0%	41.7%	12.5%	0%	54.2%	-	6.3%	0%	4.2%	0%	10.4%	-	4.2%	27.1%	4.2%	0%	35.4%	-	-
PHF	-	-	-	-	-	-	-	0.833	0.750	-	0.813	-	0.375	-	0.500	-	0.625	-	0.500	0.542	0.500	-	0.531	-	0.857
Lights	0	0	0	0	0	0	0	18	5	0	23	0	3	0	1	0	4	0	2	11	1	0	14	0	41
% Lights	0%	0%	0%	0%	-	-	0%	90.0%	83.3%	0%	88.5%	-	100%	0%	50.0%	0%	80.0%	-	100%	84.6%	50.0%	0%	82.4%	-	85.4%
Articulated Trucks	0	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	0	0	0	1	1	0	2	0	4
% Articulated Trucks	0%	0%	0%	0%	-	-	0%	5.0%	16.7%	0%	7.7%	-	0%	0%	0%	0%	0%	-	0%	7.7%	50.0%	0%	11.8%	-	8.3%
Buses and Single-Unit Trucks	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	0	1	0	0	1	0	3
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	-	0%	5.0%	0%	0%	3.8%	-	0%	0%	50.0%	0%	20.0%	-	0%	7.7%	0%	0%	5.9%	-	6.3%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 2 - TMC

Wed May 8, 2024

AM Peak (9 AM - 10 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Crosswalk)

All Movements

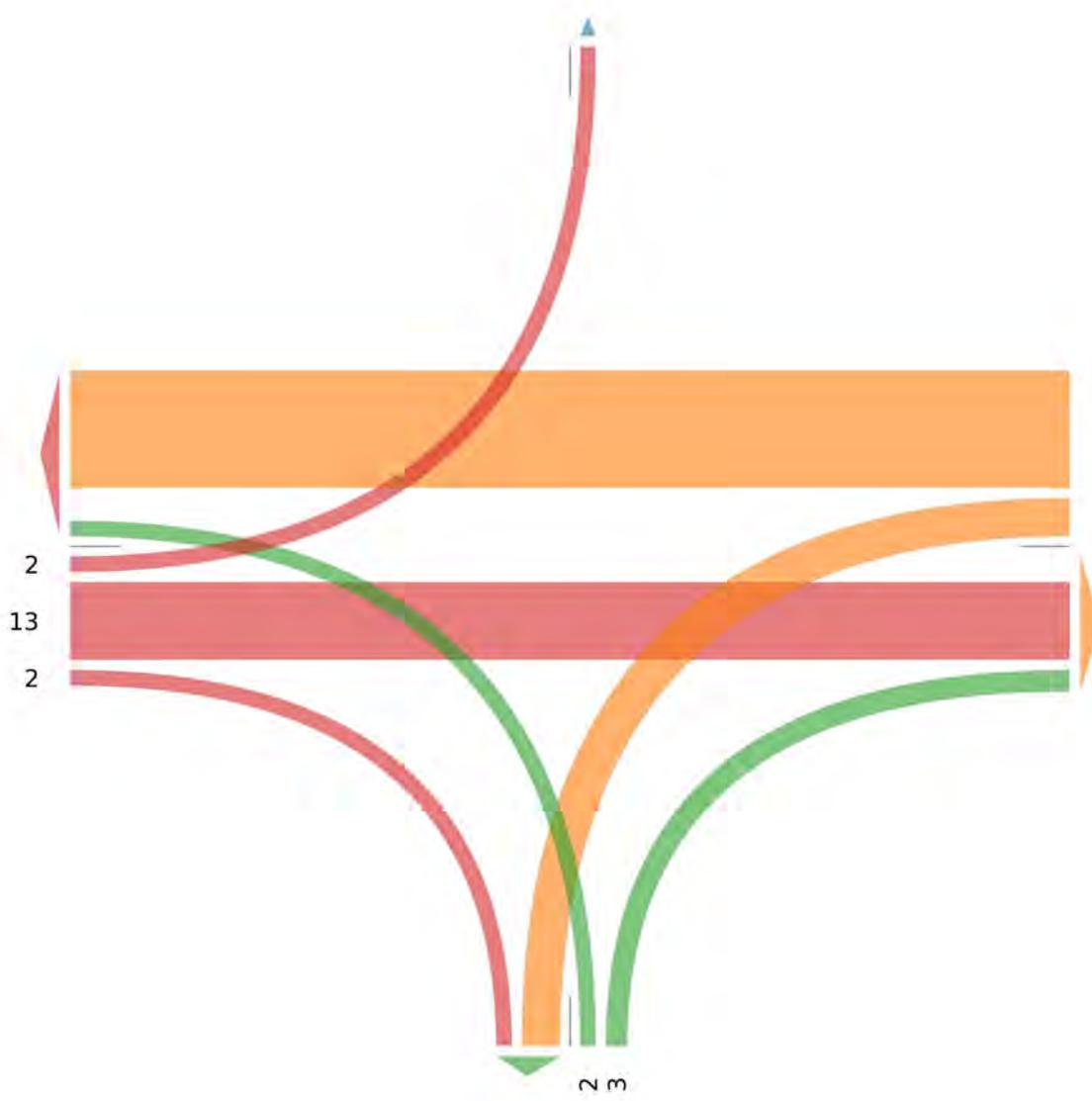
ID: 1181444, Location: 29.515367, -95.117599

[N] AFW

Total: 2

In: 0 Out: 2

[W] Flyway Dr
Total: 39
In: 17 Out: 22



Out: 16 In: 26
Total: 42
[E] Flyway Dr

Out: 8 In: 5
Total: 13
[S] Access



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 2 - TMC

Wed May 8, 2024

Midday Peak (11:30 AM - 12:30 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181444, Location: 29.515367, -95.117599

Leg Direction	AFW Southbound						Flyway Dr Westbound						Access Northbound						Flyway Dr Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2024-05-08 11:30AM	0	0	0	0	0	0	0	13	5	0	18	0	1	0	0	0	1	0	0	13	1	0	14	0	33
11:45AM	1	0	0	0	1	0	0	9	5	0	14	0	3	0	3	0	6	0	2	8	1	0	11	0	32
12:00PM	0	0	0	0	0	0	0	4	5	0	9	0	2	0	0	0	2	0	1	3	0	0	4	0	15
12:15PM	0	0	0	0	0	0	0	6	2	0	8	0	0	0	0	0	0	0	0	4	1	0	5	0	13
Total	1	0	0	0	1	0	0	32	17	0	49	0	6	0	3	0	9	0	3	28	3	0	34	0	93
% Approach	100%	0%	0%	0%	-	-	0%	65.3%	34.7%	0%	-	-	66.7%	0%	33.3%	0%	-	-	8.8%	82.4%	8.8%	0%	-	-	-
% Total	1.1%	0%	0%	0%	1.1%	-	0%	34.4%	18.3%	0%	52.7%	-	6.5%	0%	3.2%	0%	9.7%	-	3.2%	30.1%	3.2%	0%	36.6%	-	-
PHF	0.250	-	-	-	0.250	-	-	0.615	0.850	-	0.681	-	0.500	-	0.250	-	0.375	-	0.375	0.538	0.750	-	0.607	-	0.705
Lights	1	0	0	0	1	-	0	32	17	0	49	-	6	0	3	0	9	-	2	28	1	0	31	-	90
% Lights	100%	0%	0%	0%	100%	-	0%	100%	100%	0%	100%	-	100%	0%	100%	0%	100%	-	66.7%	100%	33.3%	0%	91.2%	-	96.8%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	1	0	2	0	3	-	3
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	33.3%	0%	66.7%	0%	8.8%	-	3.2%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Flyway Dr and Chicken N Pickle Access 2 - TMC

Wed May 8, 2024

Midday Peak (11:30 AM - 12:30 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181444, Location: 29.515367, -95.117599

[N] AFW

Total: 4

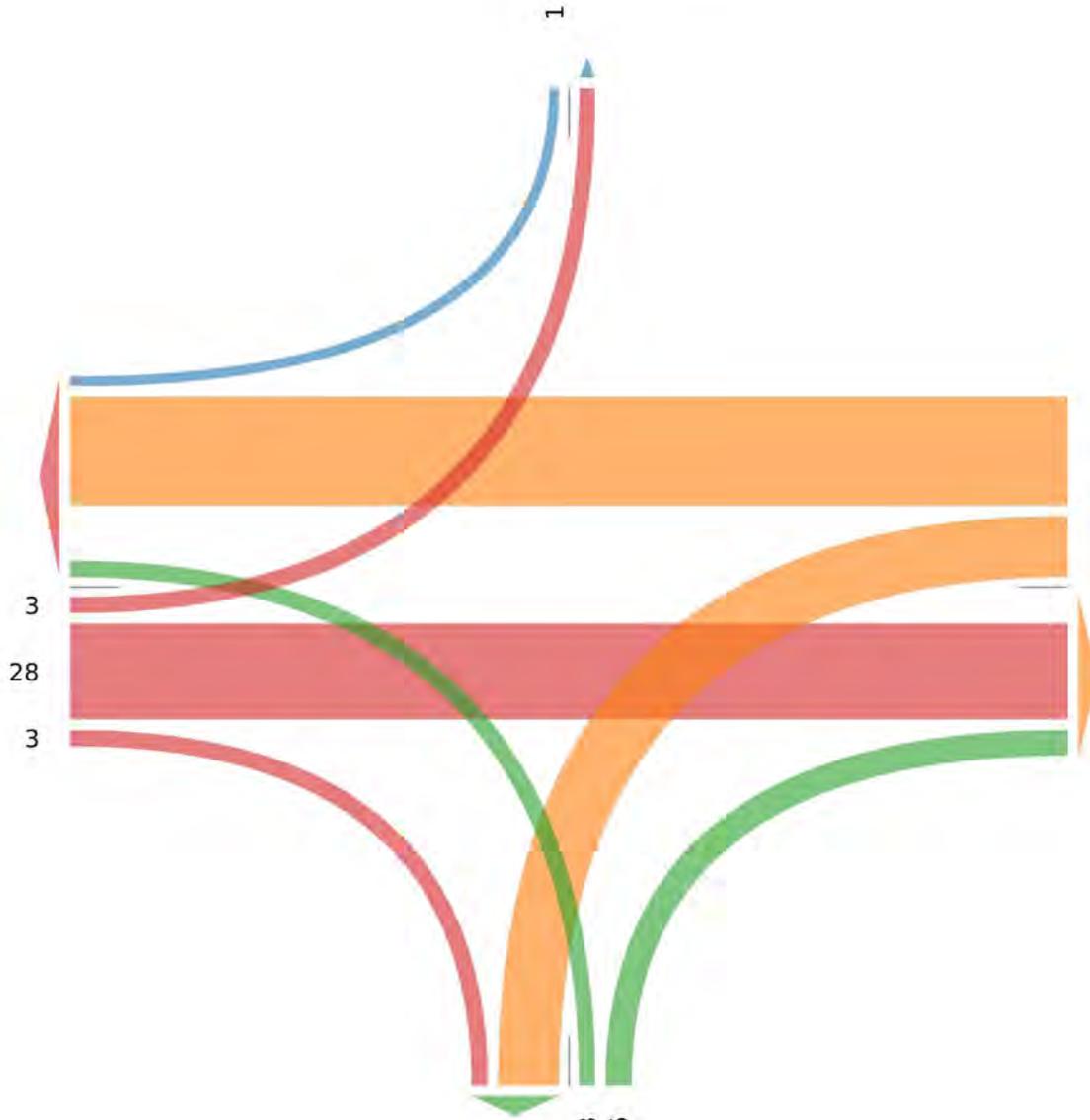
In: 1 Out: 3

1

[W] Flyway Dr

Total: 70

In: 34 Out: 36



Out: 20 In: 9

Total: 29

[S] Access

32

Out: 34 In: 49

Total: 83

[E] Flyway Dr

17



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Flyway Dr and Chicken N Pickle Access 2 - TMC

Wed May 8, 2024

PM Peak (3:15 PM - 4:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181444, Location: 29.515367, -95.117599

Leg Direction	AFW Southbound						Flyway Dr Westbound						Access Northbound						Flyway Dr Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2024-05-08 3:15PM	0	0	0	0	0	0	0	24	0	0	24	0	0	0	0	0	0	0	0	2	0	0	2	0	26
3:30PM	0	0	0	0	0	0	0	46	3	0	49	1	0	0	3	1	4	1	1	5	1	0	7	0	60
3:45PM	0	0	0	0	0	0	0	20	2	0	22	0	1	0	10	0	11	0	3	6	0	0	9	0	42
4:00PM	0	0	0	0	0	0	0	13	3	0	16	0	0	0	1	0	1	0	1	2	0	0	3	0	20
Total	0	0	0	0	0	0	0	103	8	0	111	1	1	0	14	1	16	1	5	15	1	0	21	0	148
% Approach	0%	0%	0%	0%	-	-	0%	92.8%	7.2%	0%	-	-	6.3%	0%	87.5%	6.3%	-	-	23.8%	71.4%	4.8%	0%	-	-	-
% Total	0%	0%	0%	0%	0%	-	0%	69.6%	5.4%	0%	75.0%	-	0.7%	0%	9.5%	0.7%	10.8%	-	3.4%	10.1%	0.7%	0%	14.2%	-	-
PHF	-	-	-	-	-	-	-	0.560	0.667	-	0.566	-	0.250	-	0.350	0.250	0.364	-	0.417	0.625	0.250	-	0.583	-	0.617
Lights	0	0	0	0	0	-	0	102	8	0	110	-	1	0	14	1	16	-	5	14	0	0	19	-	145
% Lights	0%	0%	0%	0%	-	-	0%	99.0%	100%	0%	99.1%	-	100%	0%	100%	100%	100%	-	100%	93.3%	0%	0%	90.5%	-	98.0%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	0	1	1	0	2	-	3
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	-	0%	1.0%	0%	0%	0.9%	-	0%	0%	0%	0%	0%	-	0%	6.7%	100%	0%	9.5%	-	2.0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-100%	-	-	-	-	-	-100%	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	0%	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Flyway Dr and Chicken N Pickle Access 2 - TMC

Wed May 8, 2024

PM Peak (3:15 PM - 4:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181444, Location: 29.515367, -95.117599

[N] AFW

Total: 1

In: 0 Out: 1

[W] Flyway Dr

Total: 138

In: 21 Out: 117

1
15
5

103

Out: 16 In: 111

Total: 127

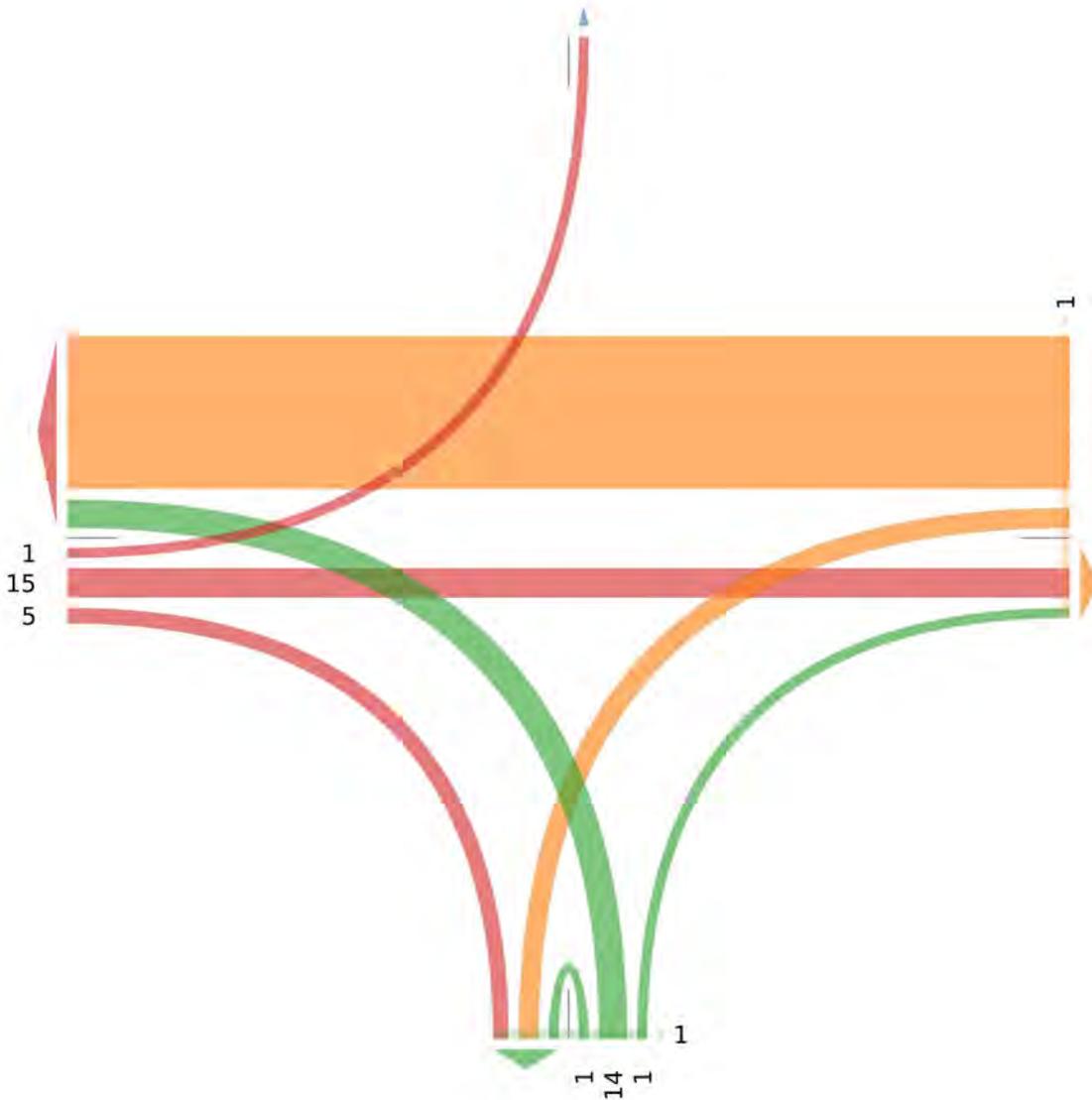
[E] Flyway Dr

Out: 14 In: 16

Total: 30

[S] Access

1
14
1





Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

Full Length (8 AM-11 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181446, Location: 35.55671, -97.509829

Leg Direction	Oklahoma Ave Southbound					Access Westbound					Oklahoma Ave Northbound					Business Access Eastbound					Int
	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*	
2024-05-08 8:00AM	2	1	0	0	3 0	3	0	1	0	4 0	16	7	4	0	27 0	4	0	0	0	4 1	38
9:00AM	2	2	0	0	4 0	0	0	1	0	1 0	14	13	1	0	28 0	6	0	0	0	6 0	39
10:00AM	2	0	0	0	2 0	2	0	0	0	2 0	16	8	1	0	25 0	7	0	0	0	7 0	36
11:00AM	3	3	0	0	6 0	1	0	0	0	1 0	30	7	1	0	38 0	6	0	0	0	6 0	51
12:00PM	2	4	0	0	6 0	19	0	1	0	20 0	32	11	3	0	46 0	10	0	0	0	10 0	82
1:00PM	2	6	0	0	8 0	12	0	2	0	14 0	28	7	1	0	36 0	5	0	0	0	5 0	63
2:00PM	1	8	0	0	9 0	6	0	0	0	6 0	38	8	0	0	46 0	4	0	0	0	4 0	65
3:00PM	1	7	0	0	8 0	19	0	0	0	19 0	42	12	0	0	54 0	8	0	0	0	8 0	89
4:00PM	1	7	0	0	8 0	8	0	0	0	8 0	36	7	0	0	43 0	5	0	0	0	5 0	64
5:00PM	0	10	0	0	10 0	20	0	2	0	22 0	35	13	1	0	49 0	3	0	0	0	3 0	84
6:00PM	0	6	0	0	6 0	19	0	1	0	20 0	44	4	1	0	49 0	2	0	0	0	2 0	77
7:00PM	1	9	0	0	10 0	11	0	3	0	14 0	34	26	0	0	60 0	1	0	0	0	1 0	85
8:00PM	0	14	0	0	14 0	25	0	5	0	30 0	27	15	0	0	42 0	1	0	0	0	1 0	87
9:00PM	0	5	0	0	5 0	29	0	2	0	31 0	27	9	0	0	36 0	1	0	0	0	1 0	73
10:00PM	0	6	0	0	6 0	20	0	3	0	23 0	4	4	0	0	8 0	1	0	0	0	1 0	38
Total	17	88	0	0	105 0	194	0	21	0	215 0	423	151	13	0	587 0	64	0	0	0	64 1	971
% Approach	16.2%	83.8%	0%	0%	-	90.2%	0%	9.8%	0%	-	72.1%	25.7%	2.2%	0%	-	100%	0%	0%	0%	-	-
% Total	1.8%	9.1%	0%	0%	10.8%	20.0%	0%	2.2%	0%	22.1%	43.6%	15.6%	1.3%	0%	60.5%	6.6%	0%	0%	0%	6.6%	-
Lights	15	87	0	0	102	193	0	21	0	214	421	148	11	0	580	60	0	0	0	60	956
% Lights	88.2%	98.9%	0%	0%	97.1%	99.5%	0%	100%	0%	99.5%	99.5%	98.0%	84.6%	0%	98.8%	93.8%	0%	0%	0%	93.8%	98.5%
Articulated Trucks	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Articulated Trucks	0%	1.1%	0%	0%	1.0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.1%
Buses and Single-Unit Trucks	2	0	0	0	2	1	0	0	0	1	2	3	2	0	7	4	0	0	0	4	14
% Buses and Single-Unit Trucks	11.8%	0%	0%	0%	1.9%	0.5%	0%	0%	0%	0.5%	0.5%	2.0%	15.4%	0%	1.2%	6.3%	0%	0%	0%	6.3%	1.4%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	1
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

Full Length (8 AM-11 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181446, Location: 35.55671, -97.509829

[N] Oklahoma Ave

Total: 450
In: 105 Out: 345

17 88

[W] Business Access

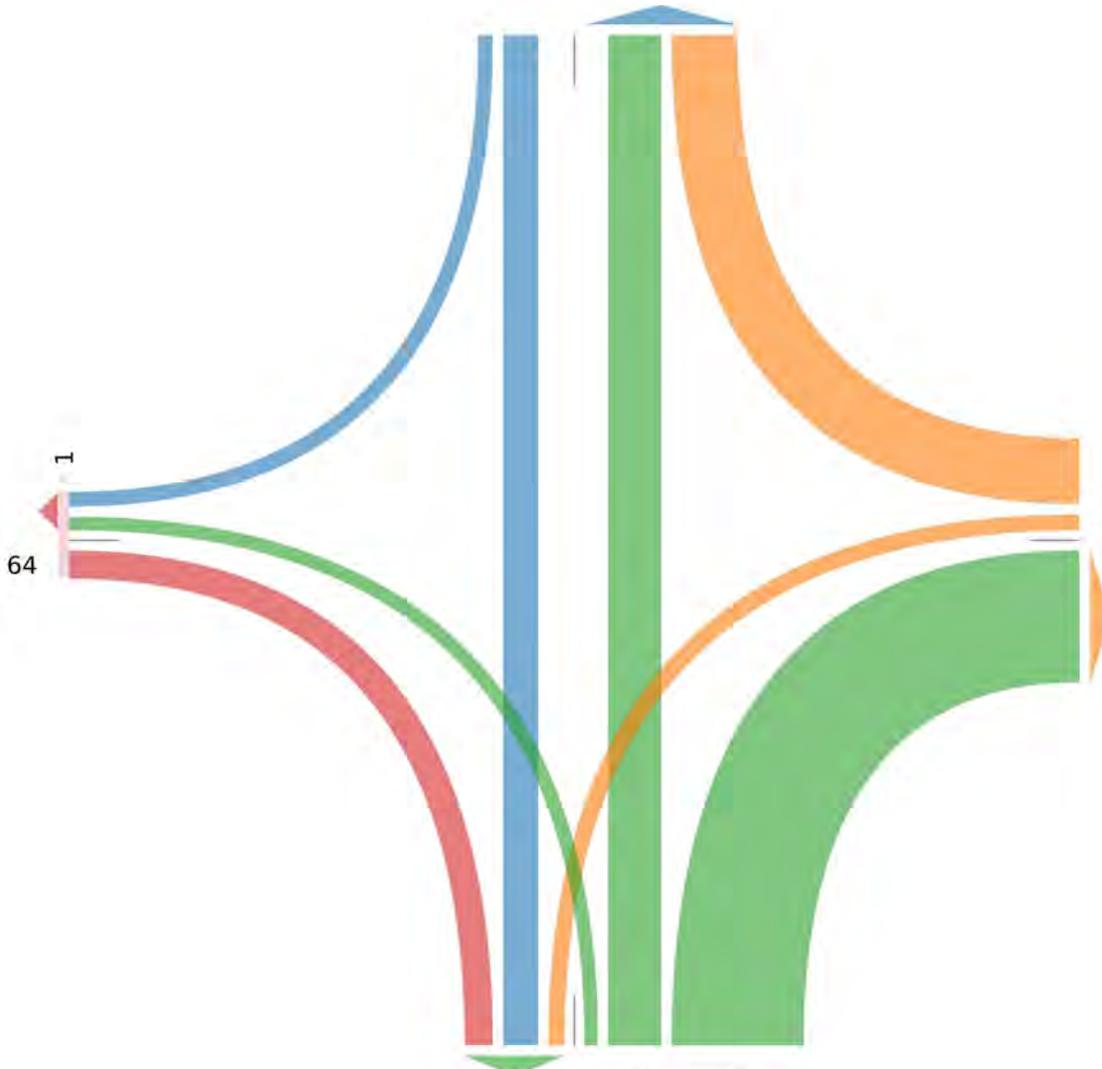
Total: 94
In: 64 Out: 30

64 1

194 21
Out: 423 In: 215
Total: 638
[E] Access

Out: 173 In: 587
Total: 760
[S] Oklahoma Ave

13 151 423





Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

AM Peak (8:30 AM - 9:30 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181446, Location: 35.55671, -97.509829

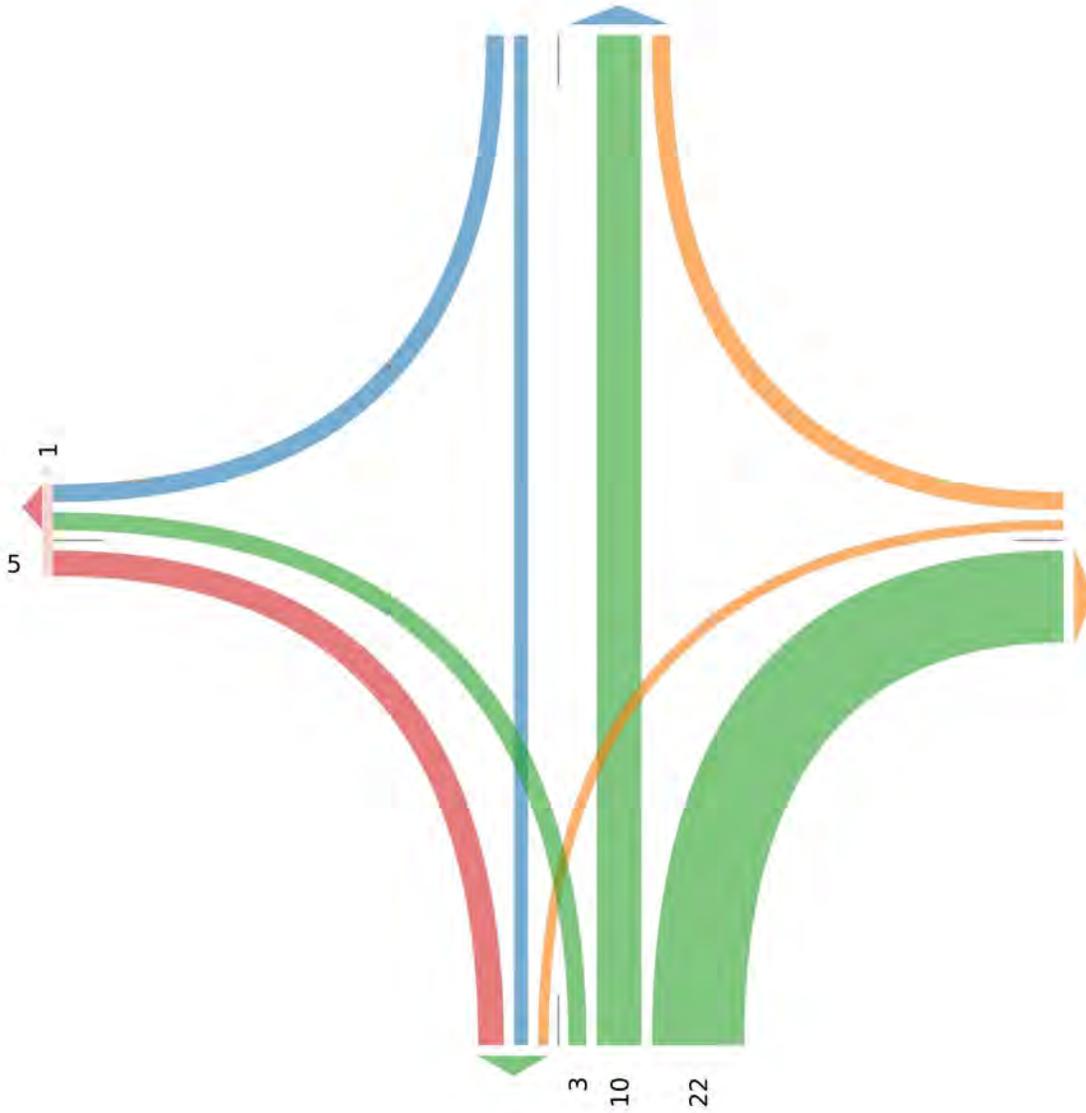
Leg Direction	Oklahoma Ave Southbound						Access Westbound						Oklahoma Ave Northbound						Business Access Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2024-05-08 8:30AM	1	1	0	0	2	0	1	0	0	0	1	0	7	3	0	0	10	0	1	0	0	0	1	0	14
8:45AM	1	0	0	0	1	0	2	0	1	0	3	0	7	2	2	0	11	0	2	0	0	0	2	1	17
9:00AM	0	1	0	0	1	0	0	0	0	0	0	0	2	2	1	0	5	0	1	0	0	0	1	0	7
9:15AM	1	0	0	0	1	0	0	0	0	0	0	0	6	3	0	0	9	0	1	0	0	0	1	0	11
Total	3	2	0	0	5	0	3	0	1	0	4	0	22	10	3	0	35	0	5	0	0	0	5	1	49
% Approach	60.0%	40.0%	0%	0%	-	-	75.0%	0%	25.0%	0%	-	-	62.9%	28.6%	8.6%	0%	-	-	100%	0%	0%	0%	-	-	-
% Total	6.1%	4.1%	0%	0%	10.2%	-	6.1%	0%	2.0%	0%	8.2%	-	44.9%	20.4%	6.1%	0%	71.4%	-	10.2%	0%	0%	0%	10.2%	-	-
PHF	0.750	0.500	-	-	0.625	-	0.375	-	0.250	-	0.333	-	0.786	0.833	0.375	-	0.795	-	0.625	-	-	-	0.625	-	0.721
Lights	2	2	0	0	4	-	3	0	1	0	4	-	21	9	3	0	33	-	4	0	0	0	4	-	45
% Lights	66.7%	100%	0%	0%	80.0%	-	100%	0%	100%	0%	100%	-	95.5%	90.0%	100%	0%	94.3%	-	80.0%	0%	0%	0%	80.0%	-	91.8%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	1	0	0	0	1	-	0	0	0	0	0	-	1	1	0	0	2	-	1	0	0	0	1	-	4
% Buses and Single-Unit Trucks	33.3%	0%	0%	0%	20.0%	-	0%	0%	0%	0%	0%	-	4.5%	10.0%	0%	0%	5.7%	-	20.0%	0%	0%	0%	20.0%	-	8.2%
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

OKC Chicken N Pickle Location Driveway Acces... - TMC
Wed May 8, 2024
AM Peak (8:30 AM - 9:30 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1181446, Location: 35.55671, -97.509829

[W] Business Access

Total: 11
In: 5 Out: 6



[N] Oklahoma Ave

Total: 18
In: 5 Out: 13

3 2

Out: 8 In: 35
Total: 43

[S] Oklahoma Ave

[W]

Out: 22 In: 4
Total: 26
[E] Access



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

Midday Peak (12 PM - 1 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181446, Location: 35.55671, -97.509829

Leg Direction	Oklahoma Ave Southbound						Access Westbound						Oklahoma Ave Northbound						Business Access Eastbound						Int
	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	
2024-05-08 12:00PM	0	1	0	0	1	0	1	0	1	0	2	0	7	1	1	0	9	0	5	0	0	0	5	0	17
12:15PM	0	3	0	0	3	0	4	0	0	0	4	0	11	1	2	0	14	0	3	0	0	0	3	0	24
12:30PM	0	0	0	0	0	0	2	0	0	0	2	0	3	4	0	0	7	0	1	0	0	0	1	0	10
12:45PM	2	0	0	0	2	0	12	0	0	0	12	0	11	5	0	0	16	0	1	0	0	0	1	0	31
Total	2	4	0	0	6	0	19	0	1	0	20	0	32	11	3	0	46	0	10	0	0	0	10	0	82
% Approach	33.3%	66.7%	0%	0%	-	-	95.0%	0%	5.0%	0%	-	-	69.6%	23.9%	6.5%	0%	-	-	100%	0%	0%	0%	-	-	-
% Total	2.4%	4.9%	0%	0%	7.3%	-	23.2%	0%	1.2%	0%	24.4%	-	39.0%	13.4%	3.7%	0%	56.1%	-	12.2%	0%	0%	0%	12.2%	-	-
PHF	0.250	0.333	-	-	0.500	-	0.396	-	0.250	-	0.417	-	0.727	0.550	0.375	-	0.719	-	0.500	-	-	-	0.500	-	0.661
Lights	2	4	0	0	6	-	19	0	1	0	20	-	32	10	3	0	45	-	10	0	0	0	10	-	81
% Lights	100%	100%	0%	0%	100%	-	100%	0%	100%	0%	100%	-	100%	90.9%	100%	0%	97.8%	-	100%	0%	0%	0%	100%	-	98.8%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	1	0	0	1	-	0	0	0	0	0	-	1
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	9.1%	0%	0%	2.2%	-	0%	0%	0%	0%	0%	-	1.2%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

Midday Peak (12 PM - 1 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181446, Location: 35.55671, -97.509829

[N] Oklahoma Ave

Total: 36

In: 6 Out: 30

2 4

[W] Business Access

Total: 15

In: 10 Out: 5

10

19

1

Out: 32 In: 20

Total: 52

[E] Access

Out: 15

In: 46

Total: 61

[S] Oklahoma Ave

3

11

32



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

PM Peak (7:30 PM - 8:30 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181446, Location: 35.55671, -97.509829

Leg Direction	Oklahoma Ave Southbound					Access Westbound					Oklahoma Ave Northbound					Business Access Eastbound					Int				
	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*	R	T	L	U	App Ped*					
2024-05-08 7:30PM	0	4	0	0	4	0	3	0	1	0	4	0	11	10	0	0	21	0	1	0	0	0	1	0	30
7:45PM	1	1	0	0	2	0	2	0	0	0	2	0	6	7	0	0	13	0	0	0	0	0	0	0	17
8:00PM	0	5	0	0	5	0	10	0	1	0	11	0	11	6	0	0	17	0	0	0	0	0	0	0	33
8:15PM	0	5	0	0	5	0	11	0	3	0	14	0	4	4	0	0	8	0	0	0	0	0	0	0	27
Total	1	15	0	0	16	0	26	0	5	0	31	0	32	27	0	0	59	0	1	0	0	0	1	0	107
% Approach	6.3%	93.8%	0%	0%	-	-	83.9%	0%	16.1%	0%	-	-	54.2%	45.8%	0%	0%	-	-	100%	0%	0%	0%	-	-	-
% Total	0.9%	14.0%	0%	0%	15.0%	-	24.3%	0%	4.7%	0%	29.0%	-	29.9%	25.2%	0%	0%	55.1%	-	0.9%	0%	0%	0%	0.9%	-	-
PHF	0.250	0.750	-	-	0.800	-	0.591	-	0.417	-	0.554	-	0.727	0.675	-	-	0.702	-	0.250	-	-	-	0.250	-	0.811
Lights	1	15	0	0	16	-	26	0	5	0	31	-	32	27	0	0	59	-	1	0	0	0	1	-	107
% Lights	100%	100%	0%	0%	100%	-	100%	0%	100%	0%	100%	-	100%	100%	0%	0%	100%	-	100%	0%	0%	0%	100%	-	100%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

PM Peak (7:30 PM - 8:30 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

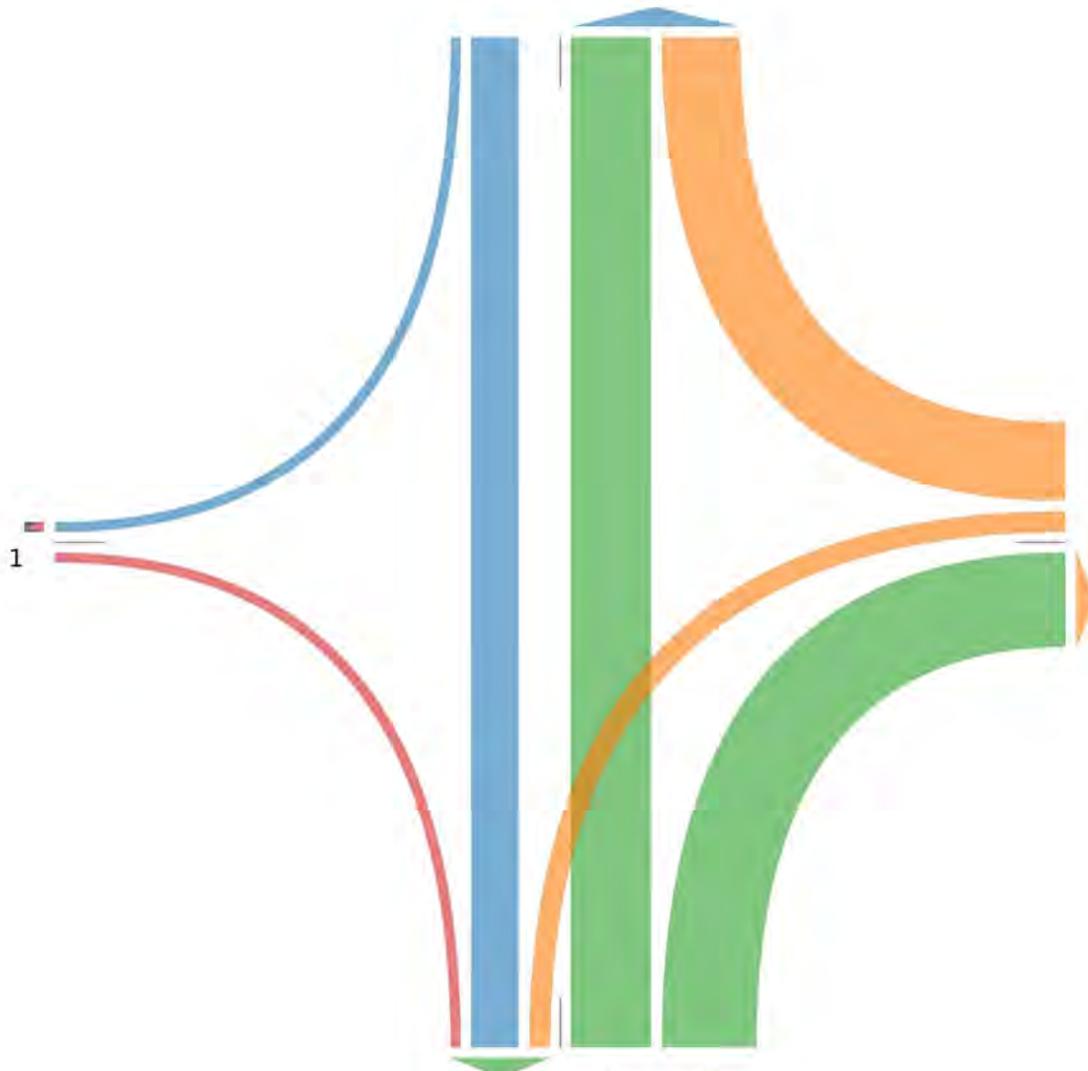
ID: 1181446, Location: 35.55671, -97.509829

[N] Oklahoma Ave

Total: 69

In: 16 Out: 53

1 15



[W] Business Access

Total: 2
In: 1 Out: 1

Out: 26 In: 31
5 Total: 63
[E] Access

Out: 21 In: 59
Total: 80

[S] Oklahoma Ave



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

Full Length (8 AM-11 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

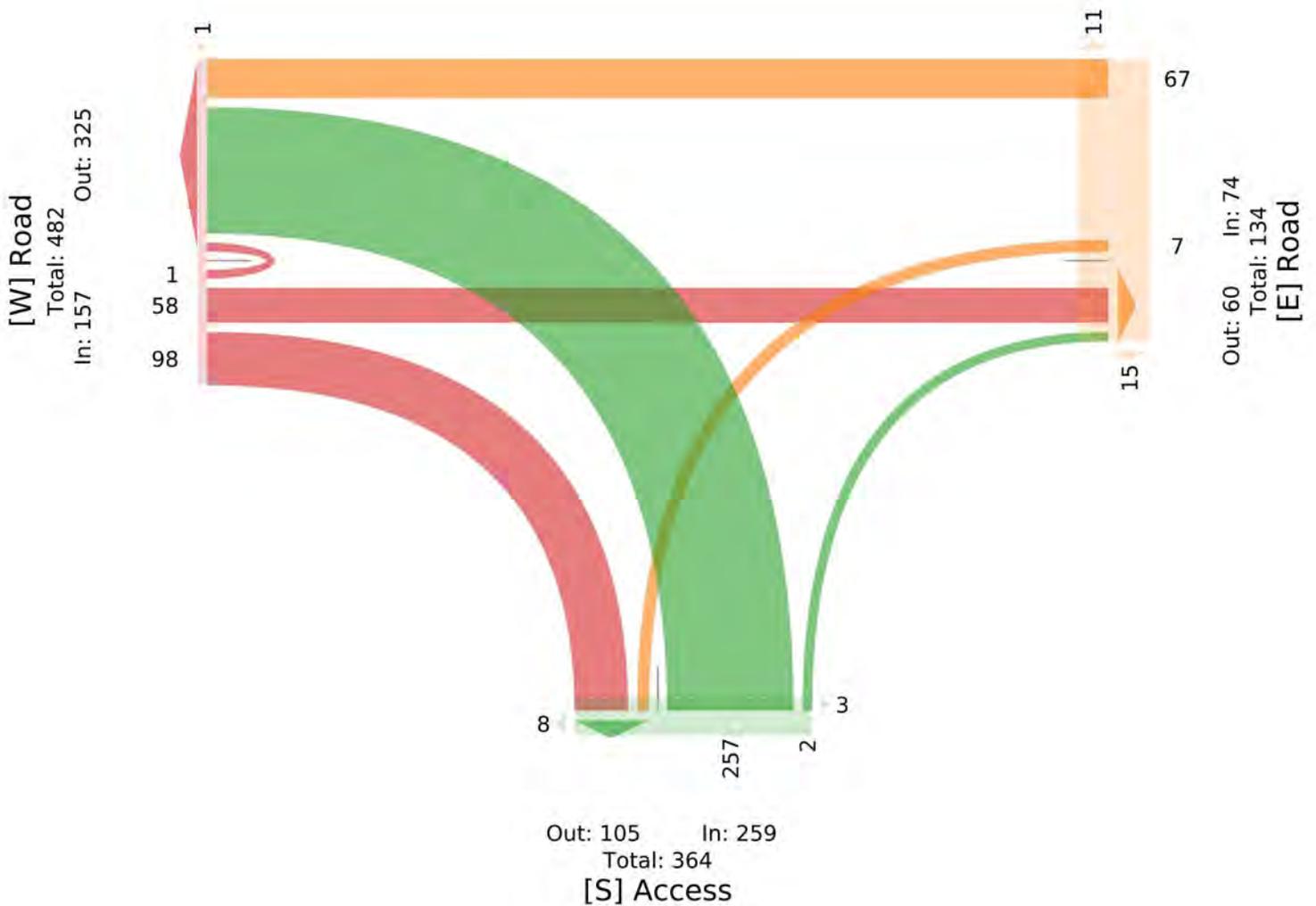
All Movements

ID: 1181447, Location: 35.557438, -97.509338

Leg Direction	Road Westbound					Access Northbound					Road Eastbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
2024-05-08 8:00AM	8	0	0	8	3	0	3	0	3	2	7	6	0	13	0	24
9:00AM	4	1	0	5	0	0	5	0	5	0	9	0	0	9	0	19
10:00AM	4	0	0	4	1	0	8	0	8	0	6	2	0	8	0	20
11:00AM	9	0	0	9	7	1	8	0	9	3	2	1	0	3	0	21
12:00PM	4	1	0	5	7	0	13	0	13	1	3	8	0	11	1	29
1:00PM	2	2	0	4	5	0	24	0	24	2	7	4	0	11	0	39
2:00PM	4	0	0	4	0	0	14	0	14	0	6	1	0	7	0	25
3:00PM	7	0	0	7	0	1	25	0	26	0	7	3	0	10	0	43
4:00PM	3	0	0	3	0	0	20	0	20	0	2	5	0	7	0	30
5:00PM	8	0	0	8	0	0	23	0	23	0	6	5	0	11	0	42
6:00PM	5	0	0	5	3	0	22	0	22	3	5	5	0	10	0	37
7:00PM	5	1	0	6	0	0	23	0	23	0	24	7	1	32	0	61
8:00PM	1	2	0	3	0	0	21	0	21	0	11	5	0	16	0	40
9:00PM	1	0	0	1	0	0	24	0	24	0	2	2	0	4	0	29
10:00PM	2	0	0	2	0	0	24	0	24	0	1	4	0	5	0	31
Total	67	7	0	74	26	2	257	0	259	11	98	58	1	157	1	490
% Approach	90.5%	9.5%	0%	-	-	0.8%	99.2%	0%	-	-	62.4%	36.9%	0.6%	-	-	-
% Total	13.7%	1.4%	0%	15.1%	-	0.4%	52.4%	0%	52.9%	-	20.0%	11.8%	0.2%	32.0%	-	-
Lights	65	7	0	72	-	2	256	0	258	-	97	56	1	154	-	484
% Lights	97.0%	100%	0%	97.3%	-	100%	99.6%	0%	99.6%	-	99.0%	96.6%	100%	98.1%	-	98.8%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	2	0	0	2	-	0	1	0	1	-	1	2	0	3	-	6
% Buses and Single-Unit Trucks	3.0%	0%	0%	2.7%	-	0%	0.4%	0%	0.4%	-	1.0%	3.4%	0%	1.9%	-	1.2%
Pedestrians	-	-	-	-	26	-	-	-	-	11	-	-	-	-	-	1
% Pedestrians	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	-	100%
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	0%	-	-	-	-	-	0%

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

OKC Chicken N Pickle Location Driveway Acces... - TMC
 Wed May 8, 2024
 Full Length (8 AM-11 PM)
 All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
 Pedestrians, Bicycles on Crosswalk)
 All Movements
 ID: 1181447, Location: 35.557438, -97.509338





Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

AM Peak (8:30 AM - 9:30 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

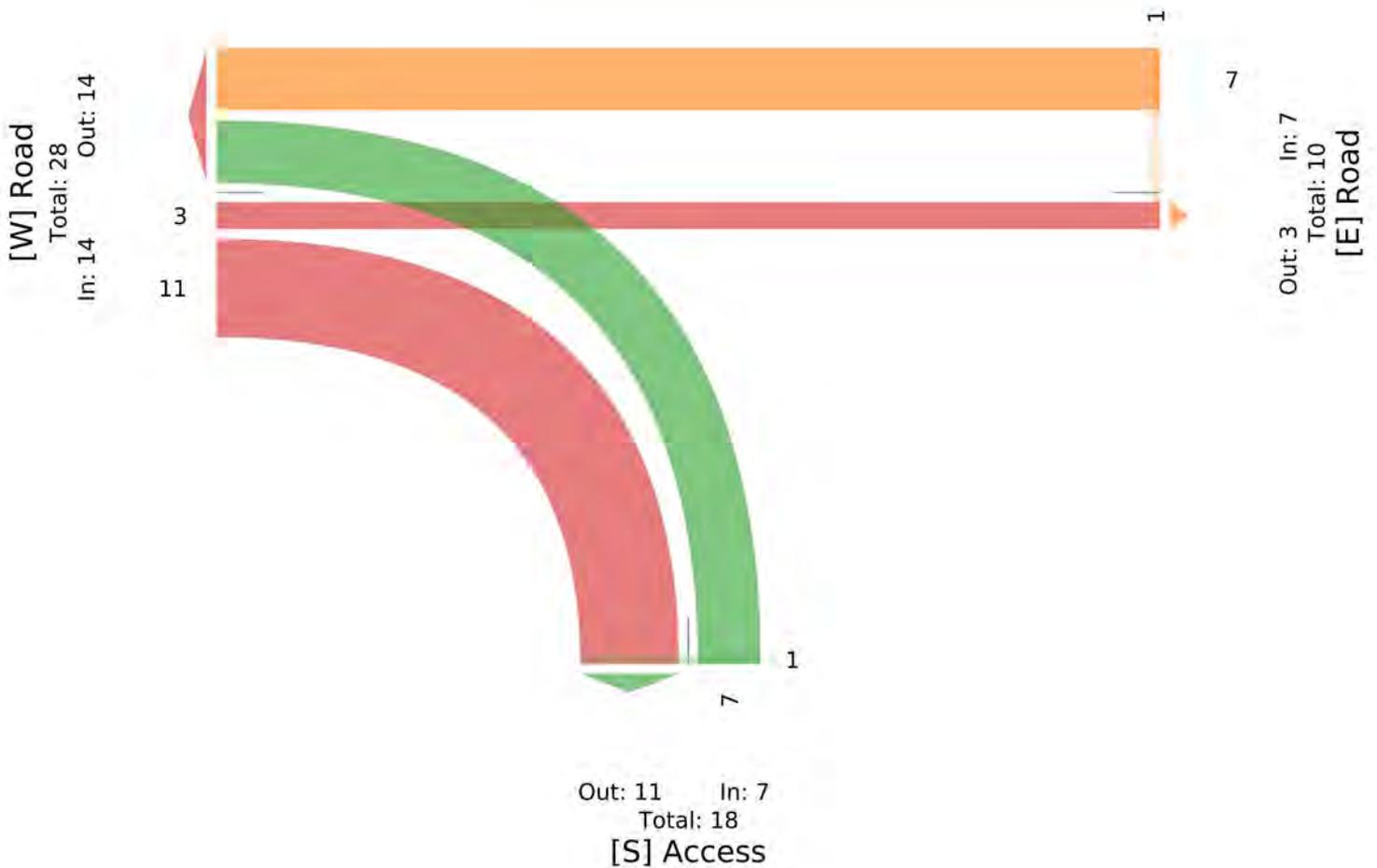
All Movements

ID: 1181447, Location: 35.557438, -97.509338

Leg Direction	Road Westbound					Access Northbound					Road Eastbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
Time																
2024-05-08 8:30AM	2	0	0	2	1	0	2	0	2	1	3	2	0	5	0	9
8:45AM	4	0	0	4	0	0	1	0	1	0	3	1	0	4	0	9
9:00AM	1	0	0	1	0	0	2	0	2	0	1	0	0	1	0	4
9:15AM	0	0	0	0	0	0	2	0	2	0	4	0	0	4	0	6
Total	7	0	0	7	1	0	7	0	7	1	11	3	0	14	0	28
% Approach	100%	0%	0%	-	-	0%	100%	0%	-	-	78.6%	21.4%	0%	-	-	-
% Total	25.0%	0%	0%	25.0%	-	0%	25.0%	0%	25.0%	-	39.3%	10.7%	0%	50.0%	-	-
PHF	0.438	-	-	0.438	-	-	0.875	-	0.875	-	0.688	0.375	-	0.700	-	0.778
Lights	7	0	0	7	-	0	6	0	6	-	10	3	0	13	-	26
% Lights	100%	0%	0%	100%	-	0%	85.7%	0%	85.7%	-	90.9%	100%	0%	92.9%	-	92.9%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	-	0	1	0	1	-	1	0	0	1	-	2
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	0%	14.3%	0%	14.3%	-	9.1%	0%	0%	7.1%	-	7.1%
Pedestrians	-	-	-	-	1	-	-	-	-	1	-	-	-	-	0	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	0%	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk, L: Left, R: Right, T: Thru, U: U-Turn

OKC Chicken N Pickle Location Driveway Acces... - TMC
 Wed May 8, 2024
 AM Peak (8:30 AM - 9:30 AM)
 All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
 Pedestrians, Bicycles on Crosswalk)
 All Movements
 ID: 1181447, Location: 35.557438, -97.509338





Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

Midday Peak (1 PM - 2 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

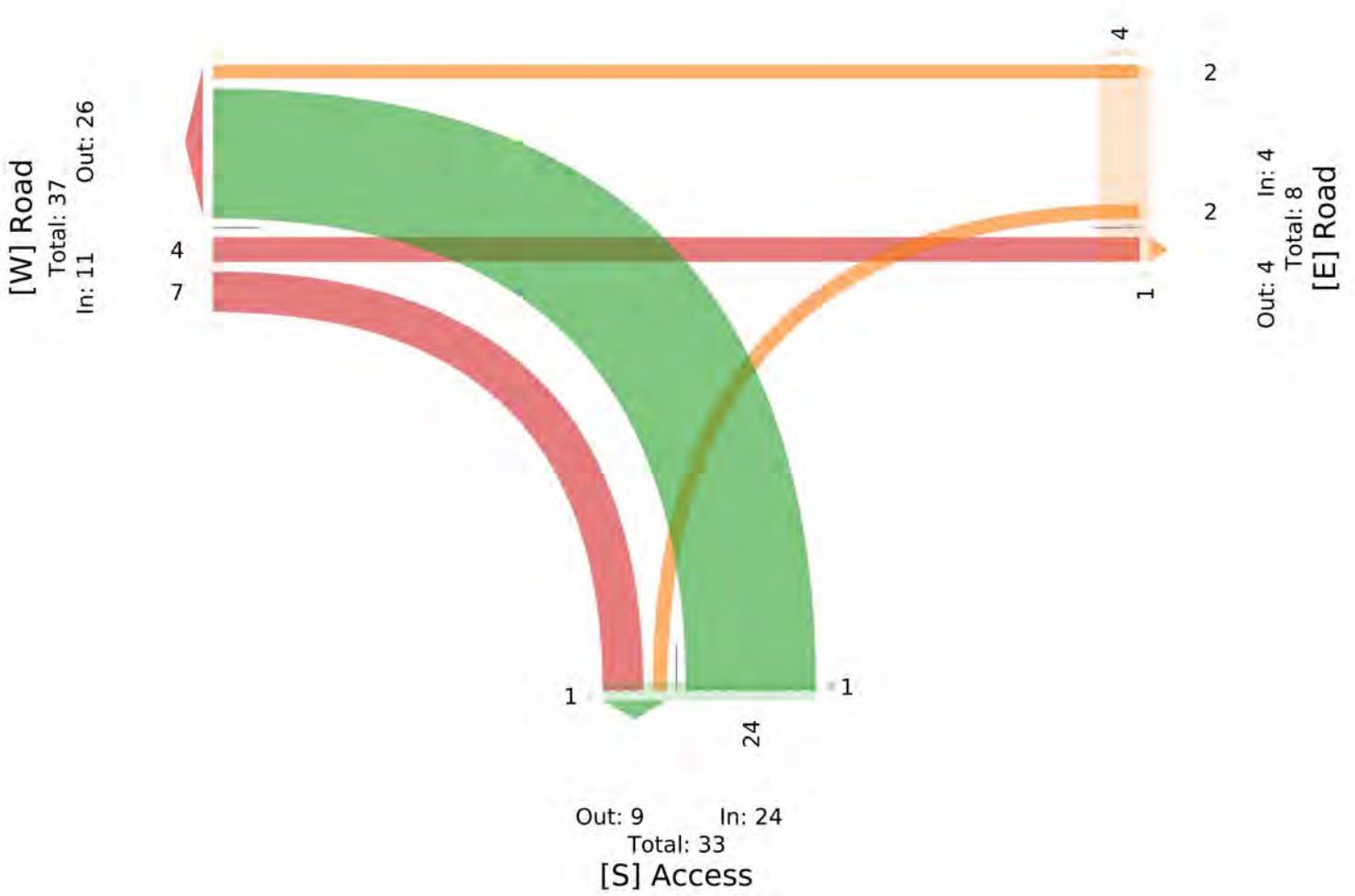
All Movements

ID: 1181447, Location: 35.557438, -97.509338

Leg Direction	Road Westbound					Access Northbound					Road Eastbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
2024-05-08 1:00PM	0	1	0	1	3	0	6	0	6	1	0	1	0	1	0	8
1:15PM	2	0	0	2	0	0	6	0	6	0	2	2	0	4	0	12
1:30PM	0	1	0	1	2	0	6	0	6	1	1	1	0	2	0	9
1:45PM	0	0	0	0	0	0	6	0	6	0	4	0	0	4	0	10
Total	2	2	0	4	5	0	24	0	24	2	7	4	0	11	0	39
% Approach	50.0%	50.0%	0%	-	-	0%	100%	0%	-	-	63.6%	36.4%	0%	-	-	-
% Total	5.1%	5.1%	0%	10.3%	-	0%	61.5%	0%	61.5%	-	17.9%	10.3%	0%	28.2%	-	-
PHF	0.250	0.500	-	0.500	-	-	1.000	-	1.000	-	0.438	0.500	-	0.688	-	0.813
Lights	1	2	0	3	-	0	24	0	24	-	7	3	0	10	-	37
% Lights	50.0%	100%	0%	75.0%	-	0%	100%	0%	100%	-	100%	75.0%	0%	90.9%	-	94.9%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	1	0	0	1	-	0	0	0	0	-	0	1	0	1	-	2
% Buses and Single-Unit Trucks	50.0%	0%	0%	25.0%	-	0%	0%	0%	0%	-	0%	25.0%	0%	9.1%	-	5.1%
Pedestrians	-	-	-	-	5	-	-	-	-	2	-	-	-	-	-	0
% Pedestrians	-	-	-	-	100%	-	-	-	-	100%	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	0%	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk, L: Left, R: Right, T: Thru, U: U-Turn

OKC Chicken N Pickle Location Driveway Acces... - TMC
 Wed May 8, 2024
 Midday Peak (1 PM - 2 PM)
 All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
 Pedestrians, Bicycles on Crosswalk)
 All Movements
 ID: 1181447, Location: 35.557438, -97.509338





Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

PM Peak (7:30 PM - 8:30 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181447, Location: 35.557438, -97.509338

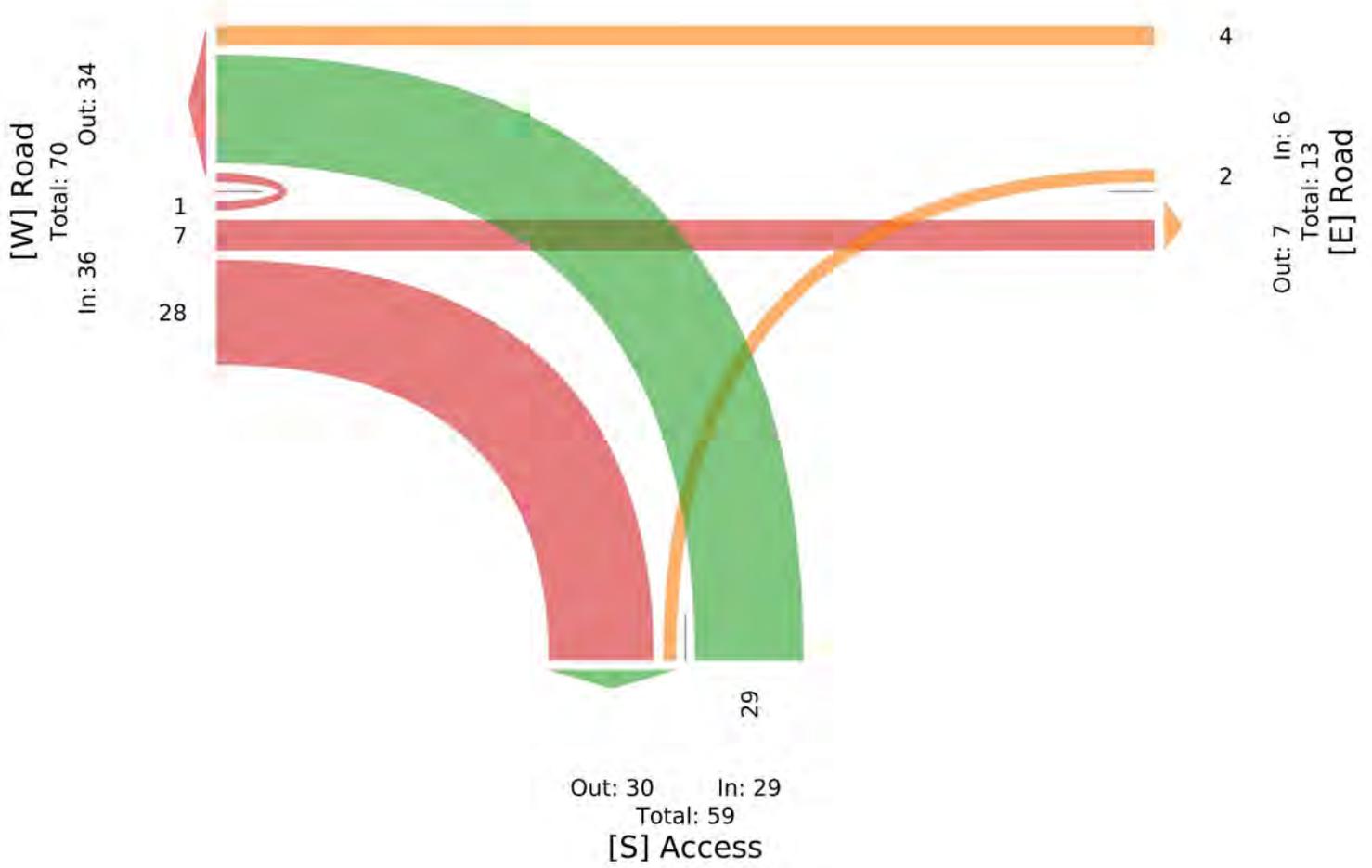
Leg Direction	Road Westbound					Access Northbound					Road Eastbound					Int
	T	L	U	App	Ped*	R	L	U	App	Ped*	R	T	U	App	Ped*	
Time																
2024-05-08 7:30PM	4	1	0	5	0	0	6	0	6	0	8	4	0	12	0	23
7:45PM	0	0	0	0	0	0	9	0	9	0	11	1	1	13	0	22
8:00PM	0	0	0	0	0	0	6	0	6	0	6	2	0	8	0	14
8:15PM	0	1	0	1	0	0	8	0	8	0	3	0	0	3	0	12
Total	4	2	0	6	0	0	29	0	29	0	28	7	1	36	0	71
% Approach	66.7%	33.3%	0%	-	-	0%	100%	0%	-	-	77.8%	19.4%	2.8%	-	-	-
% Total	5.6%	2.8%	0%	8.5%	-	0%	40.8%	0%	40.8%	-	39.4%	9.9%	1.4%	50.7%	-	-
PHF	0.250	0.500	-	0.300	-	-	0.806	-	0.806	-	0.636	0.438	0.250	0.692	-	0.772
Lights	4	2	0	6	-	0	29	0	29	-	28	7	1	36	-	71
% Lights	100%	100%	0%	100%	-	0%	100%	0%	100%	-	100%	100%	100%	100%	-	100%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk, L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC
Wed May 8, 2024
PM Peak (7:30 PM - 8:30 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 1181447, Location: 35.557438, -97.509338





Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

Full Length (8 AM-11 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181448, Location: 35.557435, -97.508026

Leg Direction	BroadVue Southbound					Access Northbound					Road Eastbound					Int
	R	T	U	App	Ped*	T	L	U	App	Ped*	R	L	U	App	Ped*	
2024-05-08 8:00AM	0	0	0	0	0	0	3	0	3	0	1	3	0	4	1	7
9:00AM	1	0	0	1	0	0	2	0	2	0	0	0	0	0	0	3
10:00AM	2	0	0	2	4	1	1	1	3	0	1	1	1	3	0	8
11:00AM	2	0	0	2	1	0	4	0	4	0	3	0	0	3	0	9
12:00PM	2	0	0	2	0	1	2	0	3	0	2	1	1	4	0	9
1:00PM	1	0	0	1	3	0	3	0	3	0	1	2	0	3	1	7
2:00PM	0	0	0	0	4	0	1	0	1	0	0	0	3	3	1	4
3:00PM	2	0	0	2	1	0	3	0	3	0	3	1	0	4	0	9
4:00PM	0	0	0	0	0	0	2	0	2	0	1	1	0	2	0	4
5:00PM	2	0	0	2	0	0	3	0	3	0	4	0	0	4	0	9
6:00PM	1	0	0	1	0	0	1	0	1	0	1	0	1	2	0	4
7:00PM	1	0	0	1	0	0	1	0	1	0	4	1	2	7	0	9
8:00PM	0	0	0	0	0	0	2	0	2	0	2	0	0	2	0	4
9:00PM	0	0	0	0	0	0	1	0	1	0	2	0	0	2	0	3
10:00PM	0	0	0	0	0	0	1	0	1	0	2	0	0	2	0	3
Total	14	0	0	14	13	2	30	1	33	0	27	10	8	45	3	92
% Approach	100%	0%	0%	-	-	6.1%	90.9%	3.0%	-	-	60.0%	22.2%	17.8%	-	-	-
% Total	15.2%	0%	0%	15.2%	-	2.2%	32.6%	1.1%	35.9%	-	29.3%	10.9%	8.7%	48.9%	-	-
Lights	14	0	0	14	-	2	30	1	33	-	27	10	8	45	-	92
% Lights	100%	0%	0%	100%	-	100%	100%	100%	100%	-	100%	100%	100%	100%	-	100%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	13	-	-	-	-	0	-	-	-	-	3	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	100%	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	0%	-

* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

Full Length (8 AM-11 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181448, Location: 35.557435, -97.508026

[N] BroadVue

Total: 26

In: 14 Out: 12



Out: 28 In: 33

Total: 61

[S] Access

[W] Road

Total: 97

In: 45

Out: 52



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

AM Peak (8:15 AM - 9:15 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181448, Location: 35.557435, -97.508026

Leg Direction	BroadVue Southbound					Access Northbound					Road Eastbound					Int
	R	T	U	App	Ped*	T	L	U	App	Ped*	R	L	U	App	Ped*	
Time																
2024-05-08 8:15AM	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1
8:30AM	0	0	0	0	0	0	2	0	2	0	0	2	0	2	0	4
8:45AM	0	0	0	0	0	0	1	0	1	0	1	0	0	1	0	2
9:00AM	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Total	1	0	0	1	0	0	3	0	3	0	1	3	0	4	0	8
% Approach	100%	0%	0%	-	-	0%	100%	0%	-	-	25.0%	75.0%	0%	-	-	-
% Total	12.5%	0%	0%	12.5%	-	0%	37.5%	0%	37.5%	-	12.5%	37.5%	0%	50.0%	-	-
PHF	0.250	-	-	0.250	-	-	0.375	-	0.375	-	0.250	0.375	-	0.500	-	0.500
Lights	1	0	0	1	-	0	3	0	3	-	1	3	0	4	-	8
% Lights	100%	0%	0%	100%	-	0%	100%	0%	100%	-	100%	100%	0%	100%	-	100%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk, L: Left, R: Right, T: Thru, U: U-Turn

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

AM Peak (8:15 AM - 9:15 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181448, Location: 35.557435, -97.508026

[N] BroadVue

Total: 4

In: 1 Out: 3

1

[W] Road

Total: 8

Out: 4

In: 4

3

1

3

Out: 1 In: 3

Total: 4

[S] Access



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

Midday Peak (11:15 AM - 12:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181448, Location: 35.557435, -97.508026

Leg Direction	BroadVue Southbound					Access Northbound					Road Eastbound					Int
	R	T	U	App	Ped*	T	L	U	App	Ped*	R	L	U	App	Ped*	
2024-05-08 11:15AM	0	0	0	0	0	0	2	0	2	0	1	0	0	1	0	3
11:30AM	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1
11:45AM	2	0	0	2	1	0	0	0	0	0	1	0	0	1	0	3
12:00PM	1	0	0	1	0	1	1	0	2	0	0	0	1	1	0	4
Total	3	0	0	3	1	1	3	0	4	0	3	0	1	4	0	11
% Approach	100%	0%	0%	-	-	25.0%	75.0%	0%	-	-	75.0%	0%	25.0%	-	-	-
% Total	27.3%	0%	0%	27.3%	-	9.1%	27.3%	0%	36.4%	-	27.3%	0%	9.1%	36.4%	-	-
PHF	0.375	-	-	0.375	-	0.250	0.375	-	0.500	-	0.750	-	0.250	1.000	-	0.688
Lights	3	0	0	3	-	1	3	0	4	-	3	0	1	4	-	11
% Lights	100%	0%	0%	100%	-	100%	100%	0%	100%	-	100%	0%	100%	100%	-	100%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	1	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk, L: Left, R: Right, T: Thru, U: U-Turn

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

Midday Peak (11:15 AM - 12:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181448, Location: 35.557435, -97.508026

[N] BroadVue

Total: 4

In: 3 Out: 1

m

1

[W] Road

Total: 11

In: 4 Out: 7

1
3

m
1

Out: 3 In: 4

Total: 7

[S] Access



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

PM Peak (2:45 PM - 3:45 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181448, Location: 35.557435, -97.508026

Leg Direction	BroadVue Southbound					Access Northbound					Road Eastbound					Int
	R	T	U	App	Ped*	T	L	U	App	Ped*	R	L	U	App	Ped*	
2024-05-08 2:45PM	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	2
3:00PM	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	2
3:15PM	1	0	0	1	0	0	0	0	0	0	1	1	0	2	0	3
3:30PM	1	0	0	1	1	0	0	0	0	0	2	0	0	2	0	3
Total	2	0	0	2	1	0	2	0	2	0	3	1	2	6	0	10
% Approach	100%	0%	0%	-	-	0%	100%	0%	-	-	50.0%	16.7%	33.3%	-	-	-
% Total	20.0%	0%	0%	20.0%	-	0%	20.0%	0%	20.0%	-	30.0%	10.0%	20.0%	60.0%	-	-
PHF	0.500	-	-	0.500	-	-	0.250	-	0.250	-	0.375	0.250	0.250	0.750	-	0.833
Lights	2	0	0	2	-	0	2	0	2	-	3	1	2	6	-	10
% Lights	100%	0%	0%	100%	-	0%	100%	0%	100%	-	100%	100%	100%	100%	-	100%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	1	-	-	-	-	0	-	-	-	-	-	0
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-

* Pedestrians and Bicycles on Crosswalk, L: Left, R: Right, T: Thru, U: U-Turn

OKC Chicken N Pickle Location Driveway Acces... - TMC

Wed May 8, 2024

PM Peak (2:45 PM - 3:45 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)

All Movements

ID: 1181448, Location: 35.557435, -97.508026

[N] BroadVue

Total: 3

In: 2 Out: 1

2

1

[W] Road

Total: 12

In: 6 Out: 6

2
1
3

2

Out: 3 In: 2
Total: 5

[S] Access

ORDINANCE NO. 2024-071

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-31 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU21-26 (ORD. 2021-62) FOR A PLANNED COMMERCIAL CENTER TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES, (BEER, WINE AND MIXED BEVERAGES), OUTDOOR ENTERTAINMENT, OUTDOOR DINING, OUTDOOR SPEAKERS AND AN ENTRY GATE SIGN IN CONJUNCTION WITH A RESTAURANT, SPECIFICALLY TO CONSTRUCT 8 PADEL COURTS FOR BLOCK 1, LOT 1, POST RAIL ADDITION (4550 MERLOT AVENUE) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU24-31 to amend the previously approved site plan CU21-26 (Ord. 2021-62) for a planned commercial center to allow the possession, storage, retail sale, and on- and off premise consumption of alcoholic beverages, (beer, wine and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers and an entry gate sign in conjunction with a restaurant, specifically to construct 8 padel courts in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lot 1, Post Rail Addition (4550 Merlot Avenue) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

APPROVED:

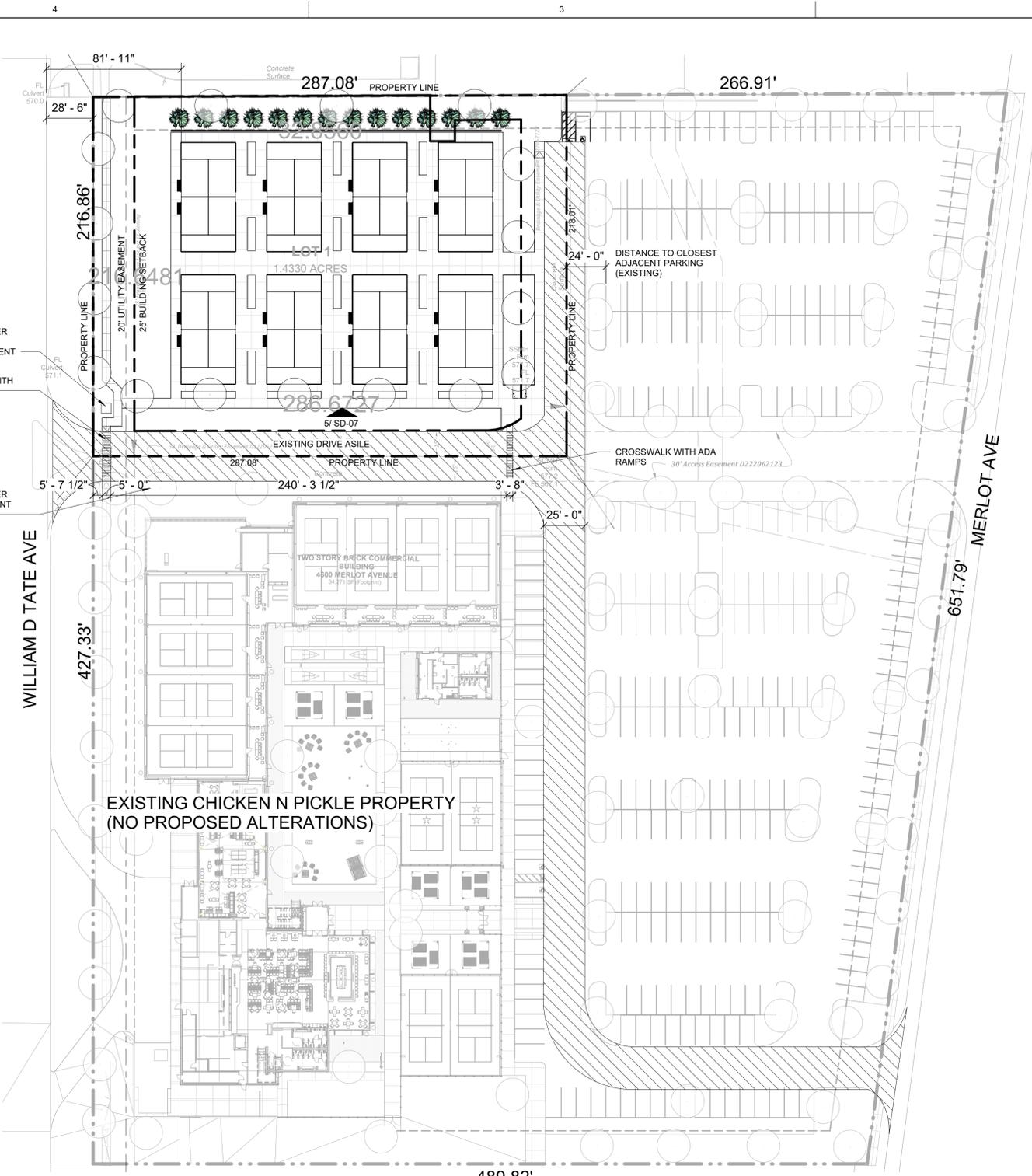
William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney



1 Overall Site Plan

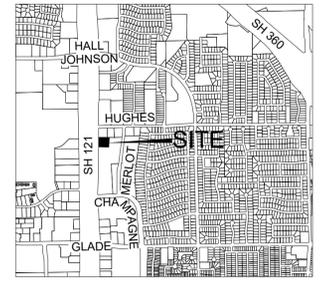
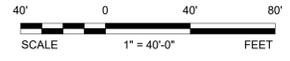
SCALE: 1" = 40'-0"

CITY OF GRAPEVINE GENERAL NOTES SITE PLAN

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

LANDSCAPE PLAN

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



TREE REQUIREMENT CALCULATIONS

LOT 1
TREES REQUIRED - VEHICULAR OPEN SPACE LOT 1
 LANDSCAPE AREA - 10% OF GROSS PARKING AREA
 GROSS PARKING AREA = 6,743sf
 LANDSCAPE AREA REQUIRED - 6,743sf
 LANDSCAPE AREA PROVIDED - 19,062sf
 TREES REQUIRED = 6,242/400 = 16 TREES

LANDSCAPING REQUIREMENTS FOR NON-VEHICULAR OPEN SPACE - LOT 1
 (PARKING AREA + DRIVE AREAS) / SITE AREA = PERCENTAGE OF SITE IN VEHICULAR OPEN SPACE
 6,743sf / 62,422sf = 10.8% VEHICULAR COVERAGE
 PER SECTION 53 LANDSCAPING REGULATIONS 1 TREE / 4000 SF OF OPEN SPACE

BUILDING FOOTPRINT AREA + PARKING AND DRIVE AREAS = DEVELOPED SITE
 17,480 + 6,742sf = 24,222sf

TOTAL SITE AREA - DEVELOPED SITE = TOTAL NON-VEHICULAR OPEN SPACE
 62,422sf - 24,222sf = 38,200sf

TOTAL SITE COVERAGE / TREE RATIO = NUMBER OF TREES REQUIRED PER NON-VEHICULAR OPEN SPACE
 38,200sf / 4000sf/tree = 10 TREES

PERIMETER LANDSCAPE TREES
 202' - 4 CANOPY TREES

TOTAL TREES REQUIRED : 16 + 13 + 4 = 30 TOTAL TREES REQUIRED

LOT 1 TOTAL TREES PROVIDED : 33 TREES

LOT 2

TREES REQUIRED - VEHICULAR OPEN SPACE LOT 2
 LANDSCAPE AREA - 10% OF GROSS PARKING AREA
 GROSS PARKING AREA = 147,360sf
 LANDSCAPE AREA REQUIRED - 14,736sf
 LANDSCAPE AREA PROVIDED - 57,858sf
 TREES REQUIRED = 14,736/400 = 37 TREES

LANDSCAPING REQUIREMENTS FOR NON-VEHICULAR OPEN SPACE - LOT 2
 (PARKING AREA + DRIVE AREAS) / SITE AREA = PERCENTAGE OF SITE IN VEHICULAR OPEN SPACE
 147,360sf / 267,694sf = 54.9% VEHICULAR COVERAGE
 PER SECTION 53 LANDSCAPING REGULATIONS 1 TREE / 3000 SF OF OPEN SPACE

BUILDING FOOTPRINT AREA + PARKING AND DRIVE AREAS = DEVELOPED SITE
 42,646 + 131,852sf = 174,498sf

TOTAL SITE AREA - DEVELOPED SITE = TOTAL NON-VEHICULAR OPEN SPACE
 267,694sf - 174,498sf = 93,196sf

TOTAL SITE COVERAGE / TREE RATIO = NUMBER OF TREES REQUIRED PER NON-VEHICULAR OPEN SPACE
 93,196sf / 3000sf/tree = 32 TREES

LOT 2 TOTAL TREES PROVIDED : 81 TREES

TOTAL TREES REQUIRED : 37 + 32 = 69 TOTAL TREES REQUIRED

TOTAL COMBINED TREES PROVIDED : 114 TREES

ALL TREES SHALL BE MINIMUM 3" CALIPER AND GREATER THAN 15' IN HEIGHT AT MATURITY.
 ALL TREES AND PLANTINGS SHALL BE SELECTED FROM THE CITY OF GRAPEVINE'S REQUIRED TREE LIST, ORDINANCE SECTION 53.
 REFER TO LANDSCAPE SHEETS.

THE PURPOSE OF CU24-31 IS A CONDITIONAL USE PERMIT TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU21-26 (ORD. 2021-62) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO CONSTRUCT 8 PADEL COURTS ON LOT 1.

OWNER/APPLICANT : POST RAIL PICKLE, LLC
 1110 POST OAK PL.
 Westlake, TX 76262

LEGAL DESCRIPTION ATTACHED WITH APPLICATION
 CURRENT ZONING CLASSIFICATION: CC
 CURRENT USE: VACANT LOT

PROPOSED USE: OUTDOOR ENTERTAINMENT
 *NO ALCOHOL IS PLANNED TO BE SERVED ON THE PREMISES.
 *NO SPEAKERS WILL BE PRESENT ON SITE

CONDITIONAL USE REQUESTS:
 1. OUTDOOR ENTERTAINMENT AND RECREATION

MINIMUM LOT SIZE:
 LOT 1: 30,000sf
 62,422sf
 LOT 2: 267,713sf

MINIMUM OPEN SPACE:
 LOT 1: 20%
 PROVIDED: 62,422sf X .2 = 12,484SF
 44,942sf
 *AREA REPRESENTS THE PADEL COURTS. NO BUILDINGS ARE PLANNED ON THE SITE, ONLY WALLS TO CONTAIN PADEL COURTS WITH OPEN ROOFS.

LOT 2:
 PROVIDED: 267,713sf X .2 = 53,543sf
 112,037sf

MAXIMUM IMPERVIOUS SPACE:
 LOT 1: 80%
 PROVIDED: 49,937sf
 41,180sf
 LOT 2: 214,155sf
 PROVIDED: 199,654sf

F.A.R (FLOOR AREA RATIO LOT 1): 17,480sf / 62,422sf = .28

F.A.R (FLOOR AREA RATIO LOT 2): 42,671sf / 267,713 = .159

MINIMUM LOT WIDTH:	120'	LOT 2:	120'
ACTUAL LOT WIDTH:	217.15'	ACTUAL LOT WIDTH:	651.79'
MINIMUM LOT DEPTH:	120'	MINIMUM LOT DEPTH:	120'
ACTUAL LOT DEPTH:	287.1'	ACTUAL LOT DEPTH:	469.51'
FRONT YARD:	25 FEET	FRONT YARD:	25 FEET
SIDE YARD:	20 FEET	SIDE YARD:	20 FEET
REAR YARD:	25 FEET	REAR YARD:	25 FEET
DISTANCE TO CLOSEST RESIDENTIAL:	306 FEET	DISTANCE TO CLOSEST RESIDENTIAL:	306 FEET
MAXIMUM BUILDING HEIGHT:	50 FEET	MAXIMUM BUILDING HEIGHT:	50 FEET
ACTUAL MAXIMUM BUILDING HEIGHT:	21' 7 1/2"	ACTUAL MAXIMUM BUILDING HEIGHT:	38 FEET

OCCUPANCY SUMMARY FOR PARKING LOT 1

PADEL COURTS	32
--------------	----

OCCUPANCY SUMMARY FOR PARKING LOT 2

RESTAURANT SEATING	337
RESTAURANT GAME ROOM SEATING	87
BAR SEATING	66
PICKLEBALL COURT LOUNGE SEATING	133
CABANA SEATING	106
YARD SEATING	163
EMPLOYEE / BOH:	62
LOT 2 TOTAL OCCUPANCY:	954

TOTAL LOT 1 & 2 COMBINED OCCUPANCY: 986

LOT 1 PARKING REQUIRED:
 TOTAL OCCUPANCY / 3 OCCUPANTS PER STALL = STALLS REQUIRED
 32 / 3 = 4

LOT 2 PARKING REQUIRED:
 TOTAL OCCUPANCY / 3 OCCUPANTS PER STALL = STALLS REQUIRED
 954 / 3 = 318

TOTAL COMBINED CODE REQUIRED PARKING: 322

PARKING PROVIDED ON LOT 2: 321 STALLS
 ADA ACCESSIBLE PARKING: 8 STALLS (2.5% OF TOTAL)

TOTAL PARKING PROVIDED: 329

REFER TO PARKING STUDY OF 3 CHICKEN N PICKLE LOCATIONS FOR ACTUAL PARKING DATA IN PROJECT NARRATIVE

ALL PADEL BALLS WILL BE PICKED UP BY STAFF EVERY DAY AND BEFORE STORMS TO PREVENT STORM WATER ISSUES.

CASE NAME: CHICKEN N PICKLE PADEL
 CASE NUMBER: CU24-31
 LOCATION: 4550 Merlot Avenue

MAYOR _____ SECRETARY _____

DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
 SHEET: 1 OF 9

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

DEPARTMENT OF DEVELOPMENT SERVICES



Owner
 POST RAIL PICKLE LLC
 1110 POST OAK PL.
 Westlake, TX 76262
 Tel: (817) 944-9601

CIVIL
 DEOTTE, INC.
 420 Johnson Road, Suite 300
 Keller, TX 76248
 Tel: (817) 337-8899
 Fax: (817) 337-5133

LANDSCAPE
 SAGE GROUP, INC.
 1130 N. Carroll Avenue, Suite 200
 Southlake, Texas 76092
 Tel: (817) 424-2626
 Fax: (817) 424-2890

CHICKEN N PICKLE, LLC
 105 E 18th Ave.
 North Kansas City, MO 64116
 Tel: (817) 669-1580
 chickennpickle.com



4550 Merlot Ave.
 Grapevine, TX 76051

DATE: 2024-07-26
 DRAWN BY: L. McELWAIN

Overall Site Plan
 For
 Chicken N Pickle
 Padel Courts
 CU24-31

Block 1, Lot 1, Post Rail Addition
 J.R.Dodd Survey, A-440
 City of Grapevine, Tarrant County,
 Texas
 1.4330 Acres (62,422 sq. ft.)

Existing Zoning: "CC", Community Commercial District
 Proposed Zoning: "CC", Community Commercial District

Date of Preparation: June 28, 2024

SD-01

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CIVIL
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CHICKEN N PICKLE, LLC
 105 E 18th Ave.
 North Kansas City, MO 64116
 Tel: (913) 669-1580
 chickenpickle.com

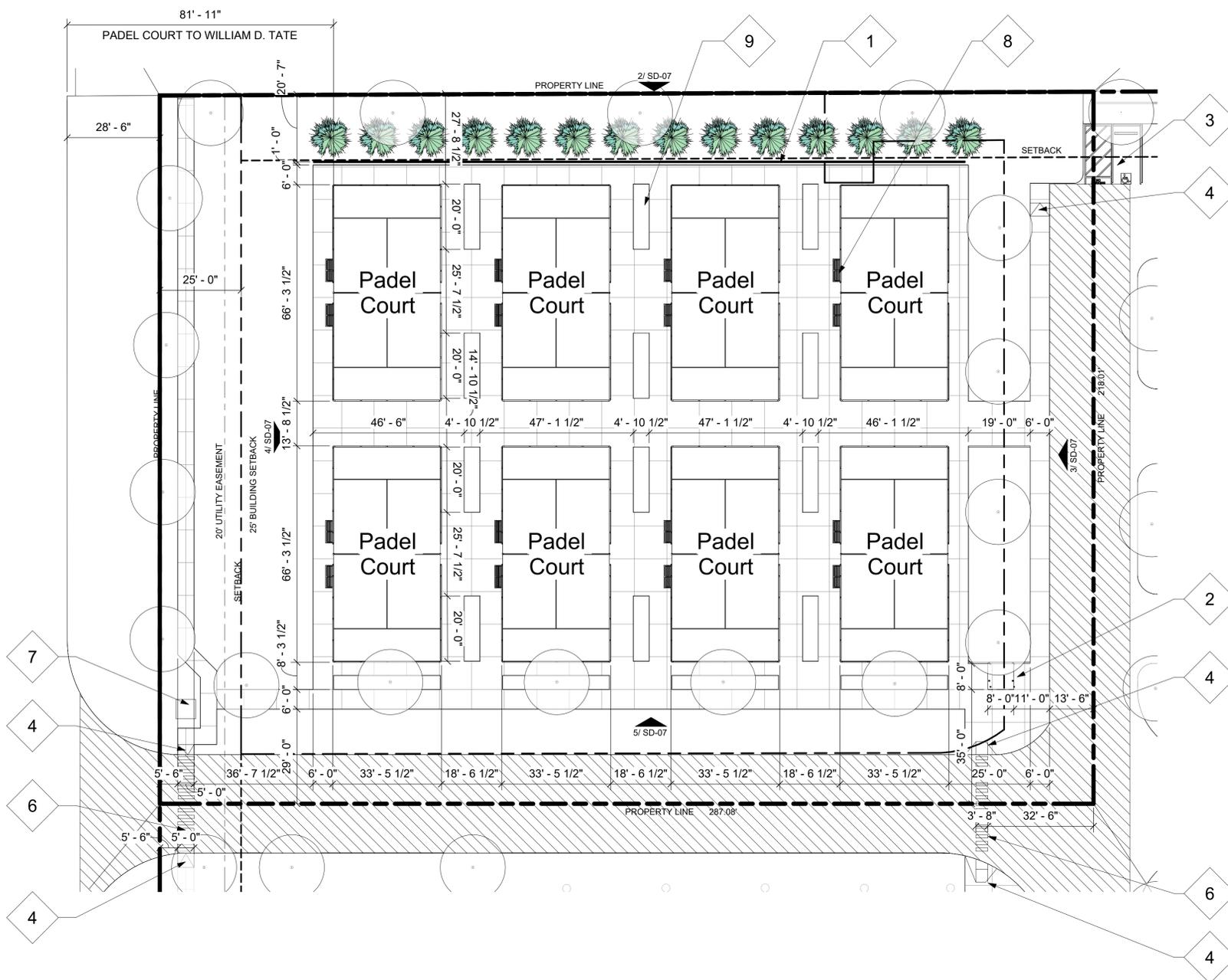
4550 Merlot Ave.
 Grapevine, TX 76051



KEYNOTES:

1. 8' TALL HORIZONTAL CEDAR SCREEN FENCE
2. 8'X8' PREFABRICATED SHADE STRUCTURE
3. NEW HANDICAP STALL STRIPING ON EXISTING STALL
4. NEW ADA SIDEWALK RAMP
5. EXISTING ADA SIDEWALK RAMP
6. CROSSWALK STRIPING
7. EXISTING WATER VAULT IN EXISTING 20' UTILITY EASEMENT
8. BENCH (TYPICAL EACH COURT)
9. LANDSCAPE AREA, REFER TO LANDSCAPING PLAN

- PROPERTY LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- CEDAR SCREEN FENCE
- EXTENTS OF FIRE LANE



1 Padel Site Plan
 SCALE: 1" = 20'-0"

THE PURPOSE OF CU24-31 IS A CONDITIONAL USE PERMIT TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU21-26 (ORD. 2021-62) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO CONSTRUCT 8 PADEL COURTS ON LOT 1.

CASE NAME: CHICKEN N PICKLE PADEL
 CASE NUMBER: CU24-31
 LOCATION: 4550 Merlot Avenue

 MAYOR SECRETARY
 DATE: _____
 PLANNING AND ZONING COMMISSION

 CHAIRMAN
 DATE: _____

SHEET: 2 OF 9

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

DEPARTMENT OF DEVELOPMENT SERVICES

DATE: 2024-07-26
 DRAWN BY: L. McELWAIN
 CHECKED BY:

REVISED DATE	DESCRIPTION

Focused Padel Site Plan

For
Chicken N Pickle
Padel Courts
 CU24-31

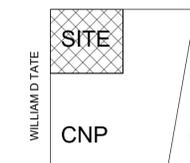
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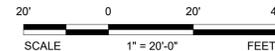
Existing Zoning: "CC", Community Commercial District
 Proposed Zoning: "CC", Community Commercial District

Date of Preparation: June 28, 2024

SD-02

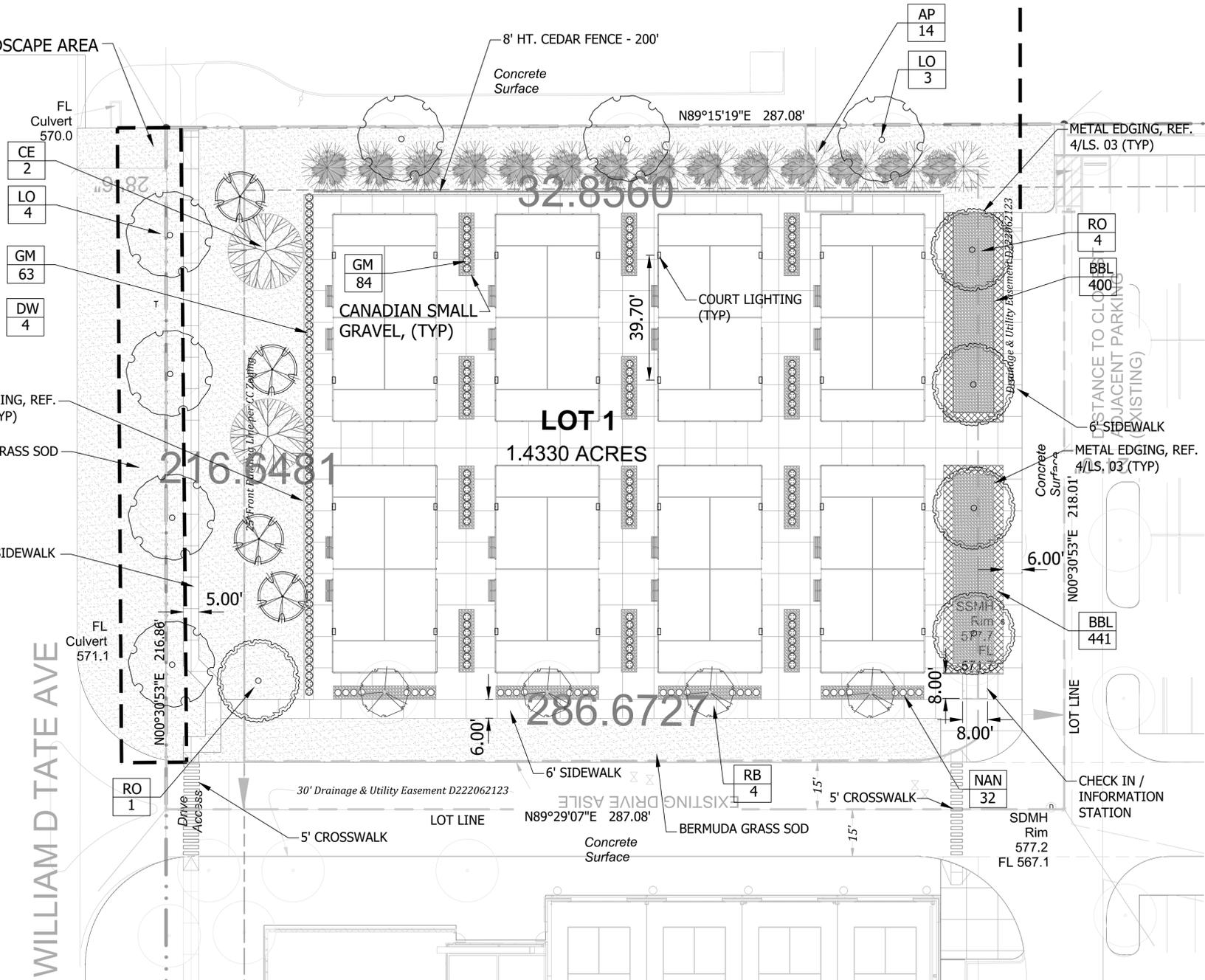


RELATION MAP TO CHICKEN N PICKLE
 NOT TO SCALE



PERMIETER LANDSCAPE AREA

HWY 121 / WILLIAM D TATE AVENUE



Key Map
NOT TO SCALE

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 20' - 4 CANOPY TREES
 TOTAL TREES REQUIRED : 16 + 13 + 4 = 30 TOTAL TREES REQUIRED
 LOT 1 TOTAL TREES PROVIDED : 33 TREES

Landscape Plan - Planting Plan
PLAN

- LANDSCAPE NOTE:
- SHRUBS SHALL BE A MINIMUM OF TWO (20) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 - IRRIGATION REQUIRED.
- NOTE:
- Perimeter Trees - Noted in the Perimeter Landscape Summary Chart
- Interior Landscape shrubs shall be low maintenance, drought tolerant plants.

NOTE:

All required trees shall be minimum 3" caliper, unless otherwise noted. Trees inside compound shall be 6" caliper, as noted.

NOTE:

Perimeter and interior landscaping areas shall be mulched with Canadian Small gravel, WHIZ-Q or approved equal. Wood mulch is not allowed in any planting beds.

Perimeter Landscape Summary Chart - 240701

Location	Length	Canopy Trees
West (along William D Tate Ave)	Required 202'	4
	Provided 202'	4

Summary Chart Interior Landscape - 240701

Required or Provided	Landscape Area (s.f.)	Trees
Required	19,062	7
Provided	19,062	7

NOTE:

THE PURPOSE OF CU24-31 IS A CONDITIONAL USE PERMIT TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU21-26 (Ord. 2021-62), FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO CONSTRUCT 8 PADEL COURTS ON LOT 1.

CASE NAME: Chicken N Pickle Padel Courts
 CASE NUMBER: CU24-31
 LOCATION: Block 1, Lot 1
 Post Rail Addition
 Grapevine, Tarrant County, Texas

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 9

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

PLANNING SERVICES DEPARTMENT

Landscape Plan
 For
Chicken N Pickle Padel Courts
 CU24-31
 Block 1, Lot 1; Post Rail Addition

J.R. Dodd Survey, A-440
 City of Grapevine, Tarrant County, Texas
 1.4330 Acres (62, 422 sq. ft.)
 Existing Zoning: "CC", Community Commercial District
 Proposed Zoning: "CC", Community Commercial District

Date of Preparation: Jul 24, 2024

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

APPLICANT
 Post Rail Pickle, LLC
 1110 Post Oak Place
 Westlake, TX 76262
 Phone:
 Contact:

Chicken 'N Pickle - Padel
Grapevine, Texas

Issued
 July 17, 2024

Revisions

LANDSCAPE PLAN

SHEET
5

Landscape Installation Notes

INSPECTION

- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE PLANS/DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. CONTACT APPROPRIATE CITY SERVICE DEPARTMENTS FOR LANDSCAPE INSPECTIONS AS REQUIRED.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH APPROPRIATE CITY DESIGN STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND R.O.W. INSPECTIONS.

EXCAVATION

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT CONTACTING THE APPROPRIATE CITY SERVICE DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL UNDERGROUND UTILITIES (I.E.; WATER LINES, SEWER LINES, GAS LINES, ETC.) AND TREE LOCATIONS PRIOR TO EXCAVATION. REFERENCE CIVIL PLANS FOR PROPOSED UNDERGROUND UTILITY LOCATIONS.

SOIL

- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION AND/OR STOCKPILED AS NECESSARY.
- NATIVE SITE TOPSOIL SHALL BE LABORATORILY TESTED BY AN ACCREDITED LABORATORY & AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.
- IMPORTED TOPSOIL (TYPICALLY KNOWN AS BOTTOM LAND SOIL) SHALL BE NATURAL, FRIABLE SOIL NATIVE TO THE REGION FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, ETC. IT SHALL CONTAIN NO SALT, AND BE OF A BLACK TO BROWN COLOR.

IRRIGATION

- ANY CHANGES TO THE APPROVED IRRIGATION PLANS/DRAWINGS SHALL REQUIRE AUTHORIZATION BY THE CITY.
- CONTACT THE APPROPRIATE CITY SERVICE DEPARTMENT FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET FROM THE BACK OF CURB AT STREET OR DRIVE INTERSECTIONS.
- IRRIGATION VALVES SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET AWAY FROM STORM SEWERS, SANITARY SEWER LINES, CITY FIRE HYDRANTS, AND WATER VALVES.
- IRRIGATION MAINLINES, VALVES, AND/OR ELECTRICAL WIRES SHALL NOT BE LOCATED IN THE CITY'S R.O.W.
- A MINIMUM FIVE (5) FEET OF SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND/OR SANITARY SEWER LINES.
- IRRIGATION HEADS THAT RUN PARALLEL AND/OR NEAR PUBLIC WATER AND/OR SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS.
- THE BORE DEPTH FOR IRRIGATION SLEEVING UNDER STREETS, DRIVE AISLES, FIRE LANES SHALL PROVIDE (2) OF CLEARANCE (MINIMUM).
- IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
- ELECTRONIC TIMED IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.

PLANTING STANDARDS

- ALL PLANTINGS (TREES, SHRUBS, TURF, ETC.) SHALL COMPLY WITH THE CITY'S LANDSCAPE REGULATIONS AND REQUIREMENTS. (DESIGN STANDARDS, VISIBILITY REQUIREMENTS, ETC.)
- THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (ANSI Z60.1-2004 OR LATEST VERSION) SHALL GOVERN ALL PLANT (TREES, SHRUBS, TURF, ETC.) SELECTION QUALIFICATIONS, GRADES, AND STANDARDS.
- TYPICAL PLANTING SHALL COMPLY WITH PLANTING DETAILS AS SHOWN WITHIN THE LANDSCAPE PLANS. (ANSI A300) THE CITY HAS FINAL APPROVAL FOR ALL PLANTING SPECIFICATIONS.
- UNLESS SPECIFIED/SHOWN OTHERWISE, TREES SHALL BE PLANTED A MINIMUM OF FIVE (5) FEET FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL ON ALL TREE PLACEMENTS.
- TREES, WHERE REQUIRED, SHALL BE PLANTED A MINIMUM TEN (10) FEET FROM THE EDGE OF ANY STORM SEWER INLET.
- TREES, WHERE REQUIRED, SHALL BE PLANTED A MINIMUM FIVE (5) FEET FROM WATER METERS.
- A MINIMUM FIVE (5) FOOT RADIUS AROUND FIRE HYDRANTS SHALL REMAIN CLEAR OF ALL VERTICAL PLANTINGS. (I.E.; TREES, SHRUBS)
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER ONE (1) GROWING SEASON, AND SHALL REMAIN NO LONGER THAN ONE (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).
- FINISH GRADE IS TO BE APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE PRIOR TO TURF INSTALLATION.
- CONTRACTOR SHALL PROVIDE TWO (2) INCHES OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE TURF. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- ALL AREAS TO RECEIVE TURF SHALL BE LEFT AT A MAXIMUM OF ONE (1) INCH BELOW FINAL FINISH GRADE, AND ARE TO BE AERATED AND FINE GRADED. ALL TRENCHES ARE TO BE COMPLETELY SETTLED AND COVERED APPROPRIATELY.
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED BY THE GRADING PLAN. IF NEEDED, ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE (2% MINIMUM SLOPE) AWAY FROM BUILT UP STRUCTURES. PROVIDE UNIFORM CURVATURE AT THE TOP AND BOTTOM OF SLOPES AND OTHER GRADE BREAKS. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.

MAINTENANCE

- THE OWNER/OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- AT ALL TIMES, OPEN AND LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUST ON R.O.W., SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE A300 STANDARDS (ANSI A300).

GENERAL LANDSCAPE PLAN NOTES

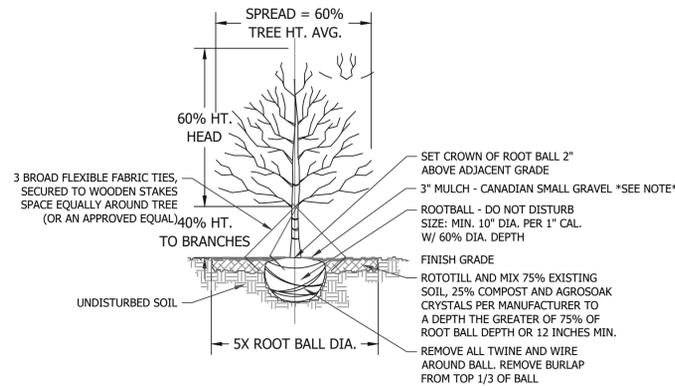
- THIS PLAN MEETS OR EXCEEDS THE APPROVED LANDSCAPE REQUIREMENTS
- THIS PLAN IS DIAGRAMMATIC, THE CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES AND LOCATIONS PRIOR TO INSTALLATION.

GENERAL LANDSCAPE INSTALLATION NOTES

- CONTRACTOR INSTALLING LANDSCAPE SHALL VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS AND NOTIFY THE OWNER/OWNER'S REPRESENTATIVE (REP.) OF ANY DISCREPANCIES. (NOTE: SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.)
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR SHALL LOCATE ALL EXISTING/PROPOSED UNDERGROUND UTILITIES AND NOTIFY OWNER/OWNER'S REP. OF ANY CONFLICTS WITH LANDSCAPE INSTALLATION. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES. CALL 811 FOR A FREE ASSESSMENT OF UNDERGROUND UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGED UTILITIES.
- CONTRACTOR IS TO PROVIDE/MAINTAIN CONTOURS/GRADES AT A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND TURF AREAS ARE TO BE SEPARATED BY STEEL EDGING (UNO), NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURB. REFERENCE PLANTING DETAILS FOR STEEL EDGING INSTALLATION.
- CONTRACTOR SHALL ENSURE THAT ALL PROPOSED LANDSCAPE AREAS ARE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. REFERENCE IRRIGATION PLANS FOR DETAILS FOR IRRIGATION SYSTEM INSTALLATION.
- ALL TURF AREAS TO BE BERMUDA GRASS, UNLESS OTHERWISE NOTED IN THESE PLANS. REFERENCE PLANTING LIST/SCHEDULE FOR TURF SELECTION.

GENERAL LANDSCAPE MAINTENANCE NOTES

- CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE (1) YEAR OF MAINTENANCE OF INSTALLED LANDSCAPE, TO BEGIN AFTER FINAL ACCEPTANCE FROM CITY.
- THE OWNER, TENANT(S), AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND INDIVIDUALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES AS IS COMMON TO LANDSCAPE MAINTENANCE.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR NOT A PART OF THIS PLAN.



TREE PLANTING NOTES

(2 1/2" CAL. OR LARGER)
 USE 3 BROAD FLEXIBLE FABRIC "GLY WIRE", SECURED TO WOODEN STAKES SPACED EQUALLY AROUND TREE (OR AN APPROVED EQUAL)
 CHECK PERCOLATION RATE. INSTALL TREE SUMP IF RATE IS UNACCEPTABLE FOR GUARANTEE.

TYPICAL "TREE PLANTING PIT" BED PREPARATION
 MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER B&B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM CONTAINER BALLS MAY BE SMALLER, SO USE CALIPER SIZE

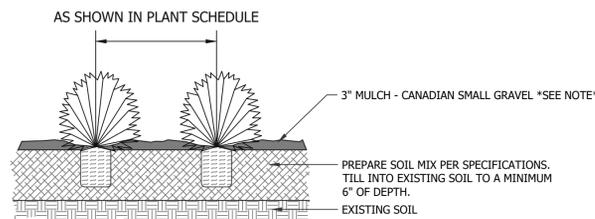
S	B=5x10	BD=Bx 60%	PD=Bx 5	CD=TDx25%	TD=BDx75%
Tree Size	Min. Root	Min. Root	Tree Pit	Compost	Tree Pit
Caliper Inch	Ball Dia	Ball Depth	Diameter	Min. Depth	Tilling Depth

* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES

S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"

1 Tree Planting and Staking

ELEVATION/SECTION NOT TO SCALE

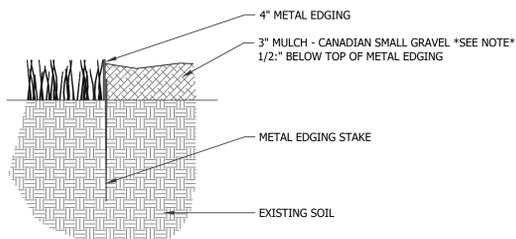


SHRUB PLANTING NOTES

- REMOVE CONTAINER.
- REMOVE ANY SOIL THAT HAS BEEN ADDED TO THE TOP OF ROOT BALLS. EXPOSE THE ACTUAL TOP OF THE ROOT BALL.
- TOP OF ROOT BALL SHOULD BE 1" HIGHER THAN EXISTING
- DO NOT PILE MULCH AROUND TRUNKS.

2 Shrub Planting

ELEVATION/SECTION NOT TO SCALE



3 Metal Edging

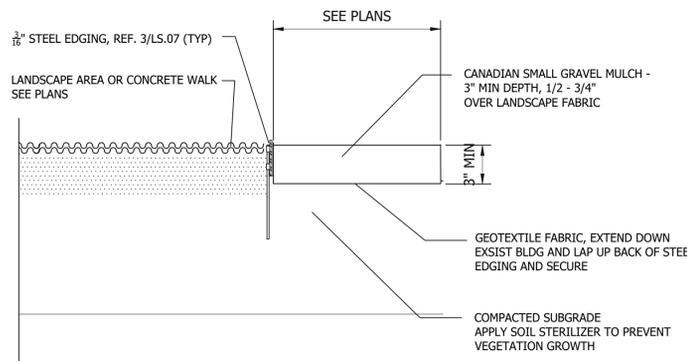
SECTION NOT TO SCALE

LANDSCAPE NOTE:

- SHRUBS SHALL BE A MINIMUM OF TWO (20) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

4 River Rock

SECTION NOT TO SCALE



TREE REQUIREMENT CALCULATIONS

LOT 1
 TREES REQUIRED - VEHICULAR OPEN SPACE LOT 1
 LANDSCAPE AREA - 10% OF GROSS PARKING AREA
 GROSS PARKING AREA = 6,743sf
 LANDSCAPE AREA REQUIRED - 6,242sf
 LANDSCAPE AREA PROVIDED - 19,062sf
 TREES REQUIRED = 6,242/400 = 16 TREES
 LANDSCAPING REQUIREMENTS FOR NON-VEHICULAR OPEN SPACE - LOT 1
 (PARKING AREA + DRIVE AREAS) / SITE AREA = PERCENTAGE OF SITE IN VEHICULAR OPEN SPACE
 6,743sf / 62,422sf = 10.8% VEHICULAR COVERAGE
 PER SECTION 53 LANDSCAPING REGULATIONS 1 TREE / 4000 SF OF OPEN SPACE
 BUILDING FOOTPRINT AREA + PARKING AND DRIVE AREAS = DEVELOPED SITE
 17,480 + 6,742sf = 24,222sf
 TOTAL SITE AREA - DEVELOPED SITE = TOTAL NON-VEHICULAR OPEN SPACE
 62,422sf - 24,222sf = 38,200sf
 TOTAL SITE COVERAGE / TREE RATIO = NUMBER OF TREES REQUIRED PER NON-VEHICULAR OPEN SPACE
 38,200sf / 4000sf/tree = 10 TREES
 PERIMETER LANDSCAPE TREES
 202' - 4 CANOPY TREES
 TOTAL TREES REQUIRED : 16 + 13 + 4 = 30 TOTAL TREES REQUIRED
 LOT 1 TOTAL TREES PROVIDED : 33 TREES

Plant List and Schedule

LARGE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
RO 1	Texas Red Oak <i>Quercus texana</i>	5	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; b & b; matching growth
LO 1	Live Oak <i>Quercus virginiana</i>	7	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; b & b; matching growth
CE 1	Cedar Elm <i>Ulmus crassifolia</i>	2	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; b & b; matching growth
AP 1	Austrian Pine <i>Pinus nigra</i>	14	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; b & b; matching growth

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

SMALL TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
RB 1	Redbud <i>Cercis canadensis</i> 'Oklahoma'	4	15 Gal. / 4' HT. / 2' SPREAD	container grown; matching growth
DW 1	Desert Willow <i>Chilopsis linearis</i>	15	15 Gal. / 4' HT. / 2' SPREAD	container grown; matching growth

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
GM 1	Gulf Muhly <i>Muhlenbergia capillaris</i>	147	3 GAL. / 24" HT. / 24"-30" SPREAD	container grown; full growth; 30" o.c.
NAN 1	Harbour Dwarf Nandina <i>Nandina domestica</i> 'Harbour Dwarf'	32	1 GAL. / 12"-24" HT. / 12"-24" SPREAD	container grown; full growth; 24" o.c.

GROUNDCOVERS

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
BBL 1	Big Blue Liriope <i>Liriope muscari</i> 'Big Blue'	900	1 GAL. / 10" HT. / 6" SPREAD	full growth; 12" o.c.

TURF

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Bermudagrass <i>Cynodon dactylon</i>	33,393 s.f.	SOLID SOO/HYDROMULCH	contractor to field verify quantity of sod / hydromulch required

STONE

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Canadian Small Gravel			3" min. depth, 1/2" to 3/4", over landscape fabric - WHIZ-Q or approved equal

NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL QUANTITIES PERTAINING TO THIS PROJECT. THE QUANTITIES SHOWN ARE FOR BIDDING PURPOSES ONLY.

SUCCESSFUL BIDDER IS RESPONSIBLE FOR ACTUAL MATERIAL QUANTITIES REQUIRED FOR COMPLETION ON THE PROJECT.

NOTE:
 Perimeter and interior landscaping areas shall be mulched with Canadian Small gravel, WHIZ-Q or approved equal. Wood mulch is not allowed in any planting beds.

CASE NAME: Chicken N Pickle Padel Courts
 CASE NUMBER: CU24-31
 LOCATION: Block 1, Lot 1 Post Rail Addition Grapevine, Tarrant County, Texas

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____

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

Landscape Details

For
Chicken N Pickle Padel Courts
 CU24-31
 Block 1, Lot 1; Post Rail Addition

J.R. Dodd Survey, A-440
 City of Grapevine, Tarrant County, Texas
 1.4330 Acres (62, 422 sq. ft.)
 Existing Zoning: "CC", Community Commercial District
 Proposed Zoning: "CC", Community Commercial District

Date of Preparation: July 24, 2024

SAGE GROUP, INC.
 1130 N. Carroll Ave., Ste. 200
 Southlake, Texas 76092
 TEL 817-424-2626

Master Planning
 Urban Design
 Architecture
 Landscape Architecture

REGISTERED LANDSCAPE ARCHITECT
 KELLY D. DECKER
 STATE OF TEXAS
 2424
 7/24/24

APPLICANT

Post Rail Pickle, LLC
 1110 Post Oak Place
 Westlake, TX 76262
 Phone:
 Contact:

Chicken 'N Pickle - Padel Grapevine, Texas

Issued
 July 17, 2024

Revisions

LANDSCAPE
 NOTES & DETAILS

SHEET
 6

Owner
 POST RAIL PICKLE LLC
 1110 POST OAK PL.
 Westlake, TX 76262
 Tel: (817) 944-9601

CIVIL
 DEOTTE, INC.
 420 Johnson Road, Suite 300
 Keller, TX 76248
 Tel: (817) 337-8899
 Fax: (817) 337-5133

LANDSCAPE
 SAGE GROUP, INC.
 1130 N. Carroll Avenue, Suite 200
 Southlake, Texas 76092
 Tel: (817) 424-2626
 Fax: (817) 424-2890

CHICKEN N PICKLE, LLC
 105 E 18th Ave.
 North Kansas City, MO 64116
 Tel: (813) 869-1580
 chickenpickle.com

4550 Merlot Ave.
 Grapevine, TX 76051

DATE: 2024-07-19
 DRAWN BY: L. McELWAIN
 CHECKED BY:
 CHECKED BY:

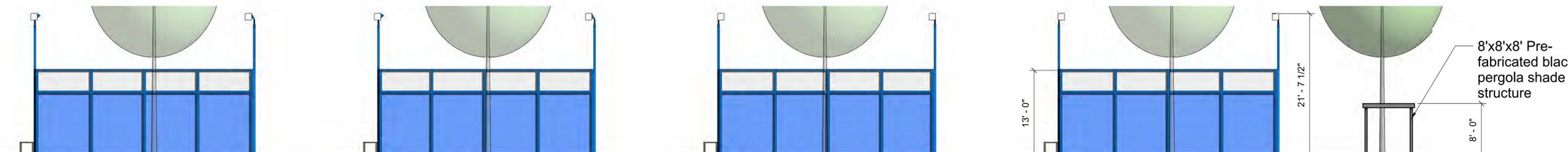
REVISED DATE	DESCRIPTION

Elevations For Chicken N Pickle Padel Courts CU24-31

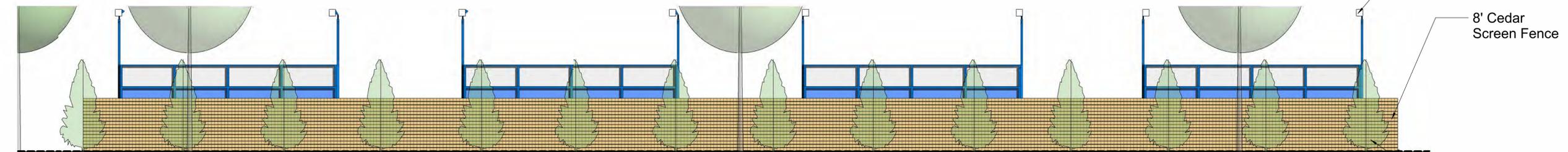
Block 1, Lot 1, Post Rail Addition
 J.R.Dodd Survey, A-440
 City of Grapevine, Tarrant County,
 Texas
 1.4330 Acres (62,422 sq. ft.)
 Existing Zoning: "CC", Community
 Commercial District
 Proposed Zoning: "CC", Community
 Commercial District

Date of Preparation: June 28, 2024

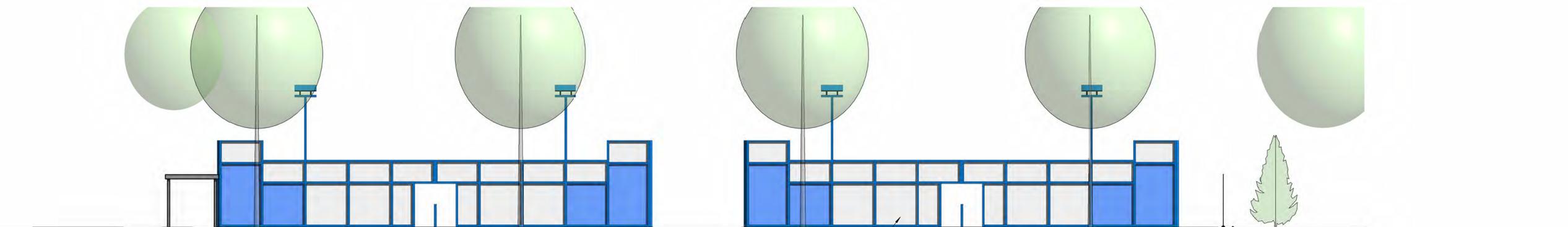
SD-07



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



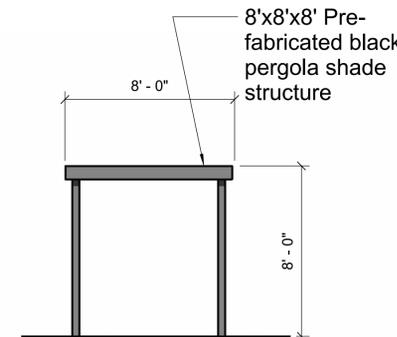
2 North
 SCALE: 1/8" = 1'-0"



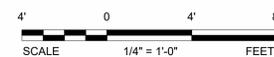
3 East
 SCALE: 1/8" = 1'-0"



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



5 Checkin Shelter Enlarged
 SCALE: 1/4" = 1'-0"



THE PURPOSE OF CU24-31 IS A CONDITIONAL USE PERMIT TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU21-26 (ORD. 2021-62) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO CONSTRUCT 8 PADEL COURTS ON LOT 1.

CASE NAME: CHICKEN N PICKLE PADEL
 CASE NUMBER: CU24-31
 LOCATION: 4550 Merlot Avenue

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

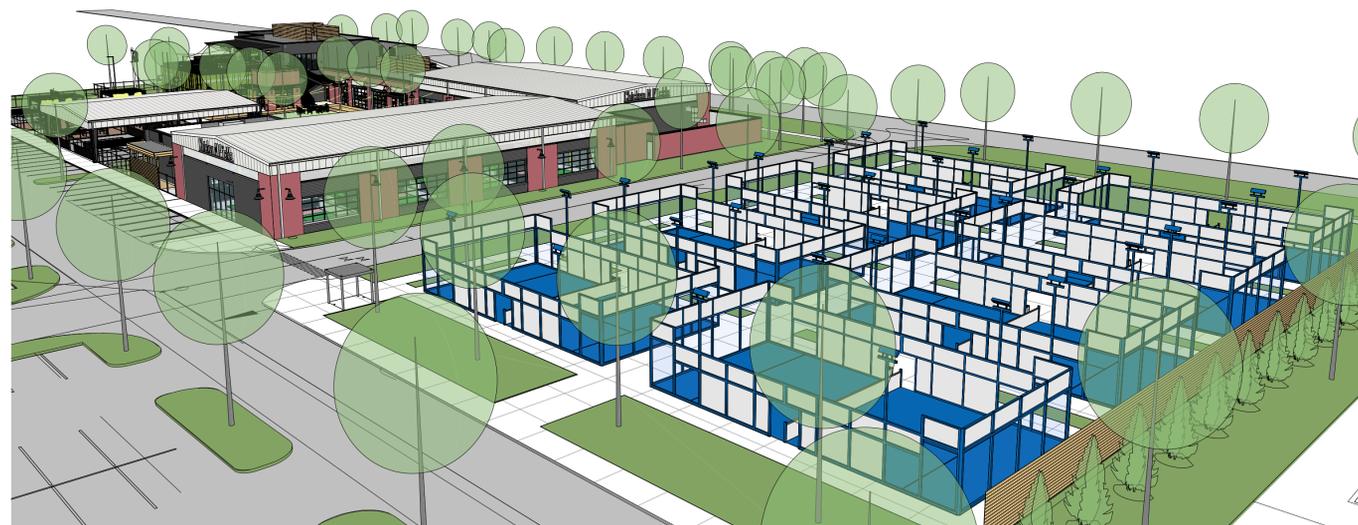
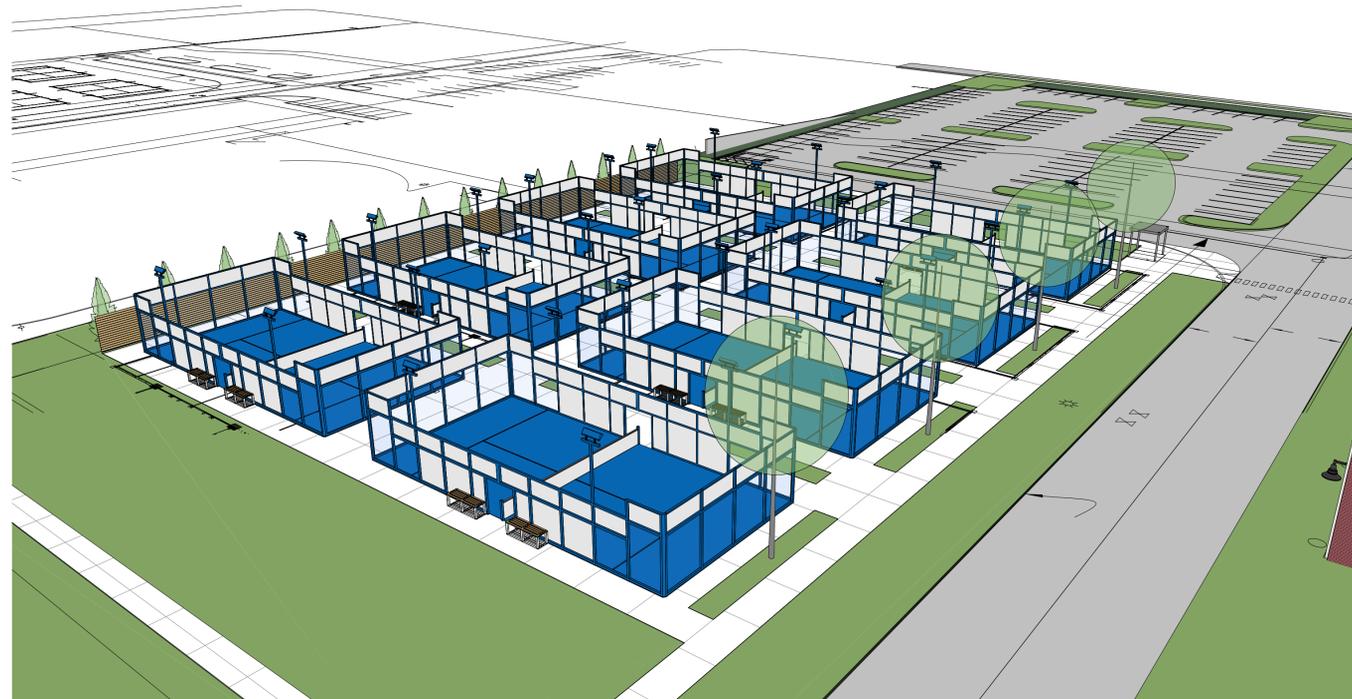
DATE: _____

SHEET: 5 OF 9

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

DEPARTMENT OF DEVELOPMENT SERVICES





CHICKEN N PICKLE

Owner
 POST RAIL PICKLE LLC
 1110 POST OAK PL,
 Westlake, TX 76262
 Tel: (817) 944-9601

CIVIL
 DEOTTE, INC.
 420 Johnson Road, Suite 300
 Keller, TX 76248
 Tel: (817) 337-8899
 Fax: (817) 337-5133

LANDSCAPE
 SAGE GROUP, INC.
 1130 N. Carroll Avenue, Suite 200
 Southlake, Texas 76092
 Tel: (817) 424-2626
 Fax: (817) 424-2890

CHIICKEN N PICKLE, LLC
 105 E 18th Ave,
 North Kansas City, MO 64116
 Tel: (913) 669-1580
 chickennpickle.com

CHICKEN N PICKLE

4550 Merlot Ave,
 Grapevine, TX 76051

THE PURPOSE OF CU24-31 IS A CONDITIONAL USE PERMIT TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU21-26 (ORD. 2021-62) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO CONSTRUCT 8 PADEL COURTS ON LOT 1.

CASE NAME: CHICKEN N PICKLE PADEL
 CASE NUMBER: CU24-31
 LOCATION: 4550 Merlot Avenue

DATE: 2024-07-19
 DRAWN BY: L. McELWAIN
 CHECKED BY:
 CHECKED BY:

 MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

 CHAIRMAN

DATE: _____

SHEET: 6 OF 9

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

DEPARTMENT OF DEVELOPMENT SERVICES

REVISED DATE	DESCRIPTION
	3D Views For Chicken N Pickle Padel Courts CU24-31 Block 1, Lot 1, Post Rail Addition J.R.Dodd Survey, A-440 City of Grapevine, Tarrant County, Texas 1.4330 Acres (62,422 sq. ft.) Existing Zoning: "CC", Community Commercial District Proposed Zoning: "CC", Community Commercial District Date of Preparation: June 28, 2024

SD-08

LIGHT FIXTURE SCHEDULE				LED MODULE / DRIVER							
FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	ID	WATTS	LUMENS	CRI	CCT	DIMMING	VOLTAGE	REMARKS
A	ENERLUXE	PROLUXE HE	ARCHITECTURAL LED POLE-MOUNTED FIXTURE. FIXTURE PROVIDED WITH PADEL COURT ASSEMBLY. FIXTURES ORIENTED TO POINT DIRECTLY AT THE GROUND. COORDINATE WITH MANUFACTURER FOR ALL FIXTURE STANDARDS AND CERTIFICATIONS. BLACK POWDER COAT FINISH. CONTRACTOR TO INSTALL CUSTOM METAL SHIELDS TO MEET RECESSED LIGHT SOURCE STANDARDS OF GRAPEVINE.	-	198.7	31013	80	3000K	-	UNV	1

REMARKS:
1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):
1) EQUALS ARE ACCEPTABLE ON ALL LIGHT FIXTURES UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR APPROVED EQUAL FIXTURE MANUFACTURERS.
2) ALL DRIVERS ARE INTEGRAL TO FIXTURE UNLESS NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR ADDITIONAL FIXTURE/DRIVER/BALLAST REQUIREMENTS.
3) ALL FIXTURES WITH PAINTED METAL PARTS SHALL BE PAINTED AFTER FABRICATION.
4) LUMENS LISTED FOR LED FIXTURES ARE GENERALLY DELIVERED LUMENS UNLESS NOTED OTHERWISE.
5) ALL EXTERIOR LED FIXTURES ARE FULL CUTOFF UNLESS NOTED OTHERWISE.
6) ALL FIXTURES IN FOOD PREPARATION OR SERVING AREAS SHALL BE FURNISHED WITH SHATTER-RESISTANT LAMPS UNLESS LENSED.
7) ALL FIXTURES SHALL BE IC RATED OR PROVIDED WITH INSULATION SHIELDS WHEN INSTALLED IN INSULATED AREAS OF THE TRUSS SPACE.
8) FOR ALL FIXTURES INSTALLED IN RATED ASSEMBLIES, FURNISH AND INSTALL APPROVED FIRE BARRIER (E.G. BARRIER OR TENMAT FF109 SERIES) OVER FIXTURE TO MAINTAIN 1 HOUR CEILING ASSEMBLY RATING.

ESTUDIO TIPO

ENERLUXE Smart Technologies
www.enerluxe.com
C/25 de Abril, 15-17
46715 L'Aquies de la Comtesa - Spain

Projecto elaborado por: Project Department Enerlux Lighting
Teléfono: +34 96 314 51 01
Fax: +34 96 314 51 01
e-Mail: proyectos@enerluxe.com

ESTUDIO TIPO / Lista de luminarias

8 Pieza ENERLUXE PROLUXE SPORT LIGHT HE
200W-140X80
Nº de artículo:
Flujo luminoso (Luminaria): 31013 lm
Flujo luminoso (Lámparas): 31013 lm
Potencia de las luminarias: 198.7 W
Clasificación luminarias según CIE: 100
Código CIE Flux: 48 85 98 100 100
Lámpara: 1 x Definido por el usuario (Factor de corrección 1.000).

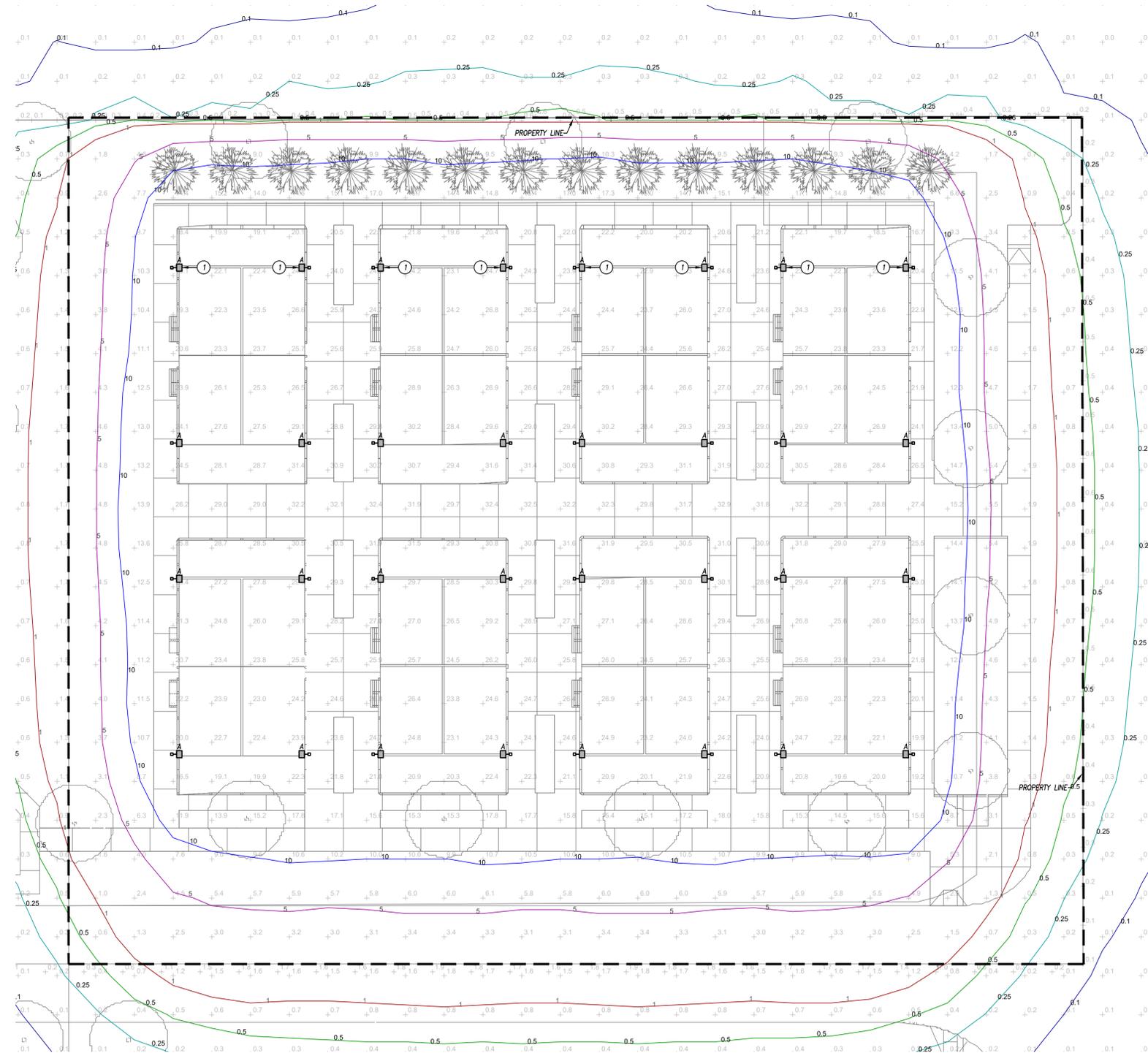
CHICKEN N PICKLE

Owner
POST RAIL PICKLE LLC
1110 POST OAK PL.
Westlake, TX 76262
Tel: (817) 944-9601

CIVIL
DEOTTE, INC.
420 Johnson Road, Suite 300
Keller, TX 76248
Tel: (817) 337-8899
Fax: (817) 337-5133

LANDSCAPE
SAGE GROUP, INC.
1130 N. Carroll Avenue, Suite 200
Southlake, Texas 76092
Tel: (817) 424-2626
Fax: (817) 424-2890

CHICKEN N PICKLE, LLC
105 E 18th Ave.
North Kansas City, MO 64116
Tel: (913) 669-1580
chickennpickle.com



GENERAL LIGHTING NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. LIGHT FIXTURES INDICATED AS EMERGENCY FIXTURES ARE TO FUNCTION AS NIGHT LIGHTS UNLESS SPECIFICALLY SHOWN SWITCHED.
3. ALL CIRCUITING SHOWN ON THIS PLAN IS DIAGRAMATIC.
 - 3.1. ALL FIXTURES SHALL BE FED FROM JUNCTION BOXES WITH LIGHT FIXTURE WHIPS (CB). DAISSY-CHAINING OF FIXTURES IS NOT ALLOWED.
 - 3.2. SWITCH BOX LOCATIONS SHALL BE WIRED SO THAT A NEUTRAL WIRE IS AVAILABLE AT THE SWITCH BOX LOCATION, EITHER IN THE BOX OR AVAILABLE TO BE ADDED VIA RACEWAY OR AN ACCESSIBLE WALL CAVITY.
 - 3.3. WALL SWITCHES FOR SEPARATE LOAD TYPES (EM/NORMAL, 120/277V, ETC.) SHALL NOT BE IN A SINGLE BOX.
 - 3.4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

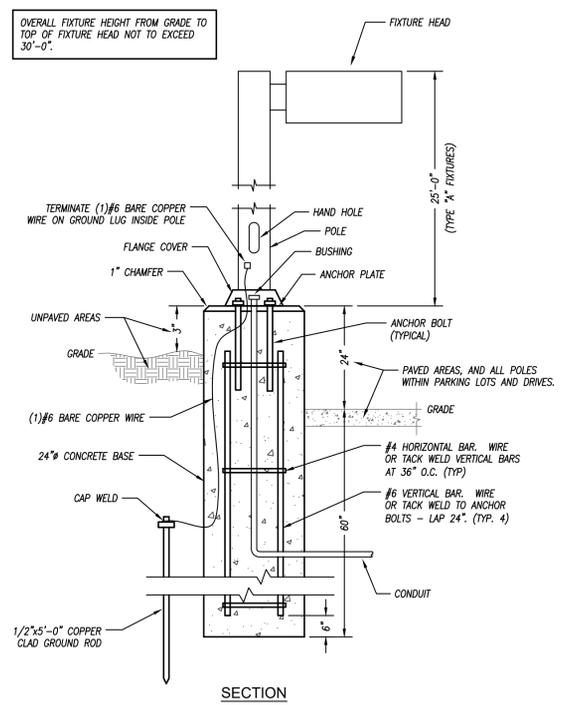
LIGHTING PLAN KEYED NOTES

1. FIXTURE IS TO BE PROVIDED WITH AN ADDITIONAL CUSTOM LIGHT DISTRIBUTION SHIELD TO BLOCK LIGHT FROM SPILLING OVER THE NORTH PROPERTY LINE.

PARKING LOT STATISTICS

DESCRIPTION	MAINTAINED LIGHTING LEVELS			UNIFORMITY	
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.
OVERALL PADEL COURTS	25.2	32.9	11.9	2.8:1	2.1:1
COURT 1	25.1	30.5	19.1	1.6:1	1.3:1
COURT 2	24.9	31.4	19.1	1.6:1	1.3:1
COURT 3	26.2	31.5	20.3	1.6:1	1.3:1
COURT 4	26.1	31.6	19.6	1.6:1	1.3:1
COURT 5	26.1	31.9	20.1	1.6:1	1.3:1
COURT 6	25.9	31.1	20.0	1.6:1	1.3:1
COURT 7	25.1	31.8	19.6	1.6:1	1.3:1
COURT 8	25.0	30.5	18.5	1.6:1	1.4:1
PROPERTY LINE	0.6	1.9	0.0	N/A	N/A

NOTES:
1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
2. CALCULATIONS PERFORMED USING VISUAL 2.05.
3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.



POLE BASE DETAIL
NOT TO SCALE

THE PURPOSE OF THE CU24-31 IS A CONDITIONAL USE PERMIT TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU21-26 (ORD. 2021-62) FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO CONSTRUCT 8 PADEL COURTS ON LOT 1.



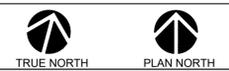
CASE NAME: CHICKEN N PICKLE PADEL
CASE NUMBER: CU24-31
LOCATION: 4550 Merlot Avenue

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 7 OF 9

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

DEPARTMENT OF DEVELOPMENT SERVICES



DATE: 2024-07-18
DRAWN BY: H. NORTH
CHECKED BY: _____
CHECKED BY: _____

Padel Photometric Plan
For
Chicken N Pickle Padel Courts
CU24-31
Block 1, Lot 1, Post Rail Addition
J.R.Dodd Survey, A-440
City of Grapevine, Tarrant County, Texas
1.4330 Acres (62,422 sq. ft.)
Existing Zoning: "CC", Community Commercial District
Proposed Zoning: "CC", Community Commercial District

Date of Preparation: June 28, 2024

SD-02

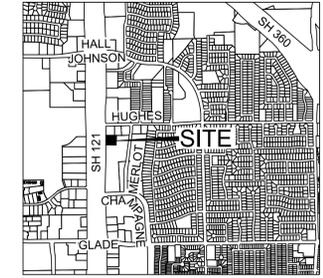
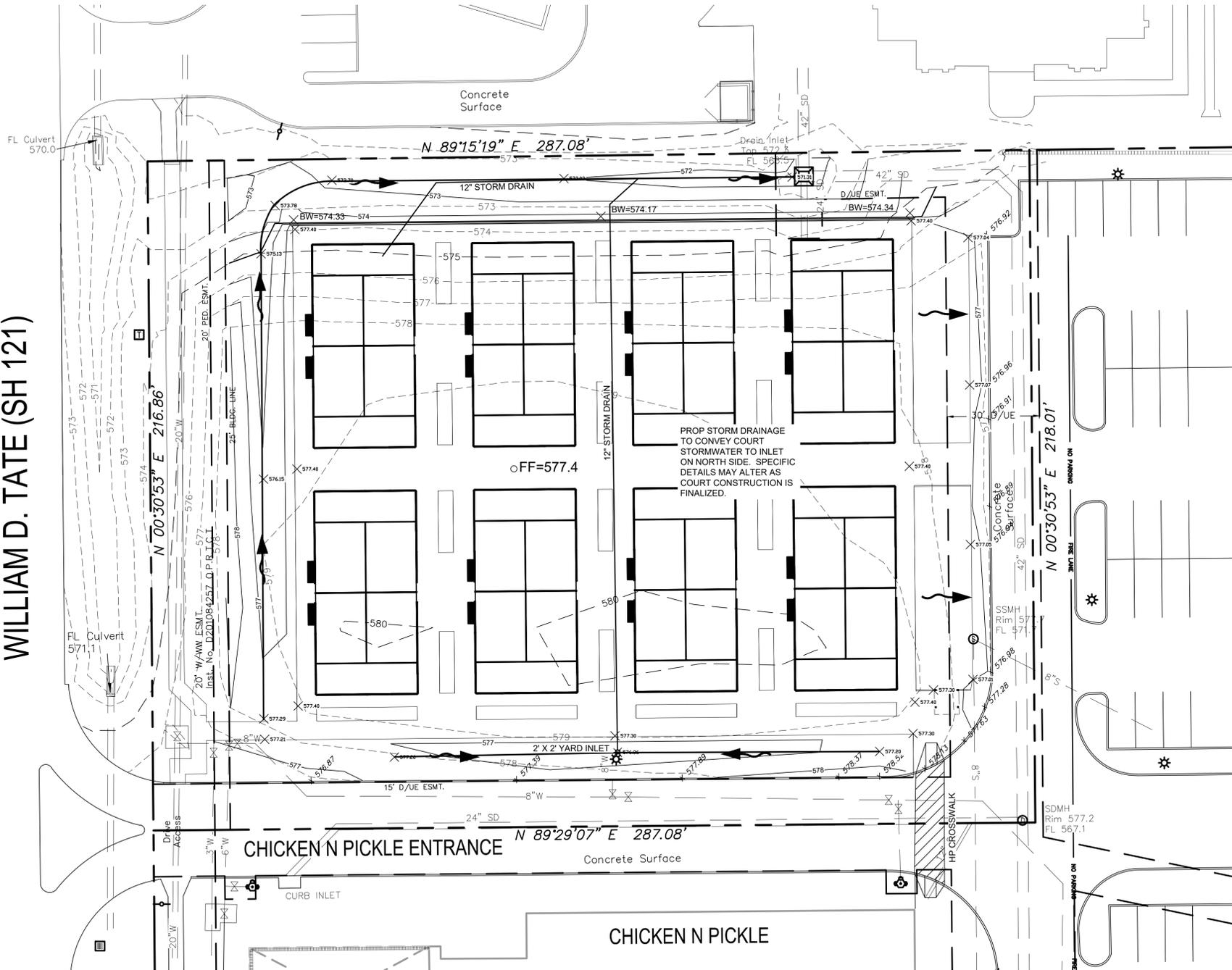
CHICKEN N PICKLE
4550 Merlot Ave.
Grapevine, TX 76051

FILE PATH: C:\Users\pkmr\OneDrive\Documents\Revit Models\Merlot Post Rail\Padel Additions.rvt
PLOT DATE: 10/20/24 12:08:18 PM

SHEET SIZE: ARCH D 24" x 36"

PADEL COURTS - PHOTOMETRICS
1/16" = 1' 0"

WILLIAM D. TATE (SH 121)



VICINITY MAP
SCALE: 1" = 2000'

DEOTTE, INC.
CIVIL ENGINEERING, TYPE No. F-00116
1817 S. 10TH STREET, SUITE 100
GRAPEVINE, TEXAS 76039
PHONE: (817) 377-8909 (OFFICE)
CONTACT: MAIT ROSE

GRADING AND DRAINAGE PLAN
CHICKEN n PICKLE
PADDLE COURTS
GRAPEVINE, TEXAS

PADDLE COURT CONSTRUCTION WILL INCLUDE GRADING AND DRAINAGE BUT WILL NOT INCLUDE WATER OR SEWER CONSTRUCTION.

BENCHMARKS:

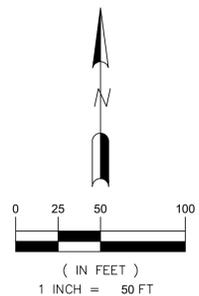
- 1) NAIL IN CONCRETE CURB AT ENTRANCE AT SOUTHWEST CORNER OF 4505 WILLIAM D. TATE ELEV: 573.43
- 2) CROSS ON CONCRETE INLET ON EAST SIDE OF MERLOT IN FRONT OF 4545 MERLOT ELEV: 577.88

No.	Date	Items	REVISIONS

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
By: Richard W. DeOtte
Date: 7/19/2024

DOI No. 2024102.00

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



CASE NAME: Chicken N Pickle Paddle Courts
CASE NUMBER: CU24-31
LOCATION: Block 1, Lot 1, Post Rail Addition, Grapevine, Tarrant County, Texas

MAYOR SECRETARY

DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____
SHEET: 8 OF 9

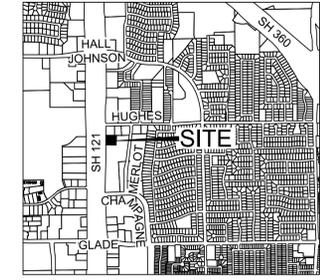
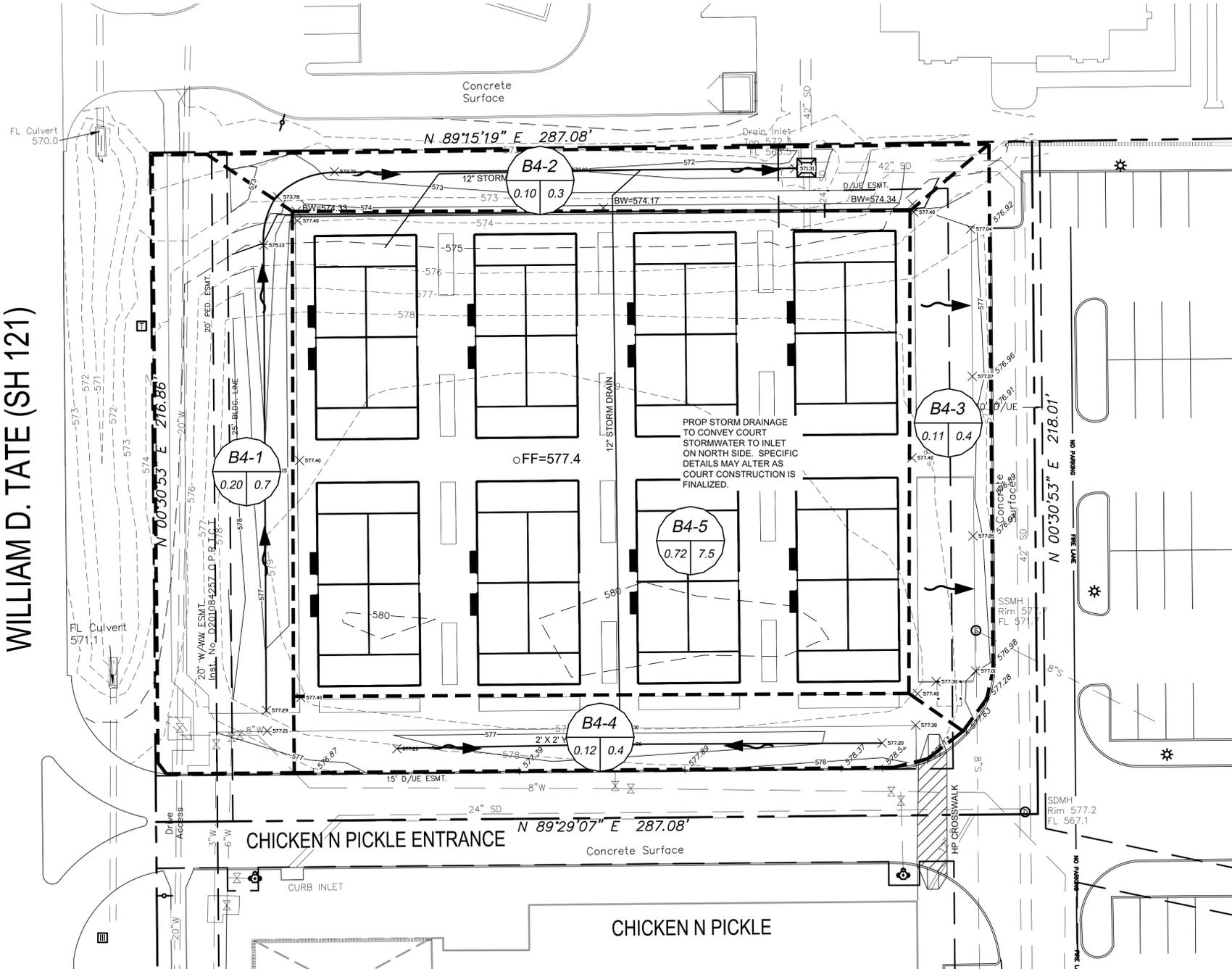
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

Grading and Drainage Plan
For
Chicken N Pickle Paddle Courts
CU24-31
Block 1, Lot 1; Post Rail Addition

J.R. Dodd Survey, A-440
City of Grapevine, Tarrant County, Texas
1.4330 Acres (62,422 sq. ft.)
Existing Zoning: "CC", Community Commercial District
Proposed Zoning: "CC", Community Commercial District

Date of Preparation: July 18, 2024

WILLIAM D. TATE (SH 121)



VICINITY MAP
SCALE: 1" = 2000'

DEOTTE, INC.
CIVIL ENGINEERING, L.P.
2557 KANE AVENUE PARKWAY
GRAPEVINE, TEXAS 76051
PHONE: (817) 817-5377
CONTACT: MAIT ROSE

DRAINAGE AREA MAP AND CALCS.
CHICKEN N PICKLE
PADDLE COURTS
GRAPEVINE, TEXAS

PADDLE COURT CONSTRUCTION WILL INCLUDE GRADING AND DRAINAGE BUT WILL NOT INCLUDE WATER OR SEWER CONSTRUCTION.

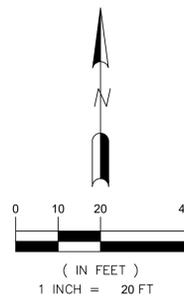
BENCHMARKS:

- 1) NAIL IN CONCRETE CURB AT ENTRANCE AT SOUTHWEST CORNER OF 4505 WILLIAM D. TATE ELEV: 573.43
- 2) CROSS ON CONCRETE INLET ON EAST SIDE OF MERLOT IN FRONT OF 4545 MERLOT ELEV: 577.88

No.	Date	Items

REVISIONS

THIS DOCUMENT IS FOR INTERIM REVIEW, BIDDING OR PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. Prepared by: Richard W. DeOtte No.: 7/19/2024 Date:



AREA DES	AREA (ac)	"c"	TIME OF CONC (min)	5-YEAR		100-YEAR	
				INTENSITY (in/hr)	FLOWRATE (cfs)	INTENSITY (in/hr)	FLOWRATE (cfs)
B4-1	0.20	0.3	10	6.6	0.4	11.6	0.7
B4-2	0.10	0.3	10	6.6	0.2	11.6	0.3
B4-3	0.11	0.3	10	6.6	0.2	11.6	0.4
B4-4	0.12	0.3	10	6.6	0.2	11.6	0.4
B4-5	0.72	0.9	10	6.6	4.3	11.6	7.5

CASE NAME: Chicken N Pickle Paddle Courts
CASE NUMBER: CU24-31
LOCATION: Block 1, Lot 1, Post Rail Addition, Grapevine, Tarrant County, Texas

MAYOR SECRETARY

DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____
SHEET: 9 OF 9

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

Drainage Area Map and Calcs.
For
Chicken N Pickle Paddle Courts
CU24-31
Block 1, Lot 1; Post Rail Addition

J.R. Dodd Survey, A-440
City of Grapevine, Tarrant County, Texas
1.4330 Acres (62, 422 sq. ft.)

Existing Zoning: "CC", Community Commercial District
Proposed Zoning: "CC", Community Commercial District

Date of Preparation: July 18, 2024

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

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: AUGUST 20, 2024

SUBJECT: CONSIDER AMENDMENTS AND CHANGES TO THE COMPREHENSIVE ZONING ORDINANCE (82-73), SAME BEING APPENDIX D OF THE CODE OF ORDINANCES RELATIVE TO ELECTRIC VEHICLE CHARGING STATIONS (AM23-02A - AMENDMENT)

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission and City Council consider amending 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). The amendment includes adding an exception for automobile sales and services and retail establishments that involve 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. The 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:

The 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.

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.

SUMMARY OF PROPOSED AMENDMENTS:

Below are proposed revisions depicted in a ~~strikethrough~~/underline format to show deletions and insertions found in various sections of the Zoning Ordinance.

***Section 25, "CC", Community Commercial
Subsection (C)***

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 42.1, of this Zoning Ordinance and obtain site plan and permit approvals.

***Section 26, "HC", Highway Commercial
Subsection (C)***

31. 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 42.1, of this Zoning Ordinance and obtain site plan and permit approvals.

**Section 31, "LI", Light Industrial Districts
Subsection (C)**

24. 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 42.1, of this Zoning Ordinance and obtain site plan and permit approvals.

/em

ORDINANCE NO. 2024-072

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING SECTION 25, "CC", COMMUNITY COMMERCIAL DISTRICT REGULATIONS; SECTION 26, "HC", HIGHWAY COMMERCIAL DISTRICT; AND SECTION 31, "LI", LIGHT INDUSTRIAL DISTRICT; TO ALLOW FOR AN EXCEPTION FOR LEVEL 1 AND LEVEL 2 ELECTRIC VEHICLE CHARGING STATIONS AS A CONDITIONAL USE FOR PROPERTIES WITH A VALID CONDITIONAL USE PERMIT FOR AUTOMOBILE SALES AND SERVICE IN THE "CC", COMMUNITY COMMERCIAL DISTRICT AND "HC", HIGHWAY COMMERCIAL DISTRICT; AND RETAIL ESTABLISHMENTS WITH THE REPAIR OF NEW AND USED CARS, LIGHT TRUCKS AND VANS, MOTORCYCLES, AND BOATS IN THE "LI", LIGHT INDUSTRIAL DISTRICT , (AM23-02A); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

Whereas, the demand for electric vehicles (EVs) is rapidly increasing, necessitating the expansion of EV charging infrastructure to support this growth;

Whereas, incorporating EV charging stations into automobile sales and service facilities and retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats with a valid conditional use permit promotes sustainability and aligns with the municipality's commitment to environmental stewardship and reducing carbon emissions;

Whereas, providing EV charging stations at automobile sales and service and retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats locations enhance consumer convenience and encourages the adoption of cleaner transportation options;

Whereas, amending the zoning ordinance to include provisions for EV charging stations ensures consistency in development standards and supports the municipality's strategic planning goals for future infrastructure needs;

Whereas, such an amendment will facilitate the orderly and efficient development of EV charging infrastructure, benefiting both businesses and residents while contributing to the overall economic growth of the community.

WHEREAS, Section 25, Community Commercial District regulates Land Uses, Bulk, Dimensional, and Setback standards within the “CC” District; Section 26, Highway Commercial District regulates Land Uses, Bulk, Dimensional, and Setback standards within the “HC” District; and Section 31, Light Industrial District regulates Land Uses, Bulk, Dimensional, and Setback standards within the “LI” District;

WHEREAS, the City Council wishes to amend various sections of the Zoning Ordinance relative to Electric Vehicle (EV) charging stations and their supply equipment relative to automobile sales and service uses and retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats with a valid conditional use permit; and

WHEREAS, the City Council of the City of Grapevine deems the passage of this ordinance as necessary to protect the public, health, safety, and welfare; and

WHEREAS, the City Council is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this Ordinance, including but not limited to the Open Meetings Act.

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

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

Section 2. That Subsection (C), Conditional Uses, of Section 25 of the Zoning Ordinance – “CC”, Community Commercial District, is hereby amended as follows:

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 42.1, of this Zoning Ordinance and obtain site plan and permit approvals.

Section 3. That Subsection (C), Conditional Uses, of Section 26 of the Zoning Ordinance – “HC”, Highway Commercial District, is hereby amended as follows:

31. 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 42.1, of this Zoning Ordinance and obtain site plan and permit approvals.

Section 4. That Subsection (C), Conditional Uses, of Section 31 of the Zoning Ordinance – “LI”, Light Industrial District, is hereby amended as follows:

24. 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 42.1, of this Zoning Ordinance and obtain site plan and permit approvals.

Section 5. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) for each offense and a separate offense shall be deemed committed each day during or on which an offense occurs or continues.

Section 6. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 7. If any section, subsection, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 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 undesirable conditions for the preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

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: AUGUST 20, 2024

SUBJECT: CONSIDER AMENDMENTS AND CHANGES TO THE COMPREHENSIVE ZONING ORDINANCE (82-73), SAME BEING APPENDIX D OF THE CODE OF ORDINANCES RELATIVE TO RESIDENTIAL STANDBY GENERATORS (AM24-01)

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission and City Council consider the amendments to create a definition in Section 12, *Definitions* and amend Subsection A.3, *Noise Regulation* of Section 55, *Performance Standards* by adding an exception for residential standby generators.

BACKGROUND:

Residential standby generators are becoming increasingly important for homeowners who want to ensure continuous power during outages caused by natural disasters, infrastructure failures, or emergencies. These generators automatically activate during a power outage, providing essential electricity to maintain heating, cooling, medical equipment, and other critical household functions.

Currently, the city's noise ordinance does not address the use of these generators. This oversight could potentially create obstacles for homeowners looking to install these generators and could result in penalties for necessary operation. This gap in the ordinance creates challenges for residents who rely on these devices for safety and health reasons.

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. 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.

REFINEMENT OF PROPOSED AMENDMENT

During the request to call a public hearing on July 16, the Council acknowledged the need to balance noise control with practical requirements. They suggested that the proposed exception should come with reasonable conditions to manage noise levels. For instance, there should be restrictions on testing and maintenance times to minimize disturbances to neighbors, in line with established construction hours. In case of emergencies, generators may be used without restriction during declared emergencies or power outages.

Incorporating a definition for a residential standby generator in Chapter 12, *Definitions* of the Zoning Ordinance ensures a clear understanding and consistency in its regulation and use. This definition will help to differentiate these generators from other types, such as temporary portable generators, which in turn facilitates proper zoning, installation, and safety standards. This clarity is crucial for homeowners, builders, and city departments to ensure compliance and mitigate potential conflicts.

SUMMARY OF PROPOSED AMENDMENTS:

Below are proposed revisions depicted in a ~~strikethrough~~/underline format to show deletions and insertions found in various sections of the Zoning Ordinance.

Section 12, Definitions

RESIDENTIAL STANDBY GENERATOR means a whole-home emergency generator for residential units as a backup power system designed to automatically provide electricity to an entire household during a power outage. It is not intended to be used in place of a permanent electric connection.

Section 55, Performance Standards

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 between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, and during emergency events only, and not used in place of a permanent electric connection.

/em

ORDINANCE NO. 2024-073

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, AMENDING SECTION 12, DEFINITIONS; TO CREATE A NEW DEFINITION AND SECTION 55, PERFORMANCE STANDARDS; TO CREATE A NEW EXCEPTION TO NOISE REGULATION FOR RESIDENTIAL STANDBY GENERATORS (WHOLE HOME) DURING TESTING PERIODS AND EMERGENCY EVENTS (AM24-01); REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine recognizes the importance of ensuring a reliable and continuous power supply for residents, particularly during emergencies and natural disasters; and

WHEREAS, residential standby generators (whole home generators) provide essential backup power to maintain critical household functions, including heating, cooling, medical equipment, and communication systems; and

WHEREAS, the City of Grapevine is committed to protecting the health, safety, and welfare of its residents by allowing the use of residential standby generators during power outages and other emergencies; and

WHEREAS, the existing noise ordinance may inadvertently restrict the use of necessary residential standby generators, thereby compromising residents' ability to safeguard their homes and well-being during power interruptions; and

WHEREAS, it is deemed appropriate to adopt an exception to the noise ordinance to permit the operation of residential standby generators (whole home generators) during times of power outages, routine maintenance, and testing periods; and

WHEREAS, the City of Grapevine aims to balance the need for emergency power solutions with the community's interest in minimizing noise disturbances; and

WHEREAS, this ordinance will include reasonable conditions and limitations to ensure that the use of residential standby generators does not unduly impact the peace and quiet of residential neighborhoods; and

WHEREAS, Section 12 of the Zoning Ordinance of the City of Grapevine provides definitions for land uses and related development standards; and

WHEREAS, Section 55, Performance Standards of the Zoning Ordinance of the City of Grapevine regulates noise standards; and

WHEREAS, the City Council wishes to amend Section 12, Definitions and Section 55, Performance Standards to allow for an additional exception for residential standby generators (whole home) during testing periods and emergency events; and

WHEREAS, the City Council of the City of Grapevine deems the passage of this ordinance as necessary to protect the public, health, safety, and welfare; and

WHEREAS, the City Council is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this Ordinance, including but not limited to the Open Meetings Act.

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

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

Section 2. That Subsection 12.A, of Section 12 of the Zoning Ordinance – “Definitions”, is amended by creating a new definition for “residential standby generators,” is hereby amended as follows:

RESIDENTIAL STANDBY GENERATOR means a whole-home emergency generator for residential units as a backup power system designed to automatically provide electricity to an entire household during a power outage. It is not intended to be used in place of a permanent electric connection.

Section 3. That Subsection 55.A.3, “Noise Regulation” of Section 55 of the Zoning Ordinance – “Performance Standards”, is amended by creating an exception for residential standby generators, is hereby amended as follows:

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 between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, and during emergency events only, and not used in place of a permanent electric connection.

Section 3. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) for each offense and a separate offense shall be deemed committed each day during or on which an offense occurs or continues.

Section 4. All ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 5. If any section, subsection, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. The fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates undesirable conditions for the preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

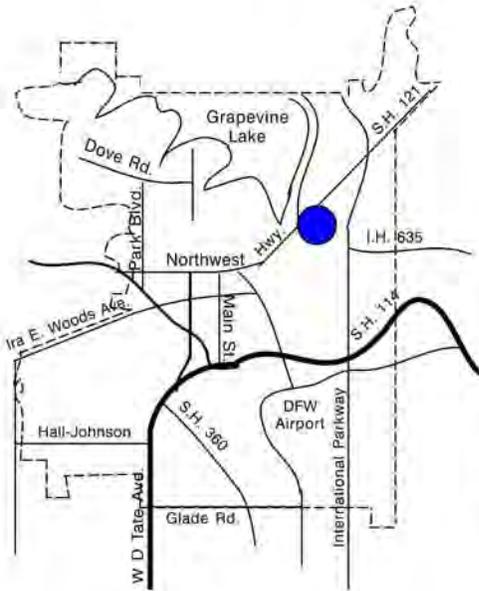
Matthew C.G. Boyle
City Attorney

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS

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

MEETING DATE: AUGUST 20, 2024

SUBJECT: PLANNING SERVICES TECHNICAL REPORT OF MASS GATHERING PERMIT APPLICATION MG24-02; FUNBOX



APPLICANT: George Tadros

PROPERTY LOCATION AND SIZE:

The subject property is located at 3000 Grapevine Mills Parkway and is platted as Block 1, Lot 1R3, Grapevine Mills Addition. The property contains 124.5 acres. Specifically, the location for this proposal is in the southeast portion of the Grapevine Mills Mall parking lot, adjacent to East Grapevine Mills Circle.

REQUESTED MASS GATHERING PERMIT AND COMMENTS:

The applicant is requesting a mass gathering permit to allow an outdoor bounce park in the Grapevine Mills Mall parking lot, adjacent to East Grapevine Mills Circle. The applicant is requesting the event from September 20 through December 13, 2024.

Article II, Section 15-30 - 37 of Grapevine's Code of Ordinances allows Council to consider mass gatherings. The applicant, George Tadros, has requested permission for an outdoor bounce park located on the referenced property for the period of September 20 through December 13, 2024. The hours of operation are on Fridays from 3:00 p.m. to 8:00 p.m. and Saturdays and Sundays from 10:00 a.m. to 8:00 p.m. When the bounce park is not in use, it will be left deflated, covered, and secured within a fenced-in area.

The operation will consist of approximately 25,000 square feet of multiple connected inflatable devices including a 13,000 square-foot turfed area for walking, sitting, and canopies over a shaded area. There will be five (5) outdoor speakers and a DJ area inside the bounce park. There will be a six-foot chain-link fence surrounding the structure. Total fenced area will be approximately 53,000 square feet, which is slightly larger than the previously approved, 2023 FunBox mass gathering permit. A whisper generator will be used to power the bounce park. This is a diesel-powered generator, approximately 296

cubic feet with a maximum noise level of 70 dB(A) from 23 feet.

Parking will be on the paved parking lot located at the shopping center immediately to the west of the main entrance. Water and snow cones will be sold, but no food or alcoholic beverages will be allowed on the premises.

Total existing parking is 8,467 parking spaces. With this request, roughly 240 parking spaces will be temporarily utilized for the outdoor bounce park.

PRESENT ZONING AND USE:

The property is currently zoned "CC", Community Commercial District and is developed as a series of free-standing commercial buildings.

/lc

ITEM #10

GRAPEVINE VINEYARD 16075H B

GRAPEVINE MILLS WELLS 16071M 1

GRAPEVINE MILLS 16071H 2

GRAPEVINE MILLS 16071H 1

GRAPEVINE MILLS 16071H 6

ROGERS ADDN 34925A 1

GENESIS ADDN 15243 1

121 AND 26 ADDN 14181 3

D F W HILTON 9083

SUBJECT PROPERTY

LANDMARK AT GRAPEVINE 23556B 1

LANDMARK AT GRAPEVINE 23556B 1

ENCLAVE AT GRAPEVINE 12776R 1

CARTER ADDN GRAPEVINE 6534Y 1

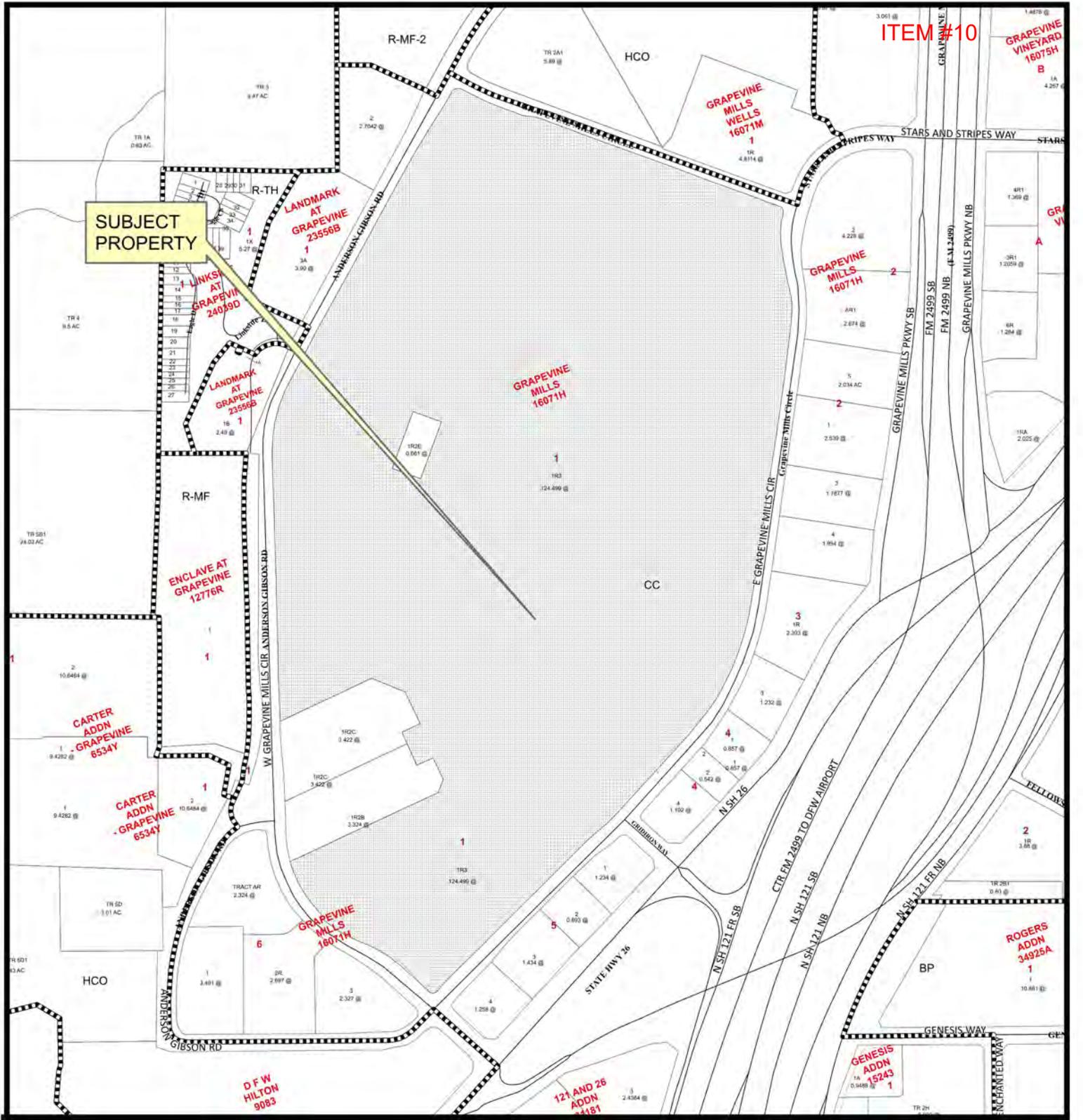
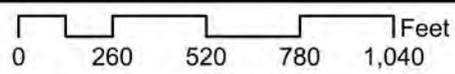
CARTER ADDN GRAPEVINE 6534Y 2



Mass Gathering Permit; FunBox 3000 Grapevine Mills Parkway

Date Prepared: 8/7/2024

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





Mass Gathering Permit Application

City of Grapevine

CONTACT PLANNING SERVICES (817-410-3155) PRIOR TO SUBMITTING A MASS GATHERING APPLICATION. A PRE-APPLICATION MEETING IS REQUIRED.

MASS GATHERING APPLICATION HAS BEEN UPDATED AS OF SEPTEMBER 26, 2023

SEC. 15-32. At least 60 days before a mass gathering is to be held, the promoter of the mass gathering shall file with the issuing officers an application for a permit and shall contain the following information. *Any event application submitted less than the aforementioned time frame is subject to denial.*

Please submit a **detailed explanation in a letter** of your temporary use/public entertainment. This should be attached to the application as a letter in MS word or PDF format. Please include any details about the nature of the event including but not limited to:

- o The names and addresses of the performers who have agreed to appear and their agents and a description of any agreements reached with these performers.
- o Expected number of attendees
- o Setup start time
- o Breakdown end time
- o A complete list of vendors including the business name, contact, phone number, address, and what they sell (items or food), if applicable
- o Items to be sold
- o Name of the company holding/ hosting the event
- o All food truck owners and operators, etc.
- o State if **outside speakers** will or will not be utilized (this includes amplified music live and/or DJ, master of ceremonies, etc.)
- o State in your letter if you are providing food sales/service

Also to be included with the narrative letter:

- o A description of the preparations made to provide adequate medical and nursing care.
- o A description of the preparations made to supervise minor persons who may attend the mass gathering.
- o A financial statement reflecting all funds which are being supplied to finance the mass gathering and who supplied them.

If the event is sponsored by a non-profit organization, provide a copy of your non-profit tax exempt certification.

Submit an **accurate site plan showing each of the following**:

- o Location of event
- o Tent locations and dimensions (For tents over 400 square feet, that have sides or will be open after dark - a detailed layout of the tent with the emergency lights, exit lights, exit doors and fixtures indicated shall be required.)
- o Emergency exits (along with ingress and egress and fire exit plan)
- o Traffic flow
- o If outdoor speakers are to be used, mark the location of any and all speakers and the directions they face. Show the location and the direction of sound (speakers shall face away from residential neighborhoods).
- o Food trucks
- o Parking areas
- o Booths, exhibits, tables, etc.
- o Fencing
- o Lighting

Any application with a site plan missing any of the above items is subject to denial.

With each public entertainment permit, a **liability, fire and comprehensive insurance policy** shall be provided reflecting the City of Grapevine listed as an additional insured party for an adequate and reasonable amount of insurance as determined by the City Manager, in an amount not less than \$300,000.00 per occurrence. Please note, the "products" minimum coverage is \$2,000,000.

Submit a **certified copy of the agreement** made between the promoter and the owner of the property.

Submit an example of **advertisement** distributed for the event (this could be a social media post, brochure, email, flyer, link etc.)

Submit the appropriate permit(s) from the Tarrant County Health Department that is required for any food service and/or sales (mobile food permit). Food trucks will need to submit their sales tax ID numbers.

Include a copy of the sales tax ID number (for retail sales).

A **\$25.00 filing fee** via credit card or check is required. Call 817.410.3155 to process payment information. Applications without payment of the filing fee are not considered complete.

Please note:

- The issuing officer shall set a date and time for a **public hearing** on the application, which shall be held at least ten days before the day on which the mass gathering is to begin. Notice of time and date of the public hearing shall be given to the promoter and to any persons who have an interest in the granting or denial of the permit, including notice to all owners of property which abuts the property where the mass gathering will be held. At the hearing, any person may appear and testify for or against the granting of the permit.
- Any merchandise to be displayed or sold must be clearly related or incidental to the current Certificate of Occupancy (and must be taken out by the Certificate of Occupancy holder) at the site. Itinerant vendors shall not be permitted. Include information on the event so that the sales, food or public entertainment is related to the business/property on which they are proposing to locate.
- Items for outside display within the festival area are to be approved by the City of Grapevine Festival Committee.
- A minimum four feet of clear sidewalk width shall be maintained at all times and at no time shall required egress from the building be obstructed.
- Use of required parking areas for temporary outside display and sales shall not negatively impact the ability to provide adequate parking on the subject site nor shall it create a burden on surrounding properties or encourage parking within the right-of-way. Approval for use of required parking areas shall be at the discretion of the Development Services Director.
- A temporary use shall not be permitted nearer than 250 feet to a residentially zoned district except for concrete mixing or batching plants which shall not be located closer than 1,000 feet to a developed residentially zoned district.
- **Tents** - a tent permit and inspections are required from both the Building Inspection Department (817- 410-3165) and Fire Department (817-410-4400). The tent shall be installed by a registered contractor and a flame spread certificate shall be submitted.
- **Fencing** - Any fences that cross fire lanes shall be plastic construction fencing. The fencing shall be such that it can be moved by one person in the event of an emergency.

Applicant

Name *

George Tadros

Phone Number *

708-987-7777

Email *

[Redacted]

Address *

105 Decker Court, Suite 1100, Irving, Texas 75062

Applicant and Property Owner Same *

Yes No

Property Owner

Name *

Grapevine Mills Mall/Simon Properties

Phone Number *

972-724-4910

Email *

[Redacted]

Address *

3000 Grapevine Mills Pkwy, Grapevine, Texas 76051

Event Information**Address of Mass Gathering/ Entertainment ***

3000 Grapevine Mills Pkwy, Grapevine, Texas 76051

Subject Property Address (Please include total capacity of facility being used)

Event Narrative Letter *

Upload

Mass Gathering Permit Application - submitted 7.18.24.pdf

295.16KB

Detailed Explanation - Including preparations made to provide adequate medical and nursing care, a description of the preparations made to supervise minors, and a financial statement reflecting all funds which are being supplied to finance the mass gathering and who supplied them.

Total Hours of the Event**Event Start Date/ Time ***

9/20/2024

03:00:00

PM

Event End Date/ Time *

12/13/2024

08:00:00

PM

Daily Hours the Event will be Running**Start Time ***

10:00am

End Time *

8:00pm

Site Plan *

Upload

GRAPEVINE MILLS_LAYOUT - Fall 2024.pdf

2.31MB

Submit an accurate site plan showing all of the required information.

An Example of an Advertisement Distributed for the Event *

Upload

Advertising 2.pdf

1.02MB

Link, brochure, flyer, email, etc.

Liability Insurance attachment *

Upload

COI FB4ENT Grapevine.pdf

335.78KB

With each public entertainment permit, a liability, fire and comprehensive insurance policy shall be provided reflecting the City of Grapevine as an additional insured party for an adequate and reasonable amount of insurance as determined by the City Manager, in an amount not less than three hundred thousand dollars (\$300,000.00) per occurrence.

Non-Profit Tax Exempt Certification

Upload

If applicable

Will there be food service and/or sales at this event? *
 Yes No

Total Number of off-street or highway parking spaces *	Total expected number of people attending *	Number of restrooms available *	Number of outdoor speakers * (?)	Total number of people participating/ working the event *
100	about 500-	5	5-10	10-20

Texas Sales Tax

Texas Sales Tax is charged and collected on sales within the State and City of Grapevine, Texas of "taxable items." Taxable items include both tangible personal property, specified services. If you are in a business that will be selling "taxable items" within the City of Grapevine, Texas you will be required to collect State and Local Sales Tax in the amount of 8.25%.

A "Seller or Retailer" means a person engaged in the business of making sales of "taxable items", the receipts from which are included in the measure of sales or use tax.

The term, "place of business" includes any location at which three or more orders are received by the "Seller or Retailer" in a calendar year. If an order is received at the place of business of a retailer in Texas, but delivery or shipment is made from a location within the state other than the retailer's place of business. State and local sales tax is due and is allocated to the city where the order was received.

I have read the above and I understand that I will be required to provide a copy of the Sales Tax Permit to the City of Grapevine, Texas if the circumstance applies to my business.

Texas Sales Tax Number

3-20881-0470-1

If applicable

Applicant Signature

George Tadros

Signature Applicant Name *

George Tadros

Date Signed *

7/18/2024



Fun 4Ever North Texas LLC
DBA Funbox
105 Decker Court
Suite 1100
Irving, Texas 75062

July 18, 2024

City of Grapevine
Planning Services Department
200 S. Main Street
Grapevine, Texas 76051

Re: Mass Gathering Permit Application

Dear City Council:

Funbox is the world's biggest bounce park and we would like to come back to Grapevine for a second campaign! We are 25,000 square feet of inflatable, outdoor, bouncing, family fun for all ages. We offer approximately 80-minute bounce park sessions on weekends. We hosted a thrilling bounce park experience at Grapevine Mills last fall and would love to come back for a second season this fall.

We are therefore submitting a Mass Gathering Permit application, requesting to open at Grapevine Mills Mall from 9/20/24 to 12/13/24. Set up will begin on 9/20/24, with operations beginning on or around 10/04/24 through 12/08/24. Break down of the inflatable park will conclude by 12/13/24.

Below, please find the information requested for the Mass Gathering Permit application:

- The names and addresses of the performers who have agreed to appear and their agents and a description of any agreements reached with these performers.
None
- Expected number of attendees:
Maximum number of guests per session: 400.
- Setup start time:
3:00pm on Fridays, 9:00am on Saturdays & Sundays.
- Breakdown end time:
8:00pm
- A complete list of vendors including the business name, contact, phone number, address, and what they sell (items or food), if applicable.
None
- Items to be sold:
Admission tickets, snow cones, bottled water and drinks, Funbox branded socks.

- Name of the company hosting the event:
Fun 4Ever North Texas LLC, dba Funbox
- All food trucker operators and owners:
N/A
- State if outside speakers will or will not be utilized (this includes amplified music live and/or DJ, master of ceremonies, etc.):
Yes - Funbox provides an atmosphere of family fun with a pre-selected music list appropriate for families.
- A description of the preparations made to provide adequate medical and nursing care. Staff/managers are to take all reasonable precautions to operate park in a safe manner. Staff/managers will be aware of the following:
 - The nearest medical facility (hospital or emergency clinic);
 - The quickest route to the medical facility;
 - The liability insurance company's requirements in the event of an accident.

Medical Emergency Plan:

In the event of a medical emergency:

1. Staff discovering the medical emergency shall immediately notify the manager or security.
2. Manager shall call for assistance from first responders.
3. Persons unconscious or seriously injured should not be removed or repositioned.
4. Incident forms shall be kept of all such occurrences.

These points/rules will reviewed during team member orientation and training (Injury Training/Emergency Training), and will be posted in an area where all team members can see. First Aid kits are available on site.

- A description of the preparations made to supervise minor persons who may attend the mass gathering.
We are a family-based children's event. Most guests are between the ages of 3-12. Because guests are mostly children, a huge part of daily operations is taking every measure to ensure their safety. All team members shall take responsibility for their own safety and for the safety of those in their immediate vicinity.

There will be at least one manager on site with the support of a front/entry lead, park lead, and park monitors. Staff are posted inside the inflatable as well as the entry and exit points. All team members are equipped with a 2-way radio during the entirety of the operation and there is a park-wide speaker system for announcements. Front leads are responsible for ensuring all families have been reunited upon completion of the session, do a headcount of all guests entering and departing, and communicate the status to other team members.

Entry to the event requires any minor under the age of 13 to be accompanied by an adult. Children under the age of 5 must be accompanied into the inflatable by a parent/caregiver. A parent/caretaker must remain at FunBox while their children are at Funbox, no exceptions. A majority of tickets are purchased in advance for a specific session, and waivers are required for each customer.

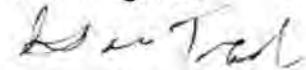
The Entrance and Exit areas are clearly marked and separated to prevent any issue. The Toddler Park must have a separate entrance and exit from the main park. Staff are positioned at the event fence entrance/exit areas to ensure children do not exit without

guardians. Children under the age of 13 can never leave the boundaries of the fence without a parent/guardian. Staff training includes being aware of who each child is with and immediately ask where their family is if they are alone. Training is provided and safety drills are performed on locating temporarily lost children or missing guardians, including best practices for communicating with those with special needs, language differences, etc.

- A financial statement reflecting all funds which are being supplied to finance the mass gathering and who supplied them.
Fun 4Ever North Texas LLC (the franchise owner and operator for Funbox DFW area) is supplying the needed funds for the upcoming event. Please see statement below. Please let us know if you need additional information.
- A certified copy of the agreement made between the promoter and the owner of the property.
Please see the attached authorization letter from Grapevine Mills Mall.
- Please submit an accurate drawing or plat showing ingress and egress and showing fire exit plan.
Please see the attached plan.
- With each public entertainment permit, a liability, fire and comprehensive insurance policy shall be provided reflecting the City of Grapevine as an additional insured party for an adequate and reasonable amount of insurance as determined by the City Manager, in an amount not less than three hundred thousand dollars (\$300,000.00) per occurrence.
Please see the attached COI.
- Submit an example of advertisement distributed for the event (social media post, brochure, email, flier, link, etc).
Please see the attached samples and check out our website and some social media posts at:
www.funbox.com
https://www.instagram.com/reel/Cxx6eG9LKyk/?utm_source=ig_web_copy_link&igsh=MzRlODBiNWFiZA==
https://www.instagram.com/reel/C4OKgNRLjs2/?utm_source=ig_web_copy_link&igsh=MzRlODBiNWFiZA==
- Submit the appropriate permit(s) from Tarrant County Health Dept. that are required for any food service and/or sales (mobile food permit).
N/A
- Sales Tax ID: 3-20881-0470-1

We respectfully request your consideration for a second Funbox campaign in the great city of Grapevine. Let's continue to make some bouncing, happy memories together!

Warm regards,



George Tadros
Fun 4Ever North Texas LLC

- LEGEND**
- TURF/ GUEST AREA
 - GENERATOR
 - RESTROOMS
 - TICKET BOOTH
 - TODDLER PARK
 - PERIMETER FENCE-6'
 - CIRCULATION
 - SHADE CANOPIES
 - SHOE TENT
 - CONCESSIONS
 - LIGHT POSTS
 - AUDIO BOOTH
 - SPEAKERS





Regions Bank
 Dallas Uptown
 1717 McKinney Ave., Suite 150
 Dallas, TX 75202

ITEM #10

FUN 4EVER NORTH TEXAS LLC
 FUNBOX NORTH TEXAS
 105 DECKER CT STE 1100
 IRVING TX 75062-2777

ACCOUNT # 0338090627

Cycle 001
 Enclosures 26
 Page 0
 2 of 3

DEPOSITS & CREDITS (CONTINUED)

Total Deposits & Credits \$68,332.88

WITHDRAWALS

Total Withdrawals \$117,736.13

FEEES

06/10 Analysis Charge 05-24 74.00

CHECKS

Date	Check No.	Amount	Check No.	Amount
████	████	████	████	████
Total Checks				\$10,858.40

* Break In Check Number Sequence.

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
06/03	254,455.08	06/11	262,556.05	06/20	232,149.13
06/04	256,291.60	06/12	273,986.09	06/21	230,872.45
06/05	257,545.31	06/13	274,331.79	06/25	182,974.48
06/06	250,783.53	06/14	245,107.35	06/26	178,174.48
06/07	254,689.78	06/17	247,842.30	06/28	178,151.48
06/10	261,923.85				

You may request account disclosures containing terms, fees, and rate information (if applicable) for your account by contacting any Regions office.

Documentation

[DCA180SSJU4F Data Sheet](#) [TRLR180EV Trailer Data Sheet](#) [TRLR220EV Trailer Data Sheet](#)

Related Media

[DCA180SSJU4F Filter Service Kit](#) [DEF Replenishment System Brochure](#) [DEF Replenishment System Overview](#) [Filter Kit Service Pack Flyer](#) [Parallel Power Generation Overview](#) [PowerBalance Overview](#) [WhisperWatt Generators Brochure](#) [Whisperwatt Generators ECU Controllers](#) [WhisperWatt Super-Silent Generators - 125 to 400 kVA - Spec Comparison Table](#)



Related Products

[DCA125SSIU4FDCA150SSJU4F3DCA220SSJU4F2DCA300SSJU4F2DCA400SSI4FDCA600SSV4F3](#)
[Go Back](#)

DCA180SSJU4F

180 kVA Prime Output, Single/Three-Phase, John Deere Tier 4 Final
 Shown on optional trailer

MQ Power WhisperWatt Super-Silent portable generators provide reliable power to meet the most demanding requirements. They are designed and built to withstand tough environments at construction sites and provide dependable temporary power at entertainment venues and disaster recovery operations.



The DCA180SSJU4F offers a prime rating of 144 kW (180 kVA) and a standby rating of 158 kW (198 kVA). Our patented open delta generator winding provides precise voltage control, allowing superior motor starting capability. An electronic governor maintains frequency to $\pm 0.25\%$ from no load to full load. Equipped with a Tier 4 certified John Deere diesel engine to easily meet the stringent EPA standards while providing profitable performance and reliability. The DCA180SSJU4F is manufactured within a powder-coated, weather resistant, 110% fluid contained steel housing that allows a substantially low operating noise level of 70 dB(A). It features an auto/start/stop digital controller that allows the generator to start from a remote location. Comprehensive analog control panel provides instrumentation including AC ammeter, AC voltmeter, frequency meter, AC circuit breaker, AC load percentage, engine gauges and much more.

Like Share Sign Up to see what your friends like.

Performance Data

Options

Unit Specifications

Prime Rating	144 kW	180 kVA
Standby Rating	158 kW	198 kVA
Generator RPM	1800	
Voltage - Three Phase	208, 220, 240, 416, 440, 460, 480V Reconnectable	
Voltage - Single Phase	120, 127, 139, 240, 254, 277V Adjustable	
Generator Design	Revolving field, Self-ventilated, Drip-proof, Single bearing	
Voltage Regulation (No Load to Full Load)	±0.5 %	
Power Factor	0.8	
Armature Connection	Star with Neutral	
Excitation	Brushless with AVR	
No. Poles	4	
Frequency	50 / 60 Hz	
Frequency Regulation (steady state load)	±0.25 %	
Sound Level (Full Load at 23 ft.)	70 dB(A)	

Engine Specifications

Make/Model	John Deere 6068HFG05	
Emissions	EPA Tier 4 Certified	
Starting System	Electric	
Design	4-cycle, water cooled, direct injection, turbocharged. charged air cooled. EGR, DOC and SCR	
Gross Engine Power Output	257 bhp	192 kW
Fuel Tank Capacity	319 gal	1210 L
Fuel Consumption:		
Full load	10.1 gph	38.3 lph
3/4 load	7.8 gph	29.4 lph
1/2 load	5.8 gph	21.8 lph
1/4 load	4.0 gph	15.2 lph
DEF Tank Capacity	29.7 gal	112.4L
Coolant Capacity	10.5 gal	39.7 L
Oil Capacity	8.58 gal	32.5 L
Battery	12V 150Ah x1	

TRLR180EV Trailer Specifications

Gross Vehicle Weight Rating (GVWR)	14,000 lb	6,350 kg
Gross Axle Weight Rating (GAWR) (ea.)	7,000 lb	3,175 kg
Coupler Rating	3" Pintle Eye (25,000 lb) 2-5/16" Ball Coupler (20,000 lb)	
Tire Size	ST235 / 80R16 LR-G	
Tire Load Rating (ea.)	3,520 lb	1,596 kg

Wheel Bolt Pattern	8 on 6.5
Fits MQ Power Generator Models	DCA150SSJU4F2 DCA180SSJU4F

TRLR180EV Dimensions & Weights

Overall Length	212.9 in 5,408 mm
Overall Width	89 in 2,261 mm
Overall Height	26.58 in 675 mm
Operating Weight	
Without Fuel	2,404 lb 1,090 kg

TRLR220EV Trailer Specifications

Gross Vehicle Weight Rating (GVWR)	16,000 lb	7,257.4 kg
Gross Axle Weight Rating (GAWR) (ea.)	8,000 lb	3,628 kg
Coupler Rating	3" Pintle Eye (25,000 lb) 2-5/16" Ball Coupler (20,000 lb)	
Tire Size	ST235 / 85R16 LR-G	
Tire Load Rating (ea.)	4,400 lb	1,996 kg
Wheel Bolt Pattern	8 Lug	
Fits MQ Power Generator Models	DCA150SSJU4F2 DCA180SSJU4F DCA220SSJU4F2	

TRLR220EV Dimensions & Weights

Overall Length	212.9 in 5,408 mm
Overall Width	89 in 2,261 mm
Overall Height	26.58 in 675 mm
Operating Weight	
Without Fuel	2,137 lb 969.3 kg

Notice: Features and equipment specifications are subject to change without notice.

Visit our [Service & Support Center](#) for:

- **Documentation**

- [Operation and Parts Manuals](#)
- [Technical Information \(TI\) Documents](#)
- [Service Schematics & Diagrams](#)
- [Data Sheets](#)
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- [Service Manuals](#)

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ABOUT FUNBOX

Welcome to FUNBOX!

Welcome to FUNBOX, the brand on a mission to transform the way families have fun by creating the ultimate inflatable park experience. Based in Southern California and with offices in Phoenix, Miami, and Madrid, we are on a mission to transform the way families have fun by creating the ultimate inflatable park experience.

Our Founder, Antonio Nieves, a visionary entrepreneur, combines the physical and digital worlds to craft immersive experiences that captivate and inspire. Drawing inspiration from his personal journey growing up with nine younger siblings in the foster care system, FUNBOX is committed to supporting a small, localized community charity dedicated to advocating for children in foster care.

Together with our talented team, including investors and passionate individuals like Laurence, Suat, Michael, Ryan, Francisco, and Crystal, we strive to create affordable and accessible experiences that bring joy and wonder to families from all walks of life.

FUNBOX is an affordable experience for all families.

Antonio Nieves

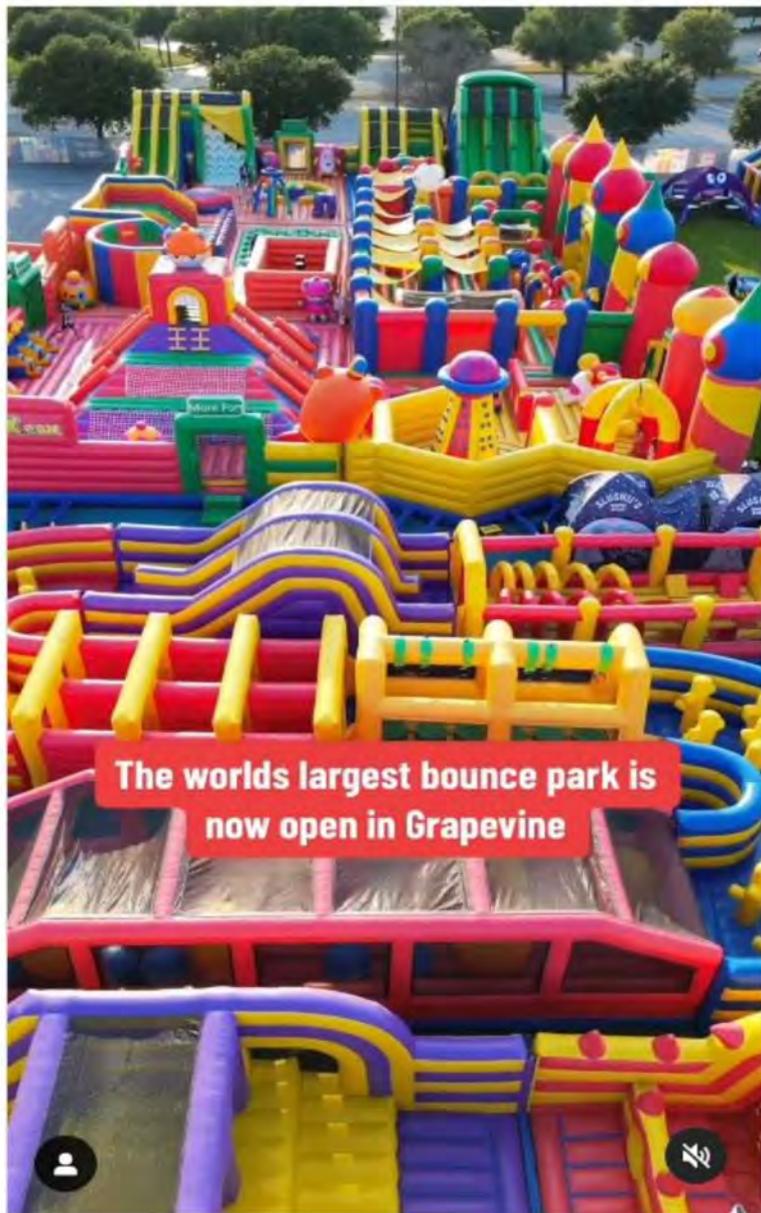
antonio@funbox.com



More Than A Good Time

The FunBox family will be supporting local foster care charities. If you are with a foster care charity and would like to work with FunBox or would like to book a private session at no costs for foster kids and their families, please contact our team at info@funbox.com





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mashbitmusic • MashBit Mashup (Strang...



dallas_discovered Edited • 34w

🌟 Grand Opening! The World's Biggest Bounce Park is Now Open for a Limited Run in Grapevine! 🌟

Discover Why Celebrities Love FUNBOX - the Massive Inflatable Playground! Plus, Find Our Promo Code Below for 30% Off Your Visit! 🌟

Bounce on over to Grapevine Mills to explore 25,000 square feet of inflatable fun for all ages as @realfunbox opens today!

🏰 FUNBOX is a massive amusement experience and entertainment sensation that is taking the world by storm. It's a Kardashian favorite & was even featuring in a Louis Vuitton Campaign!



👤 62,509 likes

September 29, 2023



Add a comment...





breshell • [Follow](#)

Paid partnership with **funbox**
Original audio



breshell 18w

THE WORLDS BIGGEST BOUNCE PARK IS NOW IN FRISCO! 🍌

👉 20% OFF CODE: BRESHELL

The World's Biggest Bounce Park has arrived in Frisco but only until June 2nd! With over 25,000 square feet of inflatable fun this is a must visit for all ages!

A few things to know before you go 👉

1) Tickets are by designated time slots so you'll want to book your ideal time asap as they fill up quick

2) Use the code: BRESHELL for 20% off!



13,872 likes

March 7



Add a comment...



TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
MEETING DATE: AUGUST 20, 2024
SUBJECT: CONDITIONAL USE REQUEST CU24-23; LOS AMIGOS
(SECOND READING)

RECOMMENDATION:

Staff recommends the City Council approve Conditional Use Application CU24-23 on the second reading of an ordinance and take any other action necessary.

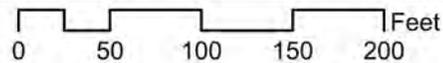
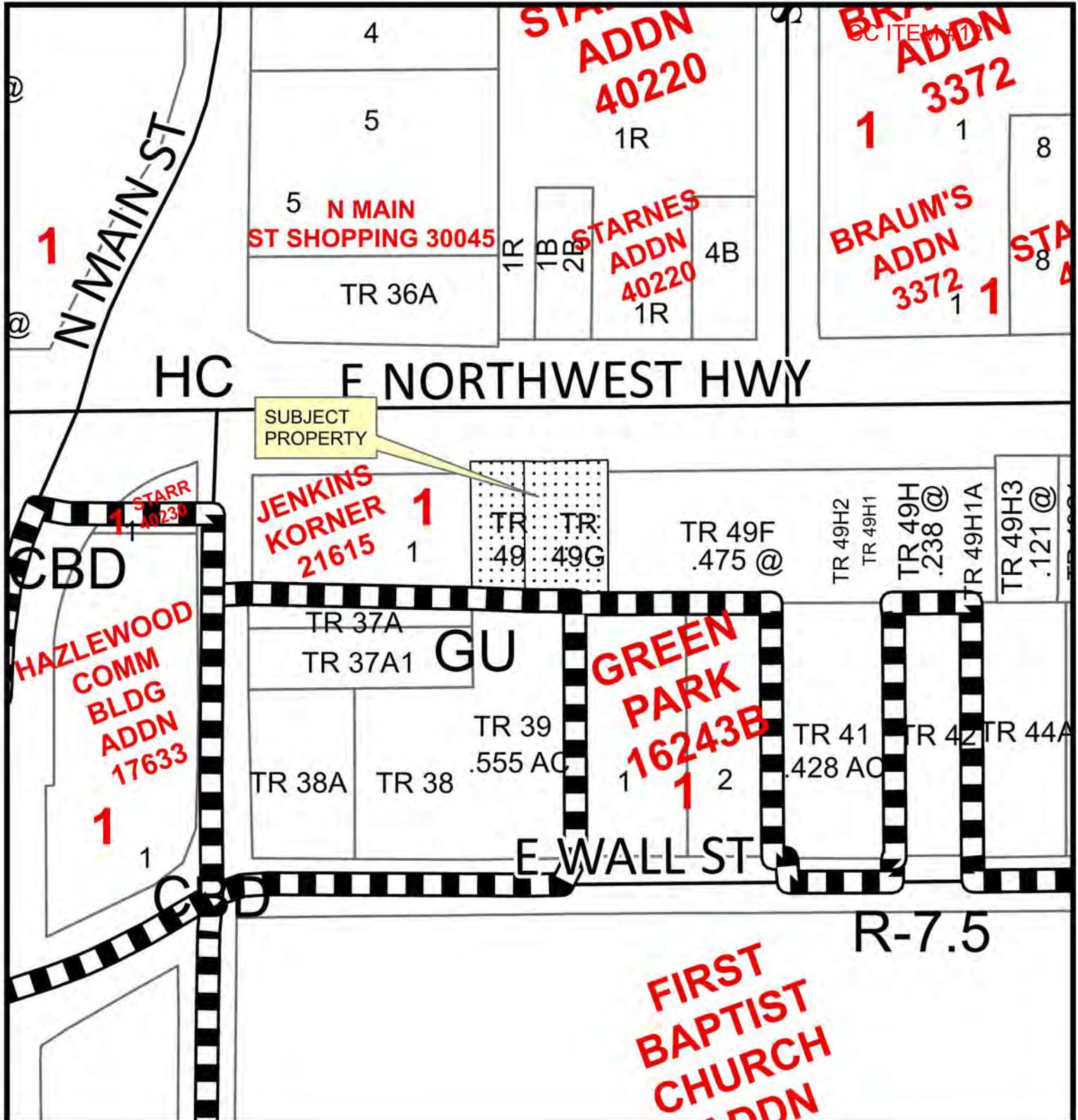
BACKGROUND:

Conditional Use Request CU24-23 was submitted by Arturo Gutierrez and approved on the first reading of an ordinance by City Council at the July 16, 2024 meeting. The request was 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.

The applicant sought approval of a special exception from the Board of Zoning Adjustment relative to the required 10-foot building separation between the existing restaurant and a storage building. The Board approved the special exception request at their August 12, 2024 meeting.

/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 TULARER INC. DBA LOS AMIGOS

Address 202 E NW HWY

City GRAPEVINE State TX Zip Code 76051

Email [Redacted]



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]

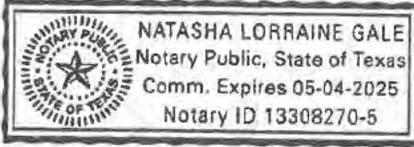
Applicant's Signature [Signature] Date 5/31/2024

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

[Signature: 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 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.

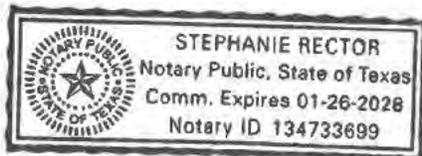
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

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 31st 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 16th day of July 2024.

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: RESOLUTION APPROVING THE PROPOSED PROPERTY TAX RATE

RECOMMENDATION: The City Council to consider a resolution for the approval of the use of the proposed ad valorem tax rate of 0.241165 per \$100 to calculate property tax revenue for the Fiscal Year 2025 Budget.

FUNDING SOURCE: Resolution has no impact to City funds.

BACKGROUND: This resolution is provided pursuant to Section 26.04 of the Texas Property Tax Code which requires the No New Revenue Tax Rate, the Voter Approval Tax Rate, and the calculations used to determine each rate be submitted to the City Council. In addition, a record vote of the Council must be taken approving the City's proposed ad valorem tax rate used in calculating the ad valorem tax revenue in the Fiscal Year 2025 Budget.

Following is a schedule reflecting the proposed rates:
No New Revenue Rate 0.241165 per \$100
Voter Approval Rate 0.260050 per \$100
Proposed Rate 0.241165 per \$100

The worksheet reflecting the calculation of the No New Revenue and Voter Approval Rates is included as an attachment. If approved, this action will lower the tax rate from 0.250560 per \$100 of valuation to 0.241165 per \$100 valuation, which represents a 3.75% reduction to the tax rate.

Staff recommends approval.

2024 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

City of Grapevine

817-481-1242

Taxing Unit Name

Phone (area code and number)

200 Main St, Grapevine, TX 76051

www.grapevinetexas.gov

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 11,641,391,629
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 1,001,404,242
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 10,639,987,387
4.	Prior year total adopted tax rate.	\$ 0.250560 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.	
	A. Original prior year ARB values: \$ 2,497,194,536	
	B. Prior year values resulting from final court decisions: - \$ 2,179,601,435	
	C. Prior year value loss. Subtract B from A. ³	\$ 317,593,101
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. Prior year ARB certified value: \$ 493,388,079	
	B. Prior year disputed value: - \$ 26,735,960	
	C. Prior year undisputed value. Subtract B from A. ⁴	\$ 466,652,119
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 784,245,220

¹ Tex. Tax Code §26.012(14)
² Tex. Tax Code §26.012(14)
³ Tex. Tax Code §26.012(13)
⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 11,424,232,607
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory. ⁵	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 1,433,741 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 16,770,898 C. Value loss. Add A and B. ⁶	\$ 18,204,639
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 0 B. Current year productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁷	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 18,204,639
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 1,124,731,632
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 10,281,296,336
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 25,760,816
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁹	\$ 361,054
17.	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 26,121,870
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 12,303,212,111 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹² - \$ 1,227,727,683 E. Total current year value. Add A and B, then subtract C and D.	\$ 11,075,484,428

⁵ Tex. Tax Code §26.012(15)
⁶ Tex. Tax Code §26.012(15)
⁷ Tex. Tax Code §26.012(15)
⁸ Tex. Tax Code §26.03(c)
⁹ Tex. Tax Code §26.012(13)
¹⁰ Tex. Tax Code §26.012(13)
¹¹ Tex. Tax Code §26.012, 26.04(c-2)
¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³ A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ 193,063,602 B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ 726,649,433 C. Total value under protest or not certified. Add A and B. \$ 919,713,035	
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the home- steads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 1,108,762,078
21.	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 10,886,435,385
22.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ¹⁸	\$ 0
23.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ¹⁹	\$ 54,942,850
24.	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$ 54,942,850
25.	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$ 10,831,492,535
26.	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ 0.241165 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²¹	\$ _____ /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.136328 /\$100
29.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 11,424,232,607

¹³ Tex. Tax Code §26.01(c) and (d)
¹⁴ Tex. Tax Code §26.01(c)
¹⁵ Tex. Tax Code §26.01(d)
¹⁶ Tex. Tax Code §26.012(6)(B)
¹⁷ Tex. Tax Code §26.012(6)
¹⁸ Tex. Tax Code §26.012(17)
¹⁹ Tex. Tax Code §26.012(17)
²⁰ Tex. Tax Code §26.04(c)
²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total prior year M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 15,574,427
31.	Adjusted prior year levy for calculating NNR M&O rate.	
	<p>A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2023. This line applies only to tax years preceding the prior tax year..... + \$ 196,414</p> <p>B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... - \$ 0</p> <p>C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0</p> <p>D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function..... \$ 196,414</p> <p>E. Add Line 30 to 31D.</p>	\$ 15,770,841
32.	Adjusted current year taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 10,831,492,535
33.	Current year NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.145601 /\$100
34.	Rate adjustment for state criminal justice mandate. ²³	
	<p>A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0</p> <p>B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies..... - \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0.000000 /\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴	
	<p>A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0</p> <p>B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose..... - \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0.000000 /\$100

²³ [Reserved for expansion]
²⁴ Tex. Tax Code §26.044
²⁵ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	<p>Rate adjustment for county indigent defense compensation. ²⁵</p> <p>A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose..... \$ 0</p> <p>B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose..... \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100</p> <p>D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100</p> <p>E. Enter the lesser of C and D. If not applicable, enter 0.</p>	\$ 0.000000 /\$100
37.	<p>Rate adjustment for county hospital expenditures. ²⁶</p> <p>A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year..... \$ 0</p> <p>B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023..... \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100</p> <p>D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100</p> <p>E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.</p>	\$ 0.000000 /\$100
38.	<p>Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.</p> <p>A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year..... \$ 0</p> <p>B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year..... \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0.000000 /\$100
39.	<p>Adjusted current year NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.</p>	\$ 0.145601 /\$100
40.	<p>Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.</p> <p>A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent..... \$ 0</p> <p>B. Divide Line 40A by Line 32 and multiply by \$100..... \$ 0.000000 /\$100</p> <p>C. Add Line 40B to Line 39.</p>	\$ 0.145601 /\$100
41.	<p>Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below.</p> <p>Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08.</p> <p>- or -</p> <p>Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.</p>	\$ 0.150697 /\$100

²⁵ Tex. Tax Code §26.0442
²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	<p>Disaster Line 41 (D41): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of</p> <p>1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred</p> <p>If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08.²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).</p>	\$ 0.000000 /\$100
42.	<p>Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that:</p> <p>(1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.</p> <p>A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.²⁸</p> <p>Enter debt amount \$ 11,904,724</p> <p>B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0</p> <p>C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0</p> <p>D. Subtract amount paid from other resources - \$ 0</p> <p>E. Adjusted debt. Subtract B, C and D from A. \$ 11,904,724</p>	\$ 11,904,724
43.	Certified prior year excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted current year debt. Subtract Line 43 from Line 42E.	\$ 11,904,724
45.	<p>Current year anticipated collection rate.</p> <p>A. Enter the current year anticipated collection rate certified by the collector.³⁰ 100.00 %</p> <p>B. Enter the prior year actual collection rate..... 100.00 %</p> <p>C. Enter the 2022 actual collection rate. 101.00 %</p> <p>D. Enter the 2021 actual collection rate. 101.00 %</p> <p>E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.³¹</p>	100.00 %
46.	Current year debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 11,904,724
47.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 10,886,435,385
48.	Current year debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.109353 /\$100
49.	Current year voter-approval tax rate. Add Lines 41 and 48.	\$ 0.260050 /\$100
D49.	<p>Disaster Line 49 (D49): Current year voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.</p>	\$ 0.000000 /\$100

²⁷ Tex. Tax Code §26.042(a)
²⁸ Tex. Tax Code §26.012(7)
²⁹ Tex. Tax Code §26.012(10) and 26.04(b)
³⁰ Tex. Tax Code §26.04(b)
³¹ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ 0.000000 /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue. This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0
53.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 10,886,435,385
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ 0.000000 /\$100
55.	Current year NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.241165 /\$100
56.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.241165 /\$100
57.	Current year voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.260050 /\$100
58.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ 0.260050 /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ 0
60.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 10,886,435,385
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ 0.000000 /\$100

³² Tex. Tax Code §26.041(d)
³³ Tex. Tax Code §26.041(i)
³⁴ Tex. Tax Code §26.041(d)
³⁵ Tex. Tax Code §26.04(c)
³⁶ Tex. Tax Code §26.04(c)
³⁷ Tex. Tax Code §26.045(d)
³⁸ Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.260050 /\$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.³⁹ The Foregone Revenue Amount for each year is equal to that year’s adopted tax rate subtracted from that year’s voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year’s current total value.⁴⁰ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate that was used must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;⁴¹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴² or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴³

Individual components can be negative, but the overall rate will be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴⁴

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2023 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100	\$ 0.265435 /\$100 \$ 0.000000 /\$100 \$ 0.265435 /\$100 \$ 0.250560 /\$100 \$ 0.014875 /\$100 \$ 10,399,712.690 \$ 1,546.957
64.	Year 2 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2022 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100	\$ 0.286439 /\$100 \$ 0.000000 /\$100 \$ 0.286439 /\$100 \$ 0.271775 /\$100 \$ 0.014664 /\$100 \$ 10,083,452.982 \$ 1,478.637
65.	Year 1 Foregone Revenue Amount. Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2021 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100	\$ 0.284638 /\$100 \$ 0.000000 /\$100 \$ 0.284638 /\$100 \$ 0.271811 /\$100 \$ 0.012827 /\$100 \$ 9,964,167.306 \$ 1,278.103
66.	Total Foregone Revenue Amount. Add Lines 63G, 64G and 65G	\$ 4,303.697 /\$100
67.	2024 Unused Increment Rate. Divide Line 66 by Line 21 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ 0.039532 /\$100
68.	Total 2024 voter-approval tax rate, including the unused increment rate. Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	\$ 0.299582 /\$100

³⁹ Tex. Tax Code §26.013(b)
⁴⁰ Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
⁴¹ Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
⁴² Tex. Tax Code §26.0501(a) and (c)
⁴³ Tex. Local Gov’t Code §120.007(d)
⁴⁴ Tex. Local Gov’t Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
69.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	0.145601
70.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 10,886,435,385
71.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 70 and multiply by \$100.	\$ 0.004592 /\$100
72.	Current year debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.109353 /\$100
73.	De minimis rate. Add Lines 69, 71 and 72.	\$ 0.259546 /\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁹

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	2023 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.250560 /\$100
75.	Adjusted 2023 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2023 and the taxing unit calculated its 2023 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2023 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2023 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2023, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2023 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁰ Enter the final adjusted 2023 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2023 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.000000 /\$100
76.	Increase in 2023 tax rate due to disaster. Subtract Line 75 from Line 74.	\$ 0.000000 /\$100
77.	Adjusted 2023 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 10,281,296,336
78.	Emergency revenue. Multiply Line 76 by Line 77 and divide by \$100.	\$ 0
79.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 10,831,492,535
80.	Emergency revenue rate. Divide Line 78 by Line 79 and multiply by \$100. ⁵¹	\$ 0.000000 /\$100

⁴⁴ Tex. Tax Code §26.04(c)(2)(B)
⁴⁵ Tex. Tax Code §26.012(8-a)
⁴⁶ Tex. Tax Code §26.063(a)(1)
⁴⁷ Tex. Tax Code §26.042(b)
⁴⁸ Tex. Tax Code §26.042(f)
⁴⁹ Tex. Tax Code §26.42(c)
⁵⁰ Tex. Tax Code §26.42(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	\$ 0.299582 /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

- No-new-revenue tax rate.** \$ 0.241165 /\$100
 As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
 Indicate the line number used: 26

- Voter-approval tax rate.** \$ 0.299582 /\$100
 As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).
 Indicate the line number used: 68

- De minimis rate.** \$ 0.259546 /\$100
 If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵²

print here → Colette Ballinger
 Printed Name of Taxing Unit Representative

sign here → *Colette Ballinger*
 Taxing Unit Representative

August 5, 2021
 Date

⁵² Tex. Tax Code §§26.04(c-2) and (d-2)

RESOLUTION NO. 2024-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE PROPOSED TAX RATES FOR TAX YEAR 2024 ON PROPERTY WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, On August 6, 2024, the City Council approved the Certified Tax Rolls provided by the Tarrant, Dallas and Denton County Appraisal Districts; and

WHEREAS, The City's appointed Tax Assessor Collector is the Tax Assessor Collector of the Grapevine-Colleyville Independent School District; and

WHEREAS, The City's appointed Tax Assessor Collector has calculated the 2024 No New Revenue Tax Rate and 2024 Voter Approval Tax Rate in accordance with Senate Bill 2 provisions using certified values; and

WHEREAS, The City has calculated the 2024 Proposed Tax Rate using certified values required to obtain Fiscal Year 2025 budgeted revenues; and

WHEREAS, The City's 2024 Proposed Tax Rate of 0.241165 per \$100 is equal to the 2024 No New Revenue Rate of 0.241165 per \$100 and less than the 2024 Voter Approval Tax Rate of 0.260050 per \$100; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

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

Section 1. That all matters stated in the preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the 2024 Proposed Tax Rate of 0.241165 per \$100 is hereby approved for use in calculating budgeted revenue for Fiscal Year 2025.

Section 3. That this resolution shall take effect from and after the date of its passage.

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C. G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: APPROVAL FOR THE PURCHASE OF TWO 12' TRUMPETING ANGELS FOR DISPLAY DURING CHRISTMAS CAPITAL OF TEXAS

RECOMMENDATION: City Council to consider approval for two trumpeting angels for display on Main Street during Christmas Capital of Texas for the Grapevine Convention and Visitors Bureau.

FUNDING SOURCE: Upon approval, funds are available in the Convention and Visitor's Bureau Fund for a total amount not to exceed \$19,690 plus shipping.

BACKGROUND: This purchase is for two 12' trumpeting angels to enhance the guest experience on Main Street during Christmas Capital of Texas.

Only two suppliers were located and two quotes were received as follows:

Bronner's Commercial Display - \$9,845 each x two = \$19,690

The Decor Group - \$12,742 each x two = \$25,484

The trumpeting angels will replace similar angels we have used for more than ten years and have repaired numerous times. They are no longer able to be repaired.



12' TRUMPETING ANGEL
COM1727 \$9,845

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: APPROVAL FOR THE PURCHASE OF TWO CHRISTMAS CAPITAL OF TEXAS ENTRANCE TO GRAPEVINE SIGNS

RECOMMENDATION: City Council to consider approval for two entrance to the city signs from Worlds of Wow for the Grapevine Convention and Visitors Bureau.

FUNDING SOURCE: Upon approval, funds are available in the Convention and Visitors Bureau Fund for a total amount not to exceed \$36,000.

BACKGROUND: This purchase is for two 15'W x 10'H x 2'D entrance to the city of Grapevine signs to be placed on State Highway 26 and will welcome people to Historic Downtown Grapevine from the east and west.

Only one responsive supplier has been located to provide these type signs.

Worlds of Wow - \$18,000 each x two = \$36,000

These signs are replications of a sign that has greeted CCOT guests coming into the Historic District from the south for almost a decade.



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: REPLACEMENT OF NETWORK SWITCHES FOR MULTIPLE CITY BUILDINGS

RECOMMENDATION: City Council to consider approval for the purchase of replacement network switches from ePlus Technologies Inc. for multiple City buildings for the IT Department.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase Fund for an estimated amount of \$846,969.

BACKGROUND: This request is to replace aging end of life network switches for multiple City buildings including the Convention and Visitors Bureau, the Train Depot, Convention Center, Palace Theater, Dove and Pleasant Glade pools, water towers, Vineyards Campground, and fire stations.

This purchase will be made in accordance with Region VIII Education Service Center known as The Interlocal Purchasing System (TIPS) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to ePlus Technologies Inc. The IT Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

AP/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: REPLACEMENT OF FIBER MEDIA CONVERTERS FOR NETWORK SWITCHES

RECOMMENDATION: City Council to consider the approval for the purchase of replacement of fiber media converters in the data center from FluxLight Inc., for the IT Department.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase fund for an amount not to exceed \$19,862.

BACKGROUND: This purchase is for the new switch equipment for the City of Grapevine IT network. The fiber media converters will provide an upgrade of hardware speed from 10 or 40 Gigabit to 100 Gigabit per second from the data center.

This purchase will be made in accordance with an existing interlocal agreement with The Texas Department of Information Resources (DIR) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

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

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: PURCHASE SILVERFORT MULTI-FACTOR AUTHENTICATION (MFA) SYSTEM, MAINTENANCE, AND SOFTWARE SUPPORT

RECOMMENDATION: City Council to consider the approval for the purchase of a Multi-Factor Authentication system, Identity Access Management (IAM) system, software maintenance, and support for the Public Safety Building from ePlus, Inc.

FUNDING SOURCE: Funds are available in the General Fund (IT Department) and CCPD Fund for an estimated amount of \$57,477.

BACKGROUND: This purchase is for the acquisition and implementation of a Multi-Factor Authentication (MFA) system, Identity Access Management (IAM) system, software maintenance, and support. The total cost is \$57,477 and the system will be purchased from ePlus, Inc.

Due to the sensitive nature of the information handled by the Police Department, access to and management of the information is regulated by the Criminal Justice Information Service (CJIS), a division of the Federal Bureau of Investigation. CJIS ensures that agencies working with sensitive information comply with data security and encryption standards. This information includes background checks, fingerprints, DNA evidence, details about witnesses or suspects, interviews, etc.

Effective October 1, 2024, CJIS requires the implementation of a Multi-Factor Authentication system. MFA is a multi-step login process that requires users to provide additional information beyond just a password, such as a code, secret question, or fingerprint scan, etc. This second form of authentication ensures stronger security and helps prevent unauthorized access if a password is compromised.

This purchase aligns with the new CJIS requirements for identity verification of anyone accessing Criminal Justice Information (CJI) for creating, viewing, modifying, transmitting, disseminating, storing, or destroying such information.

The purchase will be made in accordance with an existing interlocal agreement with the Region VIII Education Service Center, known as The Interlocal Purchasing System (TIPS) in Texas, as permitted by Texas Local Government Code, Chapter 271, and Texas Government Code, Chapter 791.

Bids were solicited by the Cooperative, and a contract was awarded to ePlus, Inc. The IT Department and Purchasing staff reviewed the contract for compliance with departmental specifications and pricing, determining it offers the best product and value to meet the City's needs.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: RENEWAL OF KOHA ANNUAL SUPPORT AND HOSTING

RECOMMENDATION: Consider the renewal of the Koha, Integrated Library System (ILS) annual support and hosting for the library integrated operating system from Bywater Solutions for the Grapevine Library.

FUNDING SOURCE: Funds are available in the General Fund (Library) in an amount not to exceed \$18,860.

BACKGROUND: This renewal purchase is for Koha support and hosting services for September 2024 through September 2025. The Koha integrated library operating system is the technological backbone of Grapevine Library, tracking acquisitions, catalog, circulation, payments, subscriptions, and online public access.

In addition, Koha is browser based and doesn't require special installations on staff machines, making it easier to access in emergencies and less labor intensive for our IT staff.

Library Director recommends approval.

CH/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: RENEWAL OF GROUNDS MANAGEMENT AND LANDSCAPING SERVICES

RECOMMENDATION: City Council to consider approval for the renewal of annual contracts for grounds management and landscaping services with Superscapes and Brightview as primary vendors and American Landscape Systems as secondary vendors for the Parks and Recreation Services Department.

FUNDING SOURCE: Funds are available in various accounts including the General Fund (Parks Department), Utility Enterprise Fund, Permanent Capital Maintenance Fund, CVB Fund and Storm Drainage Fund for an annual estimated amount of \$2,300,000.

BACKGROUND: The purpose of this bid is to establish fixed annual pricing for grounds maintenance services for mowing, bed maintenance, and weed abatement. The contract also includes fertilization, herbicides, pesticides, fungicide application, landscaping, and irrigation services to be performed at various parks, medians, rights-of-way, open spaces, facilities, and athletic complexes.

The City of Grapevine solicited "Best Value" bids in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The contract was for an initial two-year period, with four, two-year renewal options. If approved, this will be the first renewal.

The Parks and Recreation Department and Purchasing determined primary contracts be awarded to Superscapes and Brightview.

Staff recommends approval.

CS/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: RENEWAL OF ANNUAL CONTRACT FOR ENGINEERED WOOD FIBER PLAYGROUND SURFACING

RECOMMENDATION: City Council to consider approval for the renewal of an annual contract for wood fiber playground surfacing from GWG Wood Group for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Parks) and the Lake Parks Fund for an estimated amount of \$30,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing per load of playground safety surfacing – engineered wood fiber.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (Buy Board) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. The contract was for an initial one-year period with two optional, one-year renewals available. If approved, this will be the final renewal available.

Bids were taken by the Cooperative and a contract was awarded to GWG Wood Group. The Parks and Recreation and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

BG/TM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: PURCHASE OF 2024 POLICE CHEVROLET TAHOE

RECOMMENDATION: City Council to consider approval for the purchase of a 2024 Police Chevrolet Tahoe from Silsbee Ford Inc. for the Police Department.

FUNDING SOURCE: Funds are available in the Capital Equipment Purchase Fund for a total amount not to exceed \$58,928.

BACKGROUND: This purchase is for a 2024 Police Tahoe for the Police Department to replace a damaged unit. This police unit was struck at the intersection of Silvercrest and Dove Road. The unit was totaled and the other driver's insurance paid the claim. The officer sustained minimal injuries and is doing well. This purchase includes upfit and transfer of Police communication equipment, emergency lighting, mobile camera system, ballistic protection devices, and additional duty specific equipment installed by Dana Safety Supply. This vehicle meets or exceeds Police and Fleet specifications and requirements.

This purchase will be made in accordance with an existing interlocal agreement with the Region VIII Education Service Center known as The Interlocal Purchasing System (TIPS) in Texas as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to Silsbee Ford Inc. The Police, Public Works Fleet, and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

RB/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: AMENDMENT NO. 1 FOR THE PURCHASE OF MATERIALS FOR THE HILTON LIFT STATION

RECOMMENDATION: City Council to consider the approval of Amendment No. 1 for the purchase of materials for the electrical control cabinets and SCADA panel at the Hilton Lift Station from Graybar for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for an estimated amount of \$28,300.

BACKGROUND: On June 18, 2024 Council approved the purchase of equipment and services from Humphrey & Associates to demolish the existing control cabinet and install two 160Hp variable frequency drive (VFD) control cabinets, two 250Hp VFD control cabinets (purchased from Graybar), and wire the cabinets to the existing pumps at the Hilton Lift Station. These improvements are being made in advance of the proposed replacement of the pumps at Hilton Lift Station. Since that approval, it has been determined that it would be more operationally advantageous to have the ability to install four 250Hp VFD control cabinets. Graybar has revised their quote with a \$23,000 increase for this change. In addition, we can purchase a SCADA (Supervisory Control and Data Acquisition) panel in the amount of \$5,300 to have in place prior to the pump replacement. Humphrey and Associates will install these panels without increasing their cost.

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

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

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: APPROVAL FOR THE PURCHASE OF BACKLIT STREET NAME SIGNS

RECOMMENDATION: City Council to consider approval for the purchase of backlit street name signs from Consolidated Traffic Controls, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Quality of Life Fund for backlit street signs for an estimated amount of \$70,000.

BACKGROUND: This purchase is for replacement of Lexan blank sign faces to replace existing backlit street signs that have faded and cracked. Staff intends to replace all the backlit street signs over the next year.

This purchase will be made in accordance with an existing interlocal agreement with Houston-Galveston Area Council (HGAC) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

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

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: APPROVAL OF RENEWAL OF AN ANNUAL CONTRACT FOR WATER AND WASTEWATER ANALYSIS SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Fund for an amount not to exceed \$25,000.

BACKGROUND: The Trinity River Authority (TRA) provides a variety of lab testing services for the City. The City sends samples to TRA from the water and wastewater plants for testing to meet EPA and TCEQ requirements. While the City is able to meet its daily testing obligations internally, monthly EPA and TCEQ testing must be conducted by a certified laboratory. The period covered by the contract is December 1, 2024 to November 30, 2025.

This purchase will be made as a sole source from Trinity River Authority of Texas in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a) (2). This contract can be renewed annually at the City's discretion.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER

BK

MEETING DATE: AUGUST 20, 2024

SUBJECT: PURCHASE OF TWO TRAFFIC CONTROL CABINETS

RECOMMENDATION: City Council to consider approval for the purchase of two traffic control cabinets from Mobotrex for the Public Works Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund for a total amount not to exceed \$25,180.

BACKGROUND: This purchase is for two traffic signal control cabinets to be held as spares in the event of damage in the field. We have 70 intersections operating with this particular control cabinet.

These purchases will be made in accordance with existing interlocal agreements with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and contracts were awarded to Mobotrex. The Public Works Department and Purchasing staff reviewed the contracts for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

LJ/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: PURCHASE FOR GUARDRAIL AND INSTALLATION FOR WEST KIMBALL & LAKERIDGE DRIVE

RECOMMENDATION: City Council to consider the approval for the purchase for guardrail and installation for West Kimball & Lakeridge Drive from Texas Traffic and Barricade, LLC for the Public Works Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund for an amount not to exceed \$52,080.

BACKGROUND: This is for the purchase and installation of guardrail along the curve of West Kimball at the new elevated road between Snakey Lane and Lakeridge Drive.

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). Texas Traffic and Barricade, LLC. is the authorized source for the Dallas Fort Worth area.

Staff recommends approval.

LJ/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: PURCHASE OF TWO VERTICAL INVENTORY SYSTEMS FOR THE FLEET AND GENERAL WAREHOUSE

RECOMMENDATION: City Council to consider approval for the purchase of two vertical inventory systems for the Fleet and General Warehouse from Kardex Remstar, LLC for the Public Works Department.

FUNDING SOURCE: Funds are available in the Capital Projects Facilities Fund for an amount not to exceed \$409,406.

BACKGROUND: This purchase is for two vertical inventory systems for the Fleet and General Warehouse to integrate with the new floor plan and building layout improvements at the Municipal Service Center. This shelving system is a vertical rotating carousel that optimizes space for high density storage. This purchase is included in the budget for the service center renovations.

This purchase will be made in accordance with existing and interlocal agreements with Sourcewell as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Section 791.

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

Staff recommends approval.

RB/LW



Customer Name: CITY OF GRAPEVINE
Quote No: 23137904
Quote Name: UNI 750 - 1 Year
Quotation Date: 04/12/2024

Sales Support Contact: JACK SAVIGNAC
Sales Support Phone: 7047371033
Sales Support Email: JACK.SAVIGNAC@EPLUS.COM
Account Executive: April Roth
Account Executive Phone:
Account Executive Email: April.Roth@eplus.com

Customer PO No:
Order No:
Expiration Date: 08/30/2024

ePlus Technology inc, 13595 Dulles Technology Drive, Herndon, VA, 20171

External Notes:US-TIPS230105

Line No.	Part Number	MFG	Description/Line Notes	Duration	QTY	Unit Price	Ext Price
001	CS-PREMIUM	SILVERFORT	<p>PREMIUM SERVICE INCLUDESTHE FOLLOWING:</p> <p>Line Note:</p> <ul style="list-style-type: none"> • Named Customer Solution Specialist to oversee implementation and ongoing support. • Implementation services (performed remotely. If onsite services are needed, travel expenses are not included). • Training services up to once a quarter. • Designated Customer Success Manager to ensure adoption and business value. • Premium level technical support –24/7 support for P1 support cases (provided via email, online portal, or phone). • Semi-annual Business Review. 	P 1Y	1	4,257.55	4,257.55
002	SF-UNI-750	SILVERFORT	<p>UNIFIED PLATFORMFOR A COMPANY WITH 501 -750 EMPLOY EES.</p> <p>Line Note:</p> <p>Includes a license to Silverfort's base platform, which enables discovery, monitoring and analysis of the identity infrastructure and user access activity, including Identity Security Posture Management (ISPM), Identity Threat Detection and Response (ITDR), audit logs, risk reports and SIEM integration. Also includes a full license to Silverfort's 3 enforcement modules: MFA (covering unlimited corporate resources, and including Silverfort's MFA apps and third-party MFA integrations), Authentication Firewall (including prevention of unauthorized access with Zero Trust policies), and Service Accounts Protection (including discovery, analysis and active protection of non-human identities). Standard customer success and support services are included in the license. (Premium or Diamond services can be purchased separately).</p>	P 1Y	1	53,219.43	53,219.43

Sub-Total (USD) 57,476.98

Totals

57,476.98

Shipping: Packing:	Sub Total (USD):	57,476.98
	Est. Tax (USD):	TBD if Applicable
	Shp&Hnd (USD):	TBD
Total (USD):		57,476.98

All orders are governed by your organization's signed agreement with ePlus or applicable public sector contract; if there is no such agreement the Customer Terms and Conditions for Products and/or Services located at www.ePlus.com govern. No additional or contrary terms in a purchase order shall apply, and ePlus' performance shall not be deemed acceptance of any preprinted PO terms. Use of software, subscription services or other products resold by ePlus is subject to manufacturer/publisher end user agreements or subscription terms. Any periodic payment obligations for specific offerings, along with customer-incurred overages, consumption fees, add-ons, quantity adjustments and automatic renewals are non-cancelable for any reason except by public sector customers required by law to terminate due to non-appropriation of funds.

PLEASE NOTE: Recent supply chain disruption and tariffs on certain imports are causing price increases for many IT products, with little or no notice, and beyond ePlus' control. As a result, this quote is subject to change without notice, even before the expiration date reflected above. Related manufacturer policy changes may result in orders being non-cancelable and products non-returnable except in accordance with the manufacturer warranty. Please confirm pricing and other restrictions prior to order placement. Unless freight amount is indicated, or is zero, freight will be added to the invoice. Unless Bill-To company is exempt from Sales Tax, it will be added to the invoice. Recognizing that the global pandemic has disrupted operations for many organizations, ePlus will ship products for delivery in accordance with customer's written ship-to instructions and products will be deemed delivered notwithstanding any failure of customer personnel to sign for receipt due to facility closing or otherwise.

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Customer Acceptance	Bill To	Ship To
Signature: _____	CITY OF GRAPEVINE	CITY OF GRAPEVINE
Name: _____	1007 IRA E WOODS AVENUE	1007 IRA E WOODS AVENUE
Title: _____	GRAPEVINE TX 76051	GRAPEVINE TX 76051-4018
Date: _____	UNITED STATES	UNITED STATES
Customer PO #: _____	ACCOUNTS PAYABLE	Rebecca Graves

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: APPROVAL OF THE FIRST AMENDMENT TO THE WATER TREATMENT AND WASTEWATER TREATMENT ADMINISTRATION FACILITIES IMPROVEMENTS PROJECT ENGINEERING SERVICES CONTRACT AND APPROPRIATION ORDINANCE

RECOMMENDATION: City Council to consider the first amendment to the Water Treatment and Wastewater Treatment Administration Facilities engineering services contract with Freese and Nichols, Inc. and approval of an ordinance appropriating the funds.

FUNDING SOURCE: Upon approval of the attached appropriation ordinance, funds will be available in the Utility Enterprise Fund in an amount not to exceed \$120,000.

BACKGROUND: On November 7, 2023 City Council approved a contract with Freese and Nichols, Inc. to provide engineering, architecture, landscape architect, and planning services for the Water Treatment and Wastewater Treatment Facilities Improvements.

As the project progressed with our architect and contractor at the Wastewater Plant, we evaluated two utility conflicts in the original layout. Considering cost and possible construction delays due to the relocations, staff is proposing to split the facility into an upper administration building and a lower garage and workshop. Our team has estimated the savings from this change to be over \$600,000. This proposal will require a scope change with Freese and Nichols of \$68,627.

In addition to the original contract, City Staff would like to add a generator to the new administration building for emergency power outages and a secondary plant gate with remote entry to the Wastewater Treatment Plant (WWTP) to improve chemical deliveries and spoil haul-offs. The professional services for these two items total \$39,821.

The total cost for all proposed changes is \$108,448. Total funding with a 10% contingency is \$119,292 (rounded to \$120,000).

We expect to bring a Gross Maximum Price (GMP) contract to the City Council for consideration in Spring of 2025.

Staff recommends approval.

AMENDMENT No.1

WHEREAS, the City of Grapevine (CITY) and Freese and Nichols, Inc, (ENGINEER) made and entered into an engineering services contract, (the CONTRACT) which was authorized by City Council on the 7th day of November, 2023 in the amount of \$2,130,000 (1,933,081 with 10% contingency); and

WHEREAS, the CONTRACT involves engineering services for the Water Treatment and Wastewater Treatment Administration Facilities Improvements within the city limits: and

WHEREAS, it has become necessary to execute Amendment No. 1 to the CONTRACT to include an increased scope of work and revised fee.

NOW THEREFORE, CITY and ENGINEER, acting herein by and through their duly authorized representatives, enter into the following agreement, which amends the CONTRACT:

1.

Article I of the CONTRACT is amended to include the additional engineering services specified in a proposal dated June 27, 2024 and August 2, 2024 a copy of which is attached hereto and incorporated herein. The cost to City for the additional design services to be performed by Engineer totals \$120,000 (108,448 with 10% contingency). (See Attached Funding Breakdown Sheet, Page -3-)

2.

Article II of the CONTRACT is amended to provide for an increase in the fee to be paid to Engineer for all work and services performed under the Contract, as amended, so that the total fee paid by the City for all work and services shall be an amount of \$2,250,000. In savings of estimated cost of opinion from the CMAR for the two-building scheme at the Wastewater Treatment Plant Administration Facility is \$664,941 from the \$18,000,000 Opinion of Probable Cost of the Water Treatment and Wastewater Treatment Plant Facilities Improvements Project.

3.

All other provisions of the Contract, which are not expressly amended herein, shall remain in full force and effect.

EXECUTED and EFFECTIVE as of the date last written by a signatory, below.

APPROVED:
City of Grapevine

ENGINEER
Freese and Nichols, Inc.

Bruno Rumbelow
City Manager



Vimal Nair, P.E.
Principal

DATE: _____

DATE: 8/6/2024

APPROVAL RECOMMENDED:

Bryan Beck, P.E.
Director, *Public Works* Department

ATTEST:

City Council Date: _____

Tara Brooks
City Secretary

FUNDING BREAKDOWN SHEET

Purchase Order No.

Amendment No. 1

Department	Fund-Account-Center	Amount
201-48830-534-000-240004	WWTP Admin Building Emergency Generator	\$17,835
201-48830-534-000-240004	WWTP Secondary Gate Entrance	\$21,986
201-48830-534-000-240004	WWTP Conceptual Design of two-building scheme	\$68,627
	Total:	\$108,448



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June 27, 2024

Cristin Turner
The City of Grapevine, Texas
200 S. Main Street
Grapevine, TX 76051

Re: Grapevine WTP & WWTP Administration Facilities Improvements, Additional Services Proposal

Dear Mrs. Turner,

Pursuant to your email request on June 19, 2024, Freese and Nichols, Inc. (FNI) is pleased to provide the City of Grapevine (Client) with this proposal for additional services related to design efforts for items that have been requested in the design phase. These items are described in the below Scope of Services.

SCOPE OF SERVICES

FNI will render architectural and engineering services to accomplish the additional scope as described below:

1. **ITEM 1: WWTP Admin Building Emergency Generator**

Client has requested the addition of a full building generator for the WWTP Administration Building with an automatic transfer switch.

Scope includes:

- a) Evaluation of fuel source for generator and piping to the generator if fuel source is natural gas
- b) Design of full building generator with automatic transfer switch
- c) Design of equipment pad for generator
- d) Coordination on location of generator on site

Exclusions/Assumptions:

The following tasks are excluded from the scope of work and can be provided as additional services at the request of the client.

- a) The design of a generator enclosure is not included in this proposal.
- b) The design of a full plant generator is not included in this proposal.

2. **ITEM 2: WWTP Secondary Gate Entrance**

Client has requested the addition of the design of a secondary automatic gate entrance at the north side of the WWTP. This entrance would have the same access control similar to the main gate at the south side of the plant, including camera, intercom and badge access.

Scope includes:



Grapevine WTP & WWTP Administration Facilities Improvements, Additional Services
Proposal
6/27/2024
Page 2 of 2

- a) Topographic survey at north entrance
- b) Design of automatic vehicular gate at north entrance
- c) Design of access control at north entrance
 - (a) Card reader and operating system with intercom
- d) Providing power and lighting to north entrance

Exclusions/Assumptions:

The following tasks are excluded from the scope of work and can be provided as additional services at the request of the client.

- a) The existing drive will not be widened and a mow strip will not be provided.

DELIVERABLES

Deliverables for these additional scope items will follow the Attachment A, Scope of Services document under our current contract, Water Treatment and Wastewater Treatment Administration Facilities Improvements.

COMPENSATION

FNI proposes to furnish the additional professional services as described herein for a lump sum total of Thirty-Nine Thousand Eight Hundred Twenty-One Dollars (\$39,821). The breakdown of the fee is shown below:

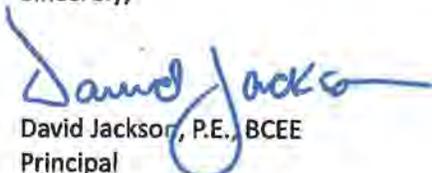
- 1. ITEM 1: WWTP Admin Building Emergency Generator \$17,835
- 2. ITEM 2: WWTP Secondary Gate Entrance \$21,986

If FNI sees the Scope of Services changing so that additional services are needed, FNI will notify the Client for the Client's approval before proceeding. Payment of the services shall be due and payable upon submission of a statement for services. Statements for services shall not be submitted more frequently than monthly.

TERMS AND CONDITIONS OF AGREEMENT

We appreciate the opportunity to submit this proposal. If additional information or clarification is desired, please do not hesitate to contact us. If you are in agreement with the services described above and wish for us to proceed with this assignment, please initiate contract proceedings as an amendment under our current contract, Water Treatment and Wastewater Treatment Administration Facilities Improvements; please refer to this letter, with attachments, on the face of the Task Order.

Sincerely,


David Jackson, P.E., BCEE
Principal
Freese and Nichols, Inc.



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www.freese.com

August 2, 2024

Cristin Turner, P.E.
Senior Civil Engineer
City of Grapevine Public Works
200 S. Main Street
Grapevine, TX 76051

Re: Grapevine WTP & WWTP Administration Facilities Improvements, Additional Scope Proposal

Dear Mrs. Turner,

Pursuant to your request on July 22, 2024, Freese and Nichols, Inc. (FNI) is pleased to provide the City of Grapevine (Client) with this proposal for additional services related to design efforts for items that have been requested in the design phase. These items are described in the below Scope of Services.

During value engineering discussions with the CMAR (Construction Manager at Risk), cost savings were identified by not building in the utility corridor and into the hill on the WWTP site. Client directed FNI to provide two options: a two-story single building scheme at plant level, and a two-building scheme with the single story maintenance building at plant level, and the single story administration building on the hill. Client has requested that FNI proceed with the conceptual design of the two-building scheme.

SCOPE OF SERVICES

FNI will render architectural and engineering services to accomplish the additional scope as described below:

1. Conceptual Design Phase of Grapevine WWTP Administration Facility Improvements.
 - a) Development of the two-building scheme with the single story maintenance building at plant level, and the single story administration building on the hill.
 - b) Three (Initial, Midpoint and Final) In person Conceptual Design Review Meetings with Client and the CMAR.
2. Separation of administration and maintenance facilities into two separate buildings. Both buildings will be provided in one set of construction documents.

EXCEPTIONS AND ASSUMPTIONS

1. Cost estimating will be performed by the CMAR.
2. It is assumed that both WWTP buildings will be constructed of similar materials.



Grapevine WTP & WWTP Administration Facilities Improvements, Additional Scope
Proposal
8/02/2024
Page 2 of 2

DELIVERABLES

Deliverables for the additional scope items will include the following:

1. Initial Concept Site and Floor Plans
2. Midpoint Concept Site and Floor Plans
3. Final Concept Site and Floor Plans

SCHEDULE

Adding the conceptual phase has extended the project schedule. Attached is the updated project schedule that includes the conceptual design phase.

COMPENSATION

FNI proposes to furnish the additional professional services as described herein for a lump sum total of Sixty-Eight Thousand Six Hundred Twenty-Seven Dollars (\$68,627).

If FNI sees the Scope of Services changing so that additional services are needed, FNI will notify the Client for the Client's approval before proceeding. Payment of the services shall be due and payable upon submission of a statement for services. Statements for services shall not be submitted more frequently than monthly.

TERMS AND CONDITIONS OF AGREEMENT

We appreciate the opportunity to submit this proposal. If additional information or clarification is desired, please do not hesitate to contact us. If you are in agreement with the services described above and wish for us to proceed with this assignment, please initiate contract proceedings as an amendment under our current contract, Water Treatment and Wastewater Treatment Administration Facilities Improvements; please refer to this letter, with attachments, on the face of the Task Order.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vimal Nair', with a stylized flourish at the end.

Vimal Nair, P.E.
Principal
Freese and Nichols, Inc.

ORDINANCE NO. 2024-068

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$120,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to complete improvements to Grapevine Water Treatment Plant and Wastewater Treatment Plant Administration Facilities; and

WHEREAS, funding is available in the Utility Enterprise Fund; and

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

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

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

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

Section 2. That the City Council hereby authorizes an estimated amount of \$120,000 be appropriated from the Utility Enterprise Fund for the Grapevine Water Treatment Plant and Wastewater Treatment Plant Administration Facilities.

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

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

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

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

Matthew C.G. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: PURCHASE FOR RESURFACING OF FLOORING FOR THE REC OF GRAPEVINE

RECOMMENDATION: City Council to consider approval for the purchase for resurfacing of flooring for The REC from Ponder Company, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund for a total amount not to exceed \$19,085.

BACKGROUND: This purchase is for resurface of the gym, racquetball courts and the dance rooms. Additional work will include sanding down one racquetball court, repainting the gym free throw keys and adding pickleball lines to the north gym. The resurface work of the gym and racquetball courts is annual maintenance to keep the floors in good condition.

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

Bids were taken by the Cooperative and a contract was awarded to Ponder Company, Inc. The Public Works and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

CH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: PURCHASE AND INSTALLATION OF ROAD SURFACE TREATMENT FOR PARK BOULEVARD FOR THE PUBLIC WORKS DEPARTMENT

RECOMMENDATION: City Council to consider approval for the purchase and installation of road surface treatment for Park Boulevard from Andale Construction for the Public Works Department.

FUNDING SOURCE: Funds are available in the Permanent Capital Maintenance Fund (Streets) for a total amount not to exceed \$19,125.

BACKGROUND: This purchase is for the installation of high-density bonding advanced-performance preservation material for the intersection of Park Boulevard at Northwest Highway. This work repairs spalled concrete which is cracked or chipping away but is still structurally stable. This material will be laid/poured over the street's surface which will prevent further structural decay of the roadway.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A). Andale Construction is the documented sole source for this region.

Staff recommends approval.

KH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 20, 2024

SUBJECT: RENEWAL OF MULTIMEDIA SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual sole source contract for multimedia services for live streaming, archiving, and live closed-captioning of public meetings from Granicus for the City Secretary's Office.

FUNDING SOURCE: Funds are available in the General Fund (City Secretary) for an amount not to exceed \$33,288.

BACKGROUND: Granicus (formerly Swagit Productions, LLC) manages the cameras and live streaming of the meetings of the City Council, Planning and Zoning Commission, and Historic Preservation Commission. These meeting videos are archived and available on the City's website. Granicus also records the audio of the Board of Zoning Adjustment and Building Board of Appeals meetings.

Granicus also adds live closed-captioning to the Council meetings. The closed- captioning is viewable in the Council Chambers and during the live steam.

This procurement of streaming and archive services was made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A). The contract was for an initial three-year period with two additional, one-year renewals. This is the first renewal option available.

Staff recommends approval.

TB/TM

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 6th day of August, 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, with Mayor Pro Tem Darlene Freed being absent, and with the following members of the City Staff:

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

Call to Order

Mayor William D. Tate called the meeting to order at 7:00 p.m. in the City Council Chambers.

Item 1. Executive Session

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

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

The City Council recessed to the City Council Conference Room and began the closed session at 7:03 p.m. The closed session ended at 7:35 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072 or 551.087.

City Manager Bruno Rumbelow stated there was no action necessary.

Item 2. Invocation

Barry Ford, Executive Pastor at Grapevine First Baptist Church gave the invocation.

Item 3. Posting of the Colors and Pledges of Allegiance

Troop 168 posted the Colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

Thomas Good, 3413 Wintergreen Terrace, Grapevine, spoke in opposition to the Automated Side Load trash cart collection program.

PRESENTATIONS

Item 5. Republic Services to present survey results for Automated Side Load trash cart collection.

Public Works Director Bryan Beck introduced Jeri Harwell with Republic Waste who outlined the changes to how Republic Waste will pick up trash beginning October 1 and described the results of the pilot program.

Ms. Harwell answered questions from Council.

City Manager Rumbelow and Environmental Services Manager Dewey Stoffels answered questions from Council.

Council discussed this item and agreed that education of the citizens is going to be vital to making this transition.

Council did not take any action on this item.

OLD BUSINESS

Item 6. Consider beginning Phase 2 of the performance and utilization analysis for The REC with Barker Rinker Seacat Architecture, and take any necessary action. This item was tabled from the July 16, 2024, meeting.

Assistant Parks and Recreation Director Trent Kelley presented this item, which include details on the updated timeline for Phase 2 based on the feedback from the July 16 meeting. The final study will be due in February 2025.

Assistant Director Kelley answered questions from Council.

Motion was made to approve Phase 2 of the performance and utilization analysis for the REC for an amount not to exceed \$50,000.

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

NEW BUSINESS

Item 7. Consider **Resolution No. 2024-012** accepting the Certified Estimated Tax Rolls having a total appraised value of \$19,276,319,944 less exemptions of \$6,973,107,833 for a net taxable value of \$12,303,212,111, and take any necessary action.

Chief Financial Officer Jeff Strawn presented this item and reported the Certified Estimated tax Rolls indicate the 2025 net taxable value is \$12,303,212,111.

Motion was made to approve Resolution No. 2024-012 accepting the Certified Estimated Tax Rolls having a total appraised value of \$19,276,319,944 less exemptions of \$6,973,107,833 for a net taxable value of \$12,303,212,111.

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

RESOLUTION NO. 2024-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE TAX ROLLS FOR TAX YEAR 2024 ON PROPERTY WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE

Item 8. Consider the award of Request for Proposal 17-24 for a pre-engineered building with HBA Design Build, LLC, and take any necessary action.

Parks and Recreation Director Chris Smith presented this request for the purchase of a pre-engineered building to be constructed in Meadowmere Park for an estimated amount \$675,275. This building will be used for Day Camp programming, special events, and rentals.

The proposal had been presented to both the Parks and Recreation Board and the Facilities Committee.

Director Smith answered questions from Council.

Motion was made to approve the award of Request for Proposal 17-24 for a pre-engineered building to be located in Meadowmere Park.

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

Item 9. Consider the ratification of engineering contract amendment No. 1 for Big Bear Creek Erosion Assessment with Halff Associates, Inc., contract of slope stabilization repair with Keller North American, Inc., **Ordinance No. 2024-63** appropriating the funds, and take any necessary action.

Public Works Director Beck presented this item and explained that Halff Associates is currently identifying and evaluating erosion issues along Big Bear Creek. However, a portion of the channel bank along Big Bear Creek has collapsed and needs repairs before the study is completed. The contract amendment and repairs of this specific area are estimated at \$1,500,000.

Motion was made to approve the ratification of engineering contract amendment No. 1 for Big Bear Creek Erosion Assessment with Halff Associates, Inc., contract of slope stabilization repair with Keller North American, Inc., and **Ordinance No. 2024-63** appropriating the funds.

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

ORDINANCE NO. 2024-063

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$1,500,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 10. Consider the School Security Interlocal Agreement between the City of Grapevine and the Grapevine-Colleyville Independent School District, and take any necessary action.

Police Chief Mike Hamlin presented the agreement to staff a School Resource Officer in each school and the one GCISD school located in the City of Euless. The estimated annual cost of \$1,784,755 for the program will be reimbursed by the school district.

Chief Hamlin and City Manager Rumbelow answered questions from Council.

Motion was made to approve the School Security Interlocal Agreement between the City of Grapevine and the Grapevine-Colleyville Independent School District.

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

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. There were no requests to remove an item 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 the purchase of replacement batteries from Lofton Innovations LLC.

Chief Information Officer Tessa Allberg recommended approval of the purchase of UPS batteries for the Data Center in an estimated amount of \$31,264.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the purchase of Meraki Advanced wireless network security licenses and maintenance support from ePlus Inc.

Chief Information Officer Allberg recommended approval of the purchase of Meraki Advanced wireless network security licenses and maintenance support for an amount not to exceed \$37,928.75.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider an annual contract for the purchase of Fire Department uniforms from Gall's.

Fire Chief Darrell Brown recommended approval of the annual contract for the purchase of duty uniforms, dress uniforms, equipment and winter weather apparel on an as-needed basis for an annual estimated amount of \$25,000.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the approval and ratification of an emergency purchase of a 2024 Turfco tow behind top dresser from United AG & Turf.

Golf Director Robert Singletary recommended approval and ratification of an emergency purchase of a Turfco tow behind top dresser for an amount not to exceed \$21,812.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the renewal of annual contracts for tree maintenance services for City facilities with Smith Lawn and Tree as the primary vendor and Arbor Masters Tree Service as the secondary vendor.

Parks and Recreation Director Smith recommended approval of the renewal of the annual contracts for tree maintenance services in an estimated annual amount of \$500,000.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the purchase of a Kawasaki Mule ATV from Metro Golf Carts.

Police Chief Hamlin recommended approval of a Kawasaki Mule all-terrain vehicle for an amount not to exceed \$21,242.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the purchase of a tethered drone and related accessories from G7 AIR.

Police Chief Hamlin recommended approval of the purchase of a tethered drone and related accessories which include search lights, speaker systems and tether kits for an amount not to exceed \$30,687.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the purchase of spare Wavetronix traffic vehicle detection sensors from Twincrest Inc.

Public Works Director Bryan Beck recommended approval of the purchase of vehicle detection system sensors for an amount not to exceed \$400,430.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider the purchase of two Iteris traffic vehicle detection systems from Iteris Inc.

Public Works Director Beck recommended approval of the purchase of two traffic vehicle detection systems for a total amount not to exceed \$38,846.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider the purchase of mobile vehicle barriers from Meridian Rapid Defense Group LLC.

Public Works Director Beck, Fire Chief Brown and Police Chief Hamlin recommended approval of the purchase of 35 mobile vehicle barriers and one rapid gate for an approximate amount of \$255,000.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider a contract for the repairs of high service pumps 1-3 at the Water Treatment Plant with Graybar Electric and Ordinance No. 2024-064 appropriating the funds.

Public Works Director Beck recommended approval of the repairs for the high service pumps at the Water Treatment Plant for an amount estimated to be \$300,000.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2024-064

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$300,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 22. Consider the second amendment to the on-call SCADA consulting services contract with Team One Integration, LLC, and Ordinance No. 2024-065 appropriating the funds.

Public Works Director Beck recommended approval of the second amendment to the on-call Supervisory Control and Data Acquisition system (SCADA) consulting services contract for an estimated amount of \$75,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Coy

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

ORDINANCE NO. 2024-065

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$75,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 23. Consider the first amendment to the on-call surveying services contract with Spooner and Associates, Inc., and **Ordinance No. 2024-066** appropriating the funds.

Public Works Director Beck recommended approval of the first amendment to the on-call surveying services contract in an estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2024-066

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$100,000 IN THE CAPITAL PROJECT STREET FUND, UTILITY ENTERPRISE CAPITAL FUND AND THE STORM DRAINAGE UTILITY FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 24. Consider an Interlocal Agreement for a rehabilitation and resurfacing project on Snakey Lane with Tarrant County, and **Ordinance No. 2024-067** appropriating the funds.

Public Works Director Beck recommended approval of the Interlocal Agreement for the rehabilitation and resurfacing of Snakey Lane for an estimated amount of \$360,000. Tarrant County will provide labor and equipment. The City will pay for materials, one-half fuel costs, traffic control and other miscellaneous items.

Motion was made to approve the consent agenda as presented.

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

Nays: None
Approved: 6-0

ORDINANCE NO. 2024-067

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$360,000 IN THE UTILITY ENTERPRISE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 25. Consider the purchase of wireless access points and network switches for the Service Center from ePlus Technology.

Public Works Director Beck and Chief Information Officer Allberg recommended approval of the purchase of components needed for the new IT server room in the renovated Municipal Service Center. This purchase shall not exceed \$51,052.

Motion was made to approve the consent agenda as presented.

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

Item 26. Consider the minutes of the July 15, 2024, Special City Council meeting and July 16, 2024, Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as provided

Motion was made to approve the consent agenda as presented.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:56 p.m.

Motion: Coy
Second: Slechta
Ayes: Tate, Coy, Rogers, 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 20th day of August, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Special Session on this the 13th day of August, 2024 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

constituting a quorum, and with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Jeff Strawn	Chief Financial Officer
Tara Brooks	City Secretary

CALL TO ORDER

Mayor William D. Tate called the meeting to order at 5:39 p.m. in the Council Chambers.

Item 1. Citizen Comments

No one wished to speak during citizen comments.

Item 2. City Council to conduct a workshop relative to the Fiscal Year 2024-2025 budget.

City Manager Bruno Rumbelow introduced the Fiscal Year 2024-2025 budget which will be entirely cash funded. No debt funding is proposed. The budget contains a property tax rate decrease, keeping compensation in the 50th percentile, and changing six positions in the Animal Shelter from contracted labor to regular City employees.

Chief Financial Officer Jeff Strawn provided more details to those items highlighted by the City Manager, and presented the proposed budget detailing the expenses and revenues for each department and fund. The proposed ad valorem tax rate is 0.241165 per \$100.

Chief Financial Officer Strawn, City Manager Rumbelow, Fire Chief Darrell Brown, Parks and Recreation Director Chris Smith, Assistant Finance Director Matt Feryan, and Golf Director Robert Singletary answered questions from Council.

No action was taken.

The Budget Workshop scheduled for August 14, 2024 was canceled since no additional discussions are necessary at this time.

ADJOURNMENT

Motion was made to adjourn the meeting at 6:56 p.m.

Motion: Freed

Second: Rogers

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

Nays: None

Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 20th day of August, 2024.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE AUGUST 20, 2024

SUBJECT: FINAL PLAT APPLICATION
LOT 1, BLOCK 1, LOS AMIGOS ADDITION

PLAT APPLICATION FILING DATE..... August 13, 2024

APPLICANTArturo Gutierrez

REASON FOR APPLICATION.....Platting unplatted property into one (1) lot

PROPERTY LOCATION 202 E. Northwest Highway

ACREAGE..... 0.234

ZONING HC: Highway Commercial

NUMBER OF LOTS 1

PREVIOUS PLATTINGNo

CONCEPT PLANNo

SITE PLAN..... CU24-23

OPEN SPACE REQUIREMENTNo

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIREDNo

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1, BLOCK 1, LOS AMIGOS ADDITION**

I. GENERAL:

- The applicant, Arturo Gutierrez is final platting 0.234 acres into one (1) lot. The property is a Highway Commercial lot and located at 202 East Northwest Highway.

II. STREET SYSTEM:

- The development has access to Northwest Highway.
- Abutting roads: is on the City Thoroughfare Plan: Northwest Highway
 is 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 existing stormwater flows into the City's storm water system.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

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

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

VII. STATEMENT OF FINDINGS:

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

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

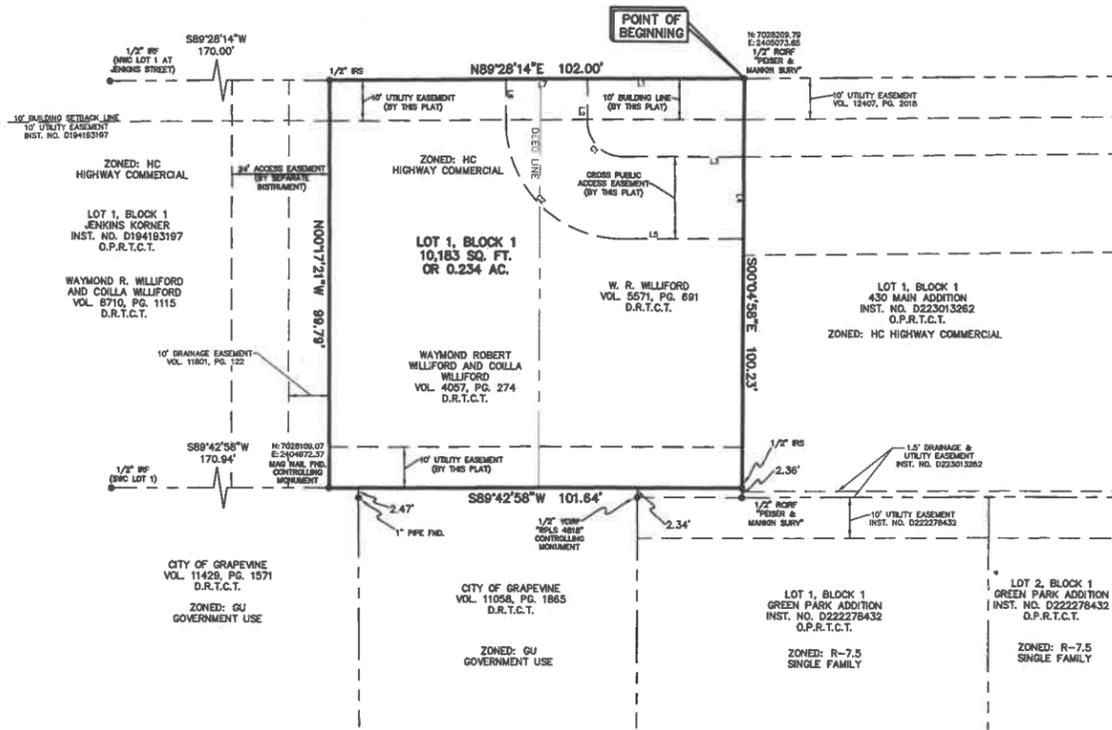
B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
- The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
- All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lot 1, Block 1, Los Amigos Addition"

E. NORTHWEST HIGHWAY
(A 100' RIGHT-OF-WAY)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°28'14" W	58.58'
L2	N 00°31'46" W	10.64'
L3	S 89°28'14" W	29.93'
L4	S 00°04'58" E	20.00'
L5	S 89°28'14" W	29.77'
L6	N 00°31'46" W	10.64'
L7	N 89°28'14" E	20.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	8.50'	13.35'	12.02'	S 45°31'46" E	90°00'00"
C2	28.50'	44.77'	40.31'	S 45°31'46" E	90°00'00"

LINE TYPE TABLE

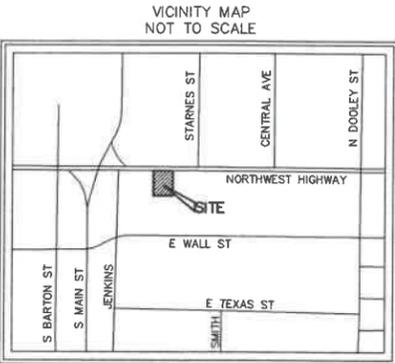
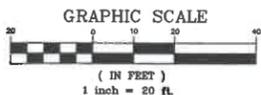
———	BOUNDARY LINE
- - - - -	ADJOINER LINE
- · - · -	EASEMENT LINE
—————	BUILDING LINE
—————	STREET CENTERLINE

NOTES:

1. IRF - Iron Rod Found
2. RCIRF - Iron Rod Found with red plastic cap
3. YCIRF - Iron Rod Found with yellow plastic cap
4. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap on all property corners
5. 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. An average Combination Factor of 1.000151416 was used to scale grid coordinates and distances to surface.
6. The purpose of the plat is to create one lot from three tracts of land.
7. Total Plotted Area = 10,183 SQ. FT. OR 0.234 AC.
Right of Way Dedication = 0 SQ. FT.
Easement Dedication = 3,228 SQ. FT. OR 0.074 AC.
Net Plotted Area = 10,183 SQ. FT. OR 0.234 AC.
8. Area Regulations: The following minimum standards shall be required:
Front Yard: The front yard set back for lots fronting on the south side of Northwest Highway, between Jenkins Street and Dooley Street, shall be a minimum of ten (10) feet and may be used for off-street parking, drives, and sidewalks. The ten (10) foot front yard for this area shall not be used for any building, structure, fence, wall, or storage area.
Rear Yard: There shall be no rear yard requirement for lots fronting on the south side of Northwest Highway, between Jenkins Street and Dooley Street. A screen shall be provided regardless of the adjacent or contiguous district in accordance with the provisions of Section 50 of this Ordinance.

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. 4843900105K 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.



OWNER'S CERTIFICATE

WHEREAS WAYMOND ROBERT WILLIFORD and COILLA WILLIFORD are the sole owners of a 0.234 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 that certain tract of land conveyed to Waymond Robert Williford and Coilla Williford, by Warranty Deed recorded in Volume 4057, Page 274, Deed Records, Tarrant County, Texas, and being all that certain tract of land conveyed to W. R. Williford, by Warranty Deed recorded in Volume 5571, Page 691, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for the northeast corner of the herein described tract, some being the northeast corner of said W. R. Williford tract, some being the northwest corner of Lot 1, Block 1, 430 Main Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D223013262, Official Public Records, Tarrant County, Texas, some being in the south right-of-way line of E. Northwest Highway (a 100 foot right-of-way);

THENCE South 00 deg. 04 min. 58 sec. East, along the common line of said W. R. Williford tract and said Lot 1, 430 Main Addition, a distance of 100.23 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" set (hereinafter referred to as 1/2 inch iron rod set) for the southeast corner of the herein described tract, some being in the north line of Lot 1, Block 1, Green Park Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D222278432, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for the southwest corner of said Lot 1, 430 Main Addition bears South 00 deg. 04 min. 58 sec. East, 2.36 feet;

THENCE South 89 deg. 42 min. 58 sec. West, along the south line of said W. R. Williford tract, passing the northeast corner of that certain tract of land conveyed to City of Grapevine, by deed recorded in Volume 11058, Page 1865, Deed Records, Tarrant County, Texas, and continuing along the common line of said W. R. Williford tract and said City of Grapevine (Volume 11058, Page 1865), passing the southeast corner of said W. R. Williford tract, some being the southeast corner of aforesaid Waymond Williford tract, and continuing along the common line of said Waymond Williford tract and said City of Grapevine (Volume 11058, Page 1865), passing the southwest corner of said Waymond Williford tract, and continuing along the north line of said City of Grapevine (Volume 11058, Page 1865), passing the northwest corner of said City of Grapevine (Volume 11058, Page 1865), some being the northeast corner of that certain tract of land conveyed to City of Grapevine, by deed recorded in Volume 11429, Page 1571, Deed Records, Tarrant County, Texas, and continuing along the north line of said City of Grapevine (Volume 11429, Page 1571), a total distance of 101.64 feet to a mag nail found for the southwest corner of the herein described tract, some being the southeast corner of Lot 1, Block 1, Jenkins Korner, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D194193197, Official Public Records, Tarrant County, Texas;

THENCE North 00 deg. 17 min. 21 sec. West, along the east line of said Lot 1, Jenkins Korner, a distance of 99.79 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract, some being the northeast corner of said Lot 1, Jenkins Korner, some being in the south right-of-way line of aforesaid E. Northwest Highway;

THENCE North 89 deg. 28 min. 14 sec. East, along the south right-of-way line of said E. Northwest Highway, passing the northwest corner of aforesaid Waymond Williford tract, and continuing along the common line of said Waymond Williford tract and said E. Northwest Highway, passing the northeast corner of said Waymond Williford tract, some being the northwest corner of aforesaid W. R. Williford tract, and continuing along the common line of said W. R. Williford tract and said E. Northwest Highway, a total distance of 102.00 feet to the POINT OF BEGINNING and containing 10,183 square feet or 0.234 acres of computed land, more or less.

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, WAYMOND ROBERT WILLIFORD & COILLA WILLIFORD are the owners of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on plat:

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

This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling 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.

WAYMOND ROBERT WILLIFORD

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

Given under my hand and seal of office this _____ 2024.

Notary Public, State of Texas

My Commission Expires _____

EXECUTED at Tarrant County, Texas.

COILLA WILLIFORD

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

Given under my hand and seal of office this _____ 2024.

Notary Public, State of Texas

My Commission Expires _____

PLANNING & ZONING COMMISSION:

Date Approved: _____
 Chairman: _____
 Secretary: _____
 GRAPEVINE CITY COUNCIL:
 Date Approved: _____
 Mayor: _____
 City Secretary: _____

OWNER:
WAYMOND ROBERT WILLIFORD
COILLA WILLIFORD
202 E NORTHWEST HIGHWAY
GRAPEVINE, TEXAS 76051

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT WAYMOND ROBERT WILLIFORD & COILLA WILLIFORD, does hereby adopt this plat as **LOS AMIGOS 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 franchise 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 franchise 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 franchise utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

EXECUTED at _____ County, Texas.

WAYMOND ROBERT WILLIFORD

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

Given under my hand and seal of office this _____ 2024.

Notary Public, State of Texas

My Commission Expires _____

EXECUTED at _____ County, Texas.

COILLA WILLIFORD

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

Given under my hand and seal of office this _____ 2024.

Notary Public, State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Timothy R. Mankin, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground; and that all lot corners, end 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-NOT TO BE RECORDED

Timothy R. Mankin _____ Date _____
 Registered Professional Land Surveyor, No. 6122

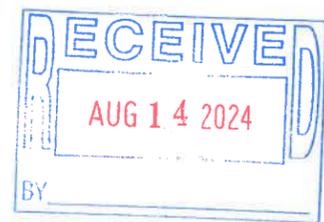
STATE OF TEXAS
COUNTY OF TARRANT

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

Given under my hand and seal of office this _____ 2024.

Notary Public, State of Texas

My Commission Expires _____



FINAL PLAT
LOT 1, BLOCK 1
LOS AMIGOS ADDITION
BEING IN THE A. F. LEONARD SURVEY, ABSTRACT NO. 946,
IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
ACREAGE=0.234
1 LOT
EXISTING ZONING: HC HIGHWAY COMMERCIAL
JUNE 2024
THIS PLAT FILED ON _____ INSTRUMENT #D_____

JOB NO.: 24-0501	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 1
DATE: 5/31/2024		
FIELD DATE: 5/21/2024	1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE: 1" = 20'		
FIELD: A.R.M.		
DRAWN: J.M.N.		
CHECKED: T.R.M.	1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
tmankin@peisersurveying.com FIRM NO. 100999-00 Member Since 1977		



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

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

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

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 16TH day of July 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
Traci Hutton	Member
Dennis Luers	Member
Mark Assaad	Alternate
Ben Johnson	Alternate

With David Hallberg and Jason Parker absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
John Robertson	Deputy Director Public Works
Cristin Turner	Public Works Civil Engineer
Albert Triplett	Planner II
Natasha Gale	Planner I

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.
2. Recognition of service for Commissioner Dennis Luers.

Briefing Session adjourned at **7:29 p.m.**

JOINT MEETING WITH CITY COUNCIL: 7:32 p.m. – City Council Chambers

3. Invocation and Pledge of Allegiance: Mayor Pro Tem Darlene Freed

JOINT PUBLIC HEARINGS

4. Zoning Change Application **Z24-03**, Conditional Use Permit **CU24-17** (Hotel Family 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, 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.

The Commission and Council received a report from staff and held the public hearing. Applicant representatives, Joel Behrens and Scott Thompson, presented and answered questions.

5. 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. This is the first reading of this case.

The Commission and Council received a report from staff and held the public hearing. Applicant, Arturo Gutierrez, presented and answered questions.

6. 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 to 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.

The Commission and Council received a report from staff and held the public hearing. Applicants, Maranda and Michael Einstein, presented and answered questions.

7. 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 Roof, 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, Wester Sizzlin’ Steak House to create one commercial lot and two single family residential lots.

The Commission and Council received a report from staff and held the public hearing. Applicant, Neal Cooper, presented and answered questions.

8. 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 to rezone 11.3 acres from the “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.

The Commission and Council received a report from staff and held the public hearing. Applicant, Eason Maykus, presented and answered questions.

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

REGULAR SESSION: *(Immediately following the Joint Public Hearings)* Planning and Zoning Conference Room

Chairman Oliver called the regular session to order at **9:49 p.m.**

9. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

10. Zoning Change Application Z24-03 (Hotel Multifamily Mixed-Used Development) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **denied** zone change request **Z24-03** (2800 and 3421 Grapevine Mills Parkway):

Motion: Tiggelaar

Second: Assaad

Ayes: Oliver, Hotelling, Hutton, Luers, Johnson

Nays: None

Approved: 7 – 0

11. Conditional Use application **CU24-17** (Hotel Multifamily Mixed-Used Development) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **deny** conditional use request **CU24-17** (2800 and 3421 Grapevine Mills Parkway):

Motion: Tiggelaar

Second: Johnson

Ayes: Oliver, Hotelling, Hutton, Luers, Assaad

Nays: None

Approved: 7 – 0

12. **Preliminary Plat** of Lots 2-4, Block 1, Grapevine Mills Wells Addition – Consider the application submitted by Trammell Crow Company to final plat the existing building.

The Commission discussed this item.

Motion was made to **deny** preliminary plat of Lots 2-4, Block 1, Grapevine Mills Wells Addition (2800 and 3421 Grapevine Mills Parkway):

Motion: Hutton

Second: Assaad

Ayes: Tiggelaar, Oliver, Hotelling, Luers, Johnson

Nays: None

Approved: 7 – 0

13. **Final Plat** of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition – Consider the application submitted by Trammell Crow Company to final plat the existing building.

The Commission discussed this item.

Motion was made to **deny** final plat of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition (2800 and 3421 Grapevine Mills Parkway):

Motion: Hutton

Second: Assaad

Ayes: Tiggelaar, Oliver, Hotelling, Luers, Johnson

Nays: None

Approved: 7 – 0

14. Conditional Use application **CU24-23** (Los Amigos) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-23** (202 East Northwest Highway):

Motion: Hotelling

Second: Tiggelaar

Ayes: Assaad, Johnson, Oliver, Luers, Hutton

Nays: None

Approved: 7 – 0

15. Conditional Use application **CU24-25** (Winestein's Tasting Room) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-25** (280 North Main Street):

Motion: Hutton

Second: Luers

Ayes: Oliver, Assaad, Tiggelaar, Johnson, Hotelling

Nays: None

Approved: 7 – 0

16. Zoning Change application **Z24-04** (736 East Northwest Highway) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **Z24-04** (736 East Northwest Highway):

Motion: Luers

Second: Hotelling

Ayes: Oliver, Assaad, Tiggelaar, Johnson, Hutton

Nays: None

Approved: 7 – 0

17. **Final Plat** of Lots 1, 2, and 3, Block 1, Northern Hills Addition– Consider the application submitted by Tin Roof, LLC to final plat the existing building.

The Commission discussed this item.

Motion was made to **approve** final plat of Lots 1, 2, and 3, Block 1, Northern Hills Addition (736 East Northwest Highway):

Motion: Luers

Second: Assaad

Ayes: Tiggelaar, Johnson, Hutton, Oliver, Hotelling

Nays: None

Approved: 7 – 0

18. Zoning Change application **Z24-05** (Grapevine Springs) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** zoning change request **Z24-05** (Grapevine Springs) with the following conditions:

1. The fence along the west property line is 8-foot board on board with a cap, and
2. No second story windows on the west elevation for Lots 1-5 facing Lots 1A-5R, Block 1, Manor Oaks Addition.

Motion: Hutton

Second: Assaad

Ayes: Oliver, Tiggelaar, Luers, Hotelling, Johnson

Nays: None

Approved: 7 – 0

19. Concept plan application **CP24-01** (Grapevine Springs) – Consider the application

and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** concept plan application **CP24-01** (Grapevine Springs):

Motion: Hutton

Second: Hotelling

Ayes: Oliver, Tiggelaar, Luers, Johnson, Assaad

Nays: None

Approved: 7 – 0

20. **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 application submitted by H Creek Development to final plat the existing building.

The Commission discussed this item.

Motion was made to **approve** 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 (1600 West Northwest Highway):

Motion: Johnson

Second: Assaad

Ayes: Hutton, Hotelling, Oliver, Tiggelaar, Luers

Nays: None

Approved: 7 – 0

21. Consider the minutes of the June 18, 2024 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the June 18, 2024 Planning and Zoning Commission meeting.

Motion: Hutton

Second: Johnson

Ayes: Hotelling, Oliver, Tiggelaar, Assaad

Nays: None

Abstained: Luers

Approved: 6 – 0 – 1

Adjournment

Motion was made to adjourn the meeting at **10:09 p.m.**

Motion: Assaad

Second: Hotelling

Ayes: Oliver, Tiggelaar, Hutton, Johnson

Nays: None

Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 20TH DAY OF AUGUST 2024.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES
WEDNESDAY, AUGUST 7, 2024

GRAPEVINE CITY HALL, PLANNING AND ZONING CONFERENCE ROOM
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

5:30 PM Special Meeting

The Planning and Zoning Commission of the City of Grapevine, Texas met for a Special Meeting on this the 7TH day of August 2024 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice-Chair
David Hallberg	Member
Jason Parker	Member
Traci Hutton	Member
Kirby Kercheval	Member
Justin Roberts	Member
Mark Assaad	Alternate
Wayne Johnson	Alternate

With Beth Tiggelaar absent. The following City Staff were present:

Matthew Boyle	City Attorney
Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

MEETING: 5:30 p.m. – Planning and Zoning Conference Room

CALL TO ORDER

1. **CITIZEN COMMENTS**

No one spoke during citizen comments.

2. Conduct Oaths of Office for appointed and reappointed Commission Members

Staff conducted oaths of office for Traci Hutton, Mark Assaad, Kirby Kercheval, Justin Roberts, and Wayne Johnson.

3. Introduction of new and returning Commission Members

New members were introduced. No action was taken.

4. Update on status of Future Land Use Map Meetings

Chair Oliver reported on the status of the Future Land Use subcommittee meetings. No action was taken.

5. Comments from Chairperson Oliver and Council Liaison Rogers

Chair Oliver and Council Liaison Rogers gave comments and answered questions regarding expectations for the Planning and Zoning Commission, briefing sessions, and upcoming projects. No action was taken.

Adjournment: 6:23 p.m.

Meeting was adjourned.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 20TH DAY OF AUGUST 2024.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN